

CITY OF SHADY COVE
PLANNING COMMISSION PUBLIC HEARING
CITY HALL, 22451 HIGHWAY 62

Thursday, November 14, 2019 at 6:30 p.m.

Agenda

I. Call to Order

- A. Roll call.
- B. Announcements by Presiding Officer.
 - 1. This meeting is being digitally recorded.
 - 2. The next regularly scheduled Planning Commission meeting on November 28 will be cancelled due to the Thanksgiving holiday.
 - 3. The next regularly scheduled Planning Commission meeting will be a Public Hearing December 12 at 6:00 p.m. in the City Council Chamber.

II. Public Hearing

A) Public Hearing to Consider a Conditional Use Permit located at 22354 Hwy 62.

Open Public Hearing.

A Public Hearing to accept public testimony and consider approval of a Conditional Use Permit for a Vacation Rental by Owner (VRBO). The property is located at 22354 Hwy 62, Shady Cove, Oregon. Assessor's Map and Tax Lot: 34-1W-10CD, 3000. Zoning is R1-10, (Low Density Residential). Owner/Applicant: John and Linda Conroy. File Number: CUP 19-01. (pg. 3-19)

1. Read Public Hearing Opening Statement.
2. If you would like to speak before the Commission, please sign the sheet on the table.
3. Jurisdiction Question.
4. Conflict of Interest.
5. Ex Parté Contact.
6. Site Visit.
7. Staff Comments. (Nolan)
8. Applicants' Testimony/Proponents' Testimony/Commission Questions
9. Opponents' Testimony/Commission Questions.
10. Rebuttal.
11. Final Staff Comments.
12. Close/Continue Hearing.
13. Deliberations/Discussion/Decision.

III. New Business

- A. Application for Planning Commissioner (pg 20-21)
- B. Discussion – Changing Planning Commission meeting time from 6:30 pm to 6:00 pm.

IV. Department Reports

- A. Planning Technician Report (pg 22)

V. Commissioner Comments

VI. Adjournment



**CITY OF SHADY COVE PLANNING COMMISSION PACKET
PLANNING FILE NO. CUP 19-01**

**REQUEST FOR CONDITIONAL USE PERMIT
LOCATED AT 22354 HWY 62, SHADY COVE OREGON**

PUBLIC HEARING: THURSDAY NOVEMBER 14, 2019, 6:30 P.M.

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Type III Staff Report Conditional Use Permit

Date: November 7, 2019

Description of Property: 34-1W-10CD, Tax Lot 3000

Address: 22354 Hwy 62

Planning Application: CUP 19-01

Owner/Applicant: John and Linda Conroy

Proposal: Conditional Use Permit to permit a Vacation Rental by Owner (VRBO).

Zoning: R1-10 (Single-Family Residential)

Planning Commission Public Hearing Date: November 14, 2019

Conditional Use Permits shall be reviewed through a Type III review process as per §154.397, and subject to the criteria of Section 154.401. Variances are also Type III decisions and subject to the criteria of Section 154.419(2)

The Planning Commission shall make a Type III decision after addressing all of the relevant approval criteria and standards. Based upon the criteria and standards, the facts contained within the record, the evidence submitted and the testimony presented, the Commission shall approve, approve with conditions, or deny the requested conditional use permit, or they may grant a continuance of the public hearing to a date, time, and place certain.

Purpose

Conditional uses are those found to require special consideration because of their unusual or unique characteristics, or characteristics of the area or district. The intent of this process is to help ensure that all land uses are properly located with respect to the city's goals and development objectives, and policies, and in a manner that will help ensure compatibility between neighboring uses and possible conflicting uses. (**SCCO§154.395**)

Approval Criteria and Findings

A. Conditional Use Permit SCCO§154.401)

In determining whether or not a permit shall be approved, the Planning Commission shall find that all of the following criteria are met, can be met through specific conditions of approval, or are not applicable.

(A) Criteria.

(1) The proposal meets the requirements for approval of the site development plan, as outlined in § 154.310 through 154.317.

FINDING: No new structures are proposed. The existing single family residence was constructed in 1984. According to Assessor's records, the structure proposed as a vacation rental has an unfinished basement/garage and a ground level area of 1,649 square feet, containing three bedrooms and two bathrooms. There is parking on both sides of the home and the pull through 3 car garage.

(2) The proposed development or land use will not adversely affect the peace, comfort and livability of the neighborhood and adjacent uses.

FINDING: The applicant has proposed a maximum number of guests of 6, and state that the home would commonly be used by family and friends.

Section 154.476 establishes standards for vacation rentals as follows:

(A) Maximum occupancy: ten people.

(B) Maximum number of vehicles: four.

(C) Vehicles must be parked on the rental property, not on the public right-of-way.

(D) Not more than 50% of the front yard setback area may be used for parking. The balance must be landscaped to prevent parking.

(E) No outdoor activities, constituting a nuisance or loud noise are permitted after 9:00 p.m.

(F) Vacation rentals must comply with all city policies, standards and ordinances.

(G) Animals, other than service animals, are not permitted.

(H) Vacation rental property owners must subscribe to a scheduled waste collection service and provide garbage and recycling receptacles on the property.

(I) With the exception of enclosed barbecues, any outside fire is prohibited.

These standards are included as conditions of approval.

While the rules permit up to 10 occupants, the applicants state they will limit the number of guests to 6 people. No comments regarding the application were received during the comment period. The nearest vacation rental is approximately 2,750 feet away, located at 110 Oak Ridge Drive.

(3) The proposed development or land use is of a type that is similar to or otherwise compatible with existing and permitted uses in the zoning district in which it is being proposed and will have no adverse impacts on the area's attractiveness, usefulness or value for additional development in the future.

FINDING: VRBOs are a conditional use permit in residential zones. One dwelling exists on the property and could be used for permanent housing. No structural alterations are proposed for the VRBO.

(4) The characteristics of the specific proposed location are such that other already existing or proposed developments in the vicinity will not adversely affect the continuation of this proposed use.

FINDING: None of the surrounding uses appears to create any conflicts for continuing the proposed use. Because the adjacent uses are residential, or separated by the highway, they will cause minimal effect on the proposed use.

(5) The establishment, maintenance or operation of the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood.

FINDING: The proposed VRBO will be rented part-time, with occasional minimal increases in traffic, while use of the structure as a full-time rental would have a more constant effect on the neighborhood. The applicants do not intend to provide a new access from Hwy 62, but will continue to use the existing access.

(B) *Conditions of approval.* The city may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized. Conditions and required improvements may include, but are not limited to:

- (1) Restrictions on times of operation of a business or other activity;
- (2) Duration of a particular use;
- (3) Physical improvements intended to minimize such environmental effects as noise, vibration, air pollution, water pollution, glare, odor, dust and visual degradation;
- (4) Increased lot or yard size or adjustments to yard or lot dimensions;
- (5) Limitations to the height, size or location of a structure on its property;
- (6) Dedication of public street right-of-way or additional width that may be required to bring a street up to the city standard;
- (7) Public facilities and services to serve the subject use and in a size that may be necessary to serve future development that is planned for the general area;
- (8) Drainage, screening, landscaping, fencing, lighting or other measures intended to reduce adverse effects on adjacent properties;
- (9) Preservation of natural trees and vegetation, water resources, wildlife habitat, historic resources and visual resources;
- (10) Size, number, location and/or design of vehicle access points or parking areas;
- (11) Requiring and designating the size, height, location and/or materials for fences; and
- (12) Other conditions intended to mitigate adverse effects on adjacent or nearby properties that might occur as a result of the approval of the proposed use or development.

FINDING: The structure to be used as a vacation rental exists. The applicants stated their intent to restrict occupancy to six persons, instead of the ten occupants allowed under VRBO standards. This will be a recommended condition if the use is approved.

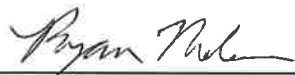
Conclusion

The applicant seeks to establish a vacation rental by owner (VRBO) that is a conditional use within residential zones.

If the Planning Commission is satisfied that the proposal meets the criteria, or can meet the criteria with conditions, it should consider approving this application with the following conditions of approval:

1. Comply with all fire department requirements.
2. Comply with City of Shady Cove Business License requirements.
3. Maximum occupancy shall be limited to six individuals
4. Vehicles must be parked on the rental property, not on the public right-of-way.
5. Not more than 50% of the front yard setback area may be used for parking.
The balance must be landscaped to prevent parking.
6. No outdoor activities, constituting a nuisance or loud noise are permitted after 9:00 p.m.
7. Vacation rentals must comply with all city policies, standards and ordinances.
8. Animals, other than service animals, are not permitted.
9. Vacation rental property owners must subscribe to a scheduled waste collection service and provide garbage and recycling receptacles on the property.
10. With the exception of enclosed barbecues, any outside fire is prohibited.
11. Signs require a permit; apply to City if any signs are to be erected, or altered.
12. All uses must comply with all applicable state and federal environmental, health and safety regulations. Changes to the building; plumbing, electrical or mechanical equipment may require permits.

Respectfully submitted this 7th day of November, 2019



Ryan Nolan, City Planner

CITY OF SHADY COVE
CONDITIONAL USE PERMIT APPLICATION FEE \$600

OFFICE USE:

Application No. CUP 19-01 Received By D. Germain Date 9-27-19
Amount Paid \$600.00 Receipt No. 27037 Hearing Date TBD Nov. 14, 2019

TO BE COMPLETED BY APPLICANT:

Name of Property Owner(s): John AND Linda Conroy
Property Street Address: 22354 Hwy 62 Shady Cove
Between Heather/School House and Ponderosa streets.
County Assessor's Map & Tax Lot Number: 34-1W-10CD 3000
Current Zoning: R1-10 Adjacent Zoning: R1-10

MATERIALS REQUIRED (Application must include all required supplemental materials and application form at the time of filing.)

- 1) Attach a copy of recorded covenants, conditions or deed restrictions, if any, concerning the present use of this property.
- 2) Attach 2 copies of property plat map.
- 3) Attach 2 copies of a plot plan indicating the existing property lines and the proposed use.
- 4) ~~Attach a metes and bounds description of the property.~~

Any person(s) or developer who proposes any dedication to the City shall enter into a bonding agreement with the City of Shady Cove prior to site plan review by the Planning Commission, or recordation of plat with Jackson County.

CERTIFICATION

I hereby certify that the information given above and attached hereto is true and correct, that the property owner is aware of and agrees with this application, and that falsification of fact will result in invalidation of the application. I understand that any approval given is valid for the specific project only, and is subject to all applicable laws, regulations and conditions. Further, I understand that the fee paid at the time of submitting this application does not cover any professional, legal, or consulting fees incurred by City and that I am responsible for all costs incurred by the City of Shady Cove in connection with processing this application.

APPLICANT'S SIGNATURE Linda S Conroy
ADDRESS P.O. Box 1310 Lakeview, OR 97630 PHONE NUMBER 541-417-0741

PURSUANT TO ORS 227, THIS APPLICATION IS CONSIDERED COMPLETE WHEN REVIEWED, DATED AND SIGNED BY THE CITY

PLANNER OR HIS/HER DESIGNATE

Complete ☒ Incomplete ☐

Signature Ryan Nelson Date 10/7/19

CITY OF SHADY COVE
CONDITIONAL USE PERMIT APPLICATION
Page 2

Attach additional sheets as necessary

Describe your proposal

SEE ATTACHED letter

Demonstrate how the proposal complies with the following criteria §154.401(A):

- (1) The proposal meets the requirements for approval of the site development plan, as outlined in §§ 154.310 through 154.318. (Attached)

- (2) The proposed development or land use will not adversely affect the peace, comfort and livability of the neighborhood and adjacent uses.

We will limit occupancy To 4-6 No pets

- (3) The proposed development or land use is of a type that is similar to or otherwise compatible with existing and permitted uses in the zoning district in which it is being proposed and will have no adverse impacts on the area's attractiveness, usefulness or value for additional development in the future.

CITY OF SHADY COVE
CONDITIONAL USE PERMIT APPLICATION
Page 3

- (4) The characteristics of the specific proposed location are such that other already existing or proposed development in the vicinity will not adversely affect the continuation of this proposed use.

We would not be near a current VRBO
home

- (5) The establishment, maintenance or operation of the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood

Other comments you feel are pertinent to your application

To: City of Shady Cove

We have purchased the home at 22354 Hwy 62 Shady Cove, Or for retirement.

We will be coming over ourselves for a few days every month until retirement. To defer some expense we would like to rent it out for some days during the month. We would use a management company in the area or on VRBO. We will limit occupancy to 4-6 people and no pets. Many will be friends and relatives who will be coming over for fishing and many including us for our grandchildren and children for sporting events in the Valley.

We have off street parking on either side of the home and a pull true 3 car garage.
Thanks

John and Linda Conroy

-15

OVT LOT 5
30.60 Ac

30
Ac

CS-16509

CITY HALL

S89-85-1
827.78

S89-22-10E 231.58

SE COR 74-15841

N90-00-00W

584.82

309.82

275.00
N LINE V205 P231

N00-00-00E
445.00

CS-16933

446.40

OR 74-15446

S89-13-09E

SCHOOL HOUSE LANE
(FLOWER STREET)

423.57

S89-13-08E

150.00

128.60

CRATER LAKE

HIGHWAY

N11E (37 CH) 2442
(237.78)

BND LINE AGMT OR 80-21848

3000
0.21 Ac

2900
0.24 Ac

2800
0.23 Ac

2700
0.23 Ac

CS 9073

PER CS 9073

(PER 1978 ORTHO AERIAL)

3100
0.28 Ac

ROGUE RIVER

EAST MEANDER LINE



Mayor
Lena Richardson

Councilors
Steve Mitchell
Dick McGregor
Shari Tarvin
Hank Hohenstein

CERTIFICATE OF MAILING

I hereby certify that on October 16, 2019, I provided a copy of the
NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL AND REQUEST
FOR AGENCY COMMENT APPLICATION NO. CUP 19-01 by first class mail to
the following (list attached):


Debby Jermain, Planning Technician

"The City of Shady Cove is an equal opportunity provider."

22451 Highway 62 ♦ PO Box 1210 ♦ Shady Cove OR 97539 ♦ (541) 878-2225 ♦ FAX: (541) 878-2226
E-Mail: djermain@shadycove.org ♦ Web Site: www.shadycove.org

Adjacent Property Owners

ATKINS-WHITTEMORE JUDITH LYNNE TRUST
22350 HIGHWAY 62
SHADY COVE OR 97539 -9718

CHAPMAN JOYCE S PUCCINI
22352 HIGHWAY 62
SHADY COVE OR 97539 -9718

CONROY JOHN D/LINDA S
PO BOX 1310
LAKEVIEW OR 97630

~~EAGLE POINT SCHOOL DIST #9~~
~~SHADY COVE OR 97539~~

Scott Whitman
PO Box 548
EAGLE POINT SCHOOL DIST 9
EAGLE POINT OR 97524

JOHNSON DOUGLAS W/JANICE M
1075 OLD FERRY RD
SHADY COVE OR 97539 -9827

MULLANIX RONALD TODD
4552 JAMBOREE ST
OCEANSIDE CA 92057 -5143

ROZEWICZ DANIEL J TRUSTEE ET AL
1065 OLD FERRY RD
SHADY COVE OR 97539 -9827

~~SHADY COVE CITY OF~~
~~22451 HIGHWAY 62~~
~~SHADY COVE OR 97539 -9718~~

Agencies

Greg Winfrey
Fire District #4
PO Box 1400
Shady Cove, OR 97539

Thomas Corrigan
Spencer McMahan
NO ENVELOPE

Micah Horowitz,
ODOT Region 3
100 Antelope Road
White City, OR 97503

CITY OF SHADY COVE
PLANNING COMMISSION

NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

DESCRIPTION OF PROPERTY: 34-1W-10CD, Tax Lot 3000, located at 22354 Hwy 62, Shady Cove

PROPOSAL: Conditional Use Application No. CUP 19-01. The request is for a Conditional Use Permit to provide a Vacation Rental by Owner (VRBO). Zoning is Low Density Residential (R1-10)

DATE AND TIME OF MEETING: Thursday, November 14, 2019 at 6:30 p.m.

LOCATION: City Hall Council Chamber, 22451 Highway 62.

RESPONSE DATE: November 5, 2019

APPLICANT/Owner: John and Linda Conroy

The purpose of this notice is to give nearby property owners and other interested people the opportunity to submit written comments about the application. You may also give oral testimony at the public hearing.

The Planning Commission shall make a Type III decision after addressing all of the relevant approval criteria. Based upon the criteria and standards; the facts contained within the record; the evidence submitted and the testimony presented, the Planning Commission shall grant a continuance of the public hearing, or they shall approve, approve with conditions, or deny the requested application for a Conditional Use Permit.

Failure to raise an issue at a hearing, in person or in writing, accompanied by statements or evidence sufficient to afford the decision maker and the applicant an opportunity to respond to the issue, shall preclude appeal to the Oregon State Land Use Board of Appeals based on that issue. All testimony and evidence must be directed towards the specific criteria.

A copy of the application, all documents and evidence submitted by the applicant, and applicable criteria and standards can be reviewed at City Hall at no cost, and copies will be provided at a reasonable cost. The Staff report will be available 7 days prior to the hearing. For more information please contact the Planning Department at City Hall, (541) 878-8204. Please mail comments to City of Shady Cove, PO Box 1210, Shady Cove, OR 97539. Public attendance is welcome.

* * REVIEW AND COMMENT * *

- ☐ No adverse effect.
- ☐ No comment.
- ☐ It has adverse effects as stated below.

REMARKS: _____

SIGNATURE: _____

PRINTED NAME(S): _____

STREET AND MAILING ADDRESS: _____

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) 878-8204. 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).

CITY OF SHADY COVE
PLANNING COMMISSION
REQUEST FOR AGENCY COMMENT

DESCRIPTION OF PROPERTY: 34-1W-10CD, Tax Lot 3000, located at 22354 Hwy 62, Shady Cove

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"Notice to mortgagee, lien holder, vendor, or seller: The Shady Cove Zoning Ordinance requires that if you receive this notice it shall be promptly forwarded to the purchaser."



Debby Jermain

From: HOROWITZ Micah <Micah.HOROWITZ@odot.state.or.us> on behalf of ODOT Region 3 Development Review <R3DevRev@odot.state.or.us>
Sent: Friday, November 08, 2019 4:38 PM
To: Debby Jermain
Cc: WANG Wei * Michael; SCRUGGS Julee Y; GRIFFIN Jeremiah M
Subject: 22345 Hwy 62 - CUP

Hi Debby,

ODOT does not have any concerns with the proposal for a VRBO rental permit. Thank you for sending the notice our way and keeping us in the loop!

Best regards,
Micah

Micah Horowitz, AICP
Development Review Planner
ODOT Southwestern Region
100 Antelope Rd.
White City, OR 97503
541.774.6331

Please note my new email address: djermain@shadycove.org and our new website: www.shadycove.org.

*Debby Jermain, Planning Technician
City of Shady Cove
541.878.8204*

This email transmission is official business of the City of Shady Cove, and is subject to Oregon Public Records Law for disclosure and retention. If you have received this message in error, please contact me at (541) 878-8204. Thank you.

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

The City of Shady Cove Planning Commission will hold a Public Hearing at 6:30 p.m. on Thursday, November 14, 2019, at the Shady Cove City Hall Council Chamber, 22451 Highway 62, Shady Cove, Oregon for the following purpose:

To consider the request for a Conditional Use Permit to provide a Vacation Rental by Owner (VRBO) located at 22354 Hwy 62, Shady Cove Oregon. Said parcel is legally described as 34-1W-10CD, Tax Lot 3000 and is currently zoned R1-10 (Low Density Residential)

Applicant/Owner: John and Linda Conroy File Number: CUP 19-01

Individuals may submit written comments relating to this planning action at any time up to, and during, the public hearing, although it is preferred that such comments be submitted to the City at least one week prior to the above scheduled hearing date so that they may be included in the agenda packet. The Planning Commission will consider written and oral comments at the hearing.

The applicable criteria and standards to be considered at the public hearing are found in the Shady Cove Code of Ordinances §§ Conditional Use Permit 154.401; Procedures 154.379

Failure to raise an issue at a hearing, in person or in writing, accompanied by statements or evidence sufficient to afford the decision maker and the applicant an opportunity to respond to the issue, shall preclude appeal to the Oregon State Land Use Board of Appeals based on that issue. All testimony and

evidence must be directed towards the specific criteria listed above, copies of which are available at City Hall.

A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at City Hall at no cost, and copies will be provided at a reasonable cost. The staff report will be available for public review seven days prior the public hearing at 22451 Highway 62, Shady Cove during regular office hours (Mon-Fri 8 a.m. – 5 p.m.). For more information please contact Ryan Nolan, City Planner at (541) 878-8202. Please mail comments to City of Shady Cove, PO Box 1210, Shady Cove OR 97539, or plan to attend; the public is invited to attend and comment at this public hearing.

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).



CITY OF SHADY COVE
22451 Highway 62 • P.O. Box 1210 • Shady Cove, OR 97539
Phone: 541.878.2225 • Fax: 541.878.2226

APPLICATION FOR COMMISSION OR COMMITTEE

PLEASE PRINT

DATE: 10-16-19 POSITION APPLIED FOR: PLANNING COMMISSION

APPLICANT INFORMATION

Name: CHESTER T. KRUPA

Physical Address:

City: SHADY COVE State: OREGON Zip: 97539

Mailing Address: 21 BROPHY WAY #34

City: SHADY COVE State: OREGON Zip: 97539

Home Phone: /

Cell Phone:

Email Address:

Current Occupation:

(If retired or unemployed, state your general or past profession.)

PART TIME DRIVER

How long have you lived in Shady Cove?

9 YRS.

How long have you lived in Jackson County?

9 YRS.

Are you available to attend both daytime and evening meetings when necessary?

YES

Are you an employee of the City of Shady Cove, an occasional or potential contract employee, or do you have any other real or potential conflict of interest in working or serving in this capacity?

☐ Yes

☒ No

If yes, please describe:

QUALIFICATIONS

I believe that I am qualified for and should be considered for the above position(s) for the following reasons
(continue on next sheet if necessary):

SERVED ON THE PARKS COMMISSION 7 YRS.

Qualifications continued (if necessary):

Please use this space to summarize why you are applying for this position:

I'm applying for this position because I would like to help the city grow and become stronger.

Please use this space to add any additional information you would like to share:

I'm involved in VFW also the Shady Cove Fire Department support group

By signing this application, electronically or otherwise, I affirm that all information included is true and accurate to the best of my knowledge. I authorize the City of Shady Cove to publically review and discuss the information provided herein and to assist in responding to any questions asked which are relevant to this position.

Signature of applicant

Chris T. Ryan

Date

10-16-19

How to Submit:

By email: admin@shadycove.net
In person: City of Shady Cove, City Hall, 22451 Highway 62. Monday through Friday, 8:00 AM to 5:00 PM
By mail: P.O. Box 1210, Shady Cove, OR 97539
By fax: 541.878.2226

Questions?

Call City Hall at 541.878.2225 or send an email to Bonnie Pickett as listed above.

CITY OFFICE USE ONLY

DATE RECEIVED

10/16/19

INITIALS

DJ

The City of Shady Cove is an Equal Opportunity Provider

10/23/19 Through 11/12/19. Planning and Building Activities

BUILDING PERMITS

YEAR Permit No.	DATE	NAME	TYPE	ADDRESS	MAP	TAX LOT
19-42	11/4/19	Gifford Homes	Encroachment Permit	31 & 47 Erickson Ave	10CD	1200/01
19-43	11/5/19	Jeff & Billie Garrigus	Replacement MH	42 Sarma	10CB	100
19-44	11/12/19	Miguel Castro	Remodel	21679 Hwy 62	15CB	1004

Planning Applications					
2019 Property Action Log	Name	Address	Notices Mailed	Comments due back due	Staff report Section/TL
10/29/2019 FPA 19-04	Mark Degner	87 Kee Lane	12-Nov-19	26-Nov-19	21AA 3401
Floodplain Development Permit					
10/29/2019 DR 19-04	Julia McCoy	22057 Hwy 62			29-Oct-19 15BA 3100
Root to Earth Massage					