

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

Thursday, January 23, 2020 at 6:00 p.m.

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 will be February 13 at 6:00 p.m. in the City Council Chamber.

II. Public Hearing

A) Public Hearing to Consider a Variance at 47 Erickson Ave (pg. 3-26)

Open Public Hearing.

A Public Hearing to accept public testimony and consider a Variance to Section 154.218(A) requiring that manufactured homes have an enclosed floor area of not less than 1000 square feet located at 47 Erickson Ave, Shady Cove, Oregon. Assessor's Map and Tax Lot: 34-1W-10CD, 1200. Zoning is R-2 (Medium Density Residential).

Owner/Applicant: Emily Hodges/Janet Hodges. File Number: VAR 19-01.

- 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.

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).

10. Rebuttal.
11. Final Staff Comments.
12. Close/Continue Hearing.
13. Deliberations/Discussion/Decision.

III. Subject of Workshop

- A. Discussion item – Overnight Camping

IV. Department Reports

- A. Planning Technician Report (pg 27)

V. Commissioner Comments

VI. Adjournment



Type III Staff Report Variance

Date: January 15, 2020

Description of Property: 34-1W-10CD, Tax Lot 1200

Address: 47 Erickson Avenue, Shady Cove Oregon

Planning Application: VAR 19-01

Owner/ Applicant: Emily Hodges/Janet Hodges

Proposal: Variance to the standards of Section 154.218(A) that requires all manufactured homes to be 1,000 square feet or larger.

Zoning: Low Density Residential R-2

Public Hearing Date: January 23, 2020

All class C variances shall be reviewed through a Type III review process as per §154.379, and subject to the criteria of Section 154.419.

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 Planning Commission shall approve, approve with conditions, or deny the requested application for a variance, or they may grant a continuance of the public hearing to a date and time certain.

Variance

Class C variances may be granted if the applicant shows that, owing to the special and unusual circumstances related to the property, the literal application of the standards of the applicable land use district would create a hardship to development which is peculiar to the lot size and shape, topography, sensitive lands or other similar circumstances related to the property over which the applicant has no control and which are not applicable to other properties in the vicinity; except that, no variances to permitted uses shall be granted.

The city shall approve, approve with conditions or deny the application for a variance based on a finding that all of the following criteria are satisfied.

(a) The proposed variance will not be materially detrimental to the purposes of this chapter, to any other applicable policies and standards and to other properties in the same land use district or vicinity.

(b) A hardship to development exists which is peculiar to the lot size or shape, topography, sensitive lands or similar circumstances related to the property over which the applicant has no control and which are not applicable to other properties in the vicinity.

(c) The use proposed will be same as permitted under the applicable zoning district and city standards will be maintained to the greatest extent that is reasonably possible while permitting reasonable economic use of the land.

(d) Existing physical and natural systems, such as, but not limited to, traffic, drainage, natural resources and parks will not be adversely affected by any more than would occur if the development occurred as specified by city standards.

(e) The hardship is not self imposed.

(f) The variance requested is the minimum variance, which would alleviate the hardship. (SCCO§154.419)

Approval Criteria and Findings – Class C Variance (SCCO)§154.419

The City shall approve, approve with conditions or deny the application for a variance based on a finding that all of the following criteria are satisfied.

(A) The proposed variance will not be materially detrimental to the purposes of this chapter, to any other applicable policies and standards and to other properties in the same land use district or vicinity.

FINDING: Approval of the variance would continue to allow construction of an accessory dwelling unit in conformance with Section 154.281 of the Code of Ordinances. The proposed development complies with all setback and lot coverage requirements. Approval of the variance should have no impact on any adjacent properties.

(B) A hardship to development exists which is peculiar to the lot size or shape, topography, sensitive lands or similar circumstances related to the property over which the applicant has no control and which are not applicable to other properties in the vicinity.

FINDING: The only special circumstance is an incongruence found in the Code of Ordinances and may warrant the Planning Commission and City Council reviewing Sections 154.281 (ADU requirements) and 154.218(A) (manufactured housing requirements) to more clearly address the issues related to acceptability of manufactured homes as ADUs. The applicant wishes to place a 546 square foot second dwelling unit (an Accessory Dwelling Unit) on the subject parcel in conformance with all current ADU requirements. The property owner recently received approval for and constructed a stick built 1,936 square foot three bedroom, two bathroom home with an attached garage. All permits have been finalized on the new home. If the property owner had requested that the primary residence had been a manufactured home (at the front of the property) the zoning clearance would have been approved at the front counter per City Code. After approval for a 1,936 square foot manufactured home at the front of the property, the owner could have constructed a stick built Accessory Dwelling Unit of 546 feet with an over the counter zoning clearance. It seems incongruent that the reverse is not allowed. If the intent of the code is to require primary homes in residential zones to be of attractive appearance and sized in a manner to resemble existing stick built homes then the size minimums for manufactured homes as primary residences may still be a justifiable requirement. However, Accessory Dwelling Units are newly allowed and it appears thought has not been given to the potential appropriateness of using manufactured homes as Accessory Dwelling Units should they meet all of the basic requirements of ADUs.

(C) The use proposed will be same as permitted under the applicable zoning district and city standards will be maintained to the greatest extent that is reasonably possible while permitting reasonable economic use of the land.

FINDING: Accessory Dwelling Units are permitted in the R-2 zoning district. The variance will not affect the number of dwellings that can be placed on the lot.

(D) Existing physical and natural systems, such as, but not limited to, traffic, drainage, natural resources and parks will not be adversely affected by (sic) any more than would occur if the development occurred as specified by city standards.

FINDING: There are no significant drainage or natural resource systems that would be affected by the variance.

(E) The hardship is not self imposed.

FINDING: The hardship is the result of a potential oversight in the City Code. The cost difference and length of construction time do create a hardship for the applicant if in fact the code inconsistency is an oversight. The applicant could build a stick built home in conformance with all code requirements of the City, though in the applicant's eye the timeline and cost are prohibitive hardships due to a potential oversight in the code.

(F) The variance requested is the minimum variance, which would alleviate the hardship

FINDING: The applicant is not asking for a primary residence of less than 1,000 feet, which appears to have been the intent of Section 154.218(A) when it was adopted. When the City adopted manufactured home standards, Accessory Dwelling Units were not allowed. When Accessory Dwelling Units were allowed and Section 154.281 was adopted it doesn't appear that the City gave any consideration to allowing manufactured homes to be used as Accessory Dwelling Units. The applicant is asking to be able to place a manufactured home on a lot as an Accessory Dwelling Unit meeting the Accessory Dwelling Unit standards and all of the Manufactured Home standards other than the minimum size standard (as intended for primary residences). This request appears to be a minimum deviation, the applicant is not asking to create an Accessory Dwelling Unit smaller than the Code allows.

Conclusion

The proposed variance appears to be the result of a Code of Ordinances that has been created over time and overlooked one inconsistency not clearly addressed by any standard.

If Accessory Dwelling Units are permitted and have standards, is there any rationale for not allowing a manufactured home to serve as an Accessory Dwelling Unit? If the primary residence could be a manufactured home, generally at the front of the lot and the most visible, what reason would there be to prohibit a manufactured home as an Accessory Dwelling Unit?

It is the opinion of staff that the Planning Commission should approve the variance request allowing a manufactured home to be used as an Accessory Dwelling Unit even though it is smaller than the minimum manufactured home size allowed by the Code of Ordinances.

As a result of this request the Planning Commission should consider clarifying the Code to require that all manufactured homes used as a primary dwelling unit meet the 1,000

square foot minimum, and clarifying that manufactured homes used as Accessory Dwelling Units should meet all Accessory Dwelling Unit standards including size limits. The Planning Commission may find another manner to clarify the uses and size standards for manufactured homes.

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.

The decision of the Planning Commission is the final decision of the City.

Respectfully submitted this 15th day of January 2020.



Ryan Nolan, City Planner

Exhibit A

ACCESSORY DWELLINGS

154.280 PURPOSE

Accessory dwellings, where allowed, are subject to review and approval through a Type I procedure, pursuant to Section 154.377, and shall conform to all of the following standards:

154.281 ACCESSORY DWELLING UNIT STANDARDS

- (A) A maximum of one Accessory Dwelling is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).
 - (B) A detached Accessory Dwelling shall not exceed 900 square feet of floor area, or 75 percent of the primary dwelling's floor area, whichever is smaller.
 - (C) An attached or interior Accessory Dwelling shall not exceed 900 square feet of floor area, or 75 percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwellings that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the Accessory Dwelling would be more than 900 square feet.
 - (D) An Accessory Dwelling shall have a minimum size that conforms to the International Building Code.
 - (E) Separate sewer lines shall be provided for each detached dwelling unless an existing detached accessory structure is already connected to the sewer system.
 - (F) Off-street parking shall be provided as required in Section 154.337.
 - (G) Conversion of an existing legal non-conforming structure to an Accessory Dwelling is allowed, provided that the conversion does not increase the non-conformity.
 - (H) Each dwelling unit shall have a separate address.
-

[Print](#)**Exhibit B**

Shady Cove, OR Code of Ordinances

§ 154.218 HOME CONSTRUCTION STANDARDS.

Manufactured homes are permitted on individual lots, subject to all of the following design standards, consistent with O.R.S. 197.307(5). Exception: The following standards do not apply to units which existed within the city prior to the effective date of this chapter.

- (A) *Floor plan.* The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1,000 square feet.
- (B) *Roof.* The manufactured home shall have a pitched roof with a slope not less than three feet in height for each 12 feet in width (14 degrees).
- (C) *Residential building materials.* The manufactured home shall have exterior siding and roofing which in color, material and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered "superior" to metal siding and roofing).
- (D) *Garages and carports.* The manufactured home shall have a garage or carport constructed of like materials when nearby residences have carports or garages. The city may require an attached or detached garage where that would be consistent with the predominant construction of immediately surrounding residences.
- (E) *Thermal envelope.* The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the State Building Code. Evidence demonstrating that the manufactured home meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturer's certification shall not be required.
- (F) *Placement.* The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 16 inches above grade, and complying with the minimum set-up standards of the adopted State Administrative Rules for Manufactured Dwellings, Chapter 918. Where the building site has a sloped grade, no more than 16 inches of the enclosing material shall be exposed on the uphill side of the home.
- (G) *Foundation skirt.* Manufactured homes foundations shall be fully skirted.
- (H) *Prohibited.* The manufactured home shall not be located in a designated historic district.

(Ord. 225, passed 10-20-1994, § 17.4)

CITY OF SHADY COVE
CLASS C
VARIANCE APPLICATION
SCMC §§154.415-154.420

APPLICATION NO. VAR 19-01 REC'D BY: DJermain DATE: 12-23-19

FEE: Class C \$ 500.00 AMOUNT PAID: \$ 500.00 RECEIPT NO: 27057

PUBLIC NOTICE MAILING FEE: \$ 75.00

PROPERTY OWNERS: Emily Hodges/Applicant: Janet Hodges

PROPERTY STREET ADDRESS: 47 Erickson Ave

MAP AND TAX LOT: Township 34, Range 1W Section 10CD Tax Lot 1200

CURRENT ZONING: R2 ADJACENT ZONING: R2, R3

Variance §154.418
<i>A Variance owing to the special and unusual circumstances related to the property</i>
<i>Literal application of the standards would create a hardship to development</i>
<i>Due to peculiar lot size and shape, topography, sensitive lands or other</i>
<i>Applicant has no control, and not applicable to other properties in the vicinity</i>
<i>Hardship cannot be self-imposed and no variance to a permitted use will be granted</i>

SCMC § 154.418 CLASS C VARIANCE.

Class C variances are reviewed using a **Type III** procedure as governed by SCMC §154.379

Application for variance **must** include the following:

1. If you are not the property owner an Owners Authorization must be submitted.
2. 2 copies of property plat map.
3. 2 copies of the plot plan indicating existing property lines and proposed use.
4. 1 copy of metes and bounds description of the property.
5. A narrative statement explaining how the application satisfies each and all of the relevant criteria and standards; the reason for the request, alternatives considered and why the subject standard cannot be met without a variance. The narrative statement must contain sufficient detail for review and decision-making; (see page 3)

Class C Variance Application page 2

6. 1 copy of recorded covenants, conditions or deed restrictions concerning the present use of this property, if any.

7. ~~1 set of pre-stamped and pre-addressed envelopes for all real property owners of record who will receive a notice of the application (within 200 feet of the subject site). The records of the County Department of Assessment and Taxation are the official records for determining ownership. The applicant shall demonstrate that the most current assessment records have been used to produce the notice list.~~

~~[Alternatively, the applicant may pay a fee for the city to prepare the public notice mailing.]~~

CERTIFICATION

I hereby certify that the information given above and attached hereto is true and correct, that I am the property owner (or have provided owners authorization) and that falsification of fact will result in invalidation of the application. Further, I understand any approval given is valid for the specific project only and is subject to all applicable laws, regulations and conditions.

APPLICANT'S SIGNATURE: *Erin Jay* DATE: 12/21/19

MAILING ADDRESS: 47 Erickson Ave

Shady Cove, OR 97539

HOME PHONE 541 500 9337 CELL PHONE _____

PURSUANT TO ORS 227, THIS APPLICATION IS CONSIDERED A COMPLETE APPLICATION WHEN REVIEWED, DATED, AND SIGNED BY THE CITY PLANNER OR HIS/HER DESIGNATE

Complete RN Incomplete _____

Letter sent 12/31/19

Signature *Angela Nelson* Date 12/31/19

Criteria for approval- your narrative statement must address the following:

SCMC §154.419 - The city shall approve, approve with conditions or deny the application for a variance based on a finding that **all** of the following criteria are satisfied.

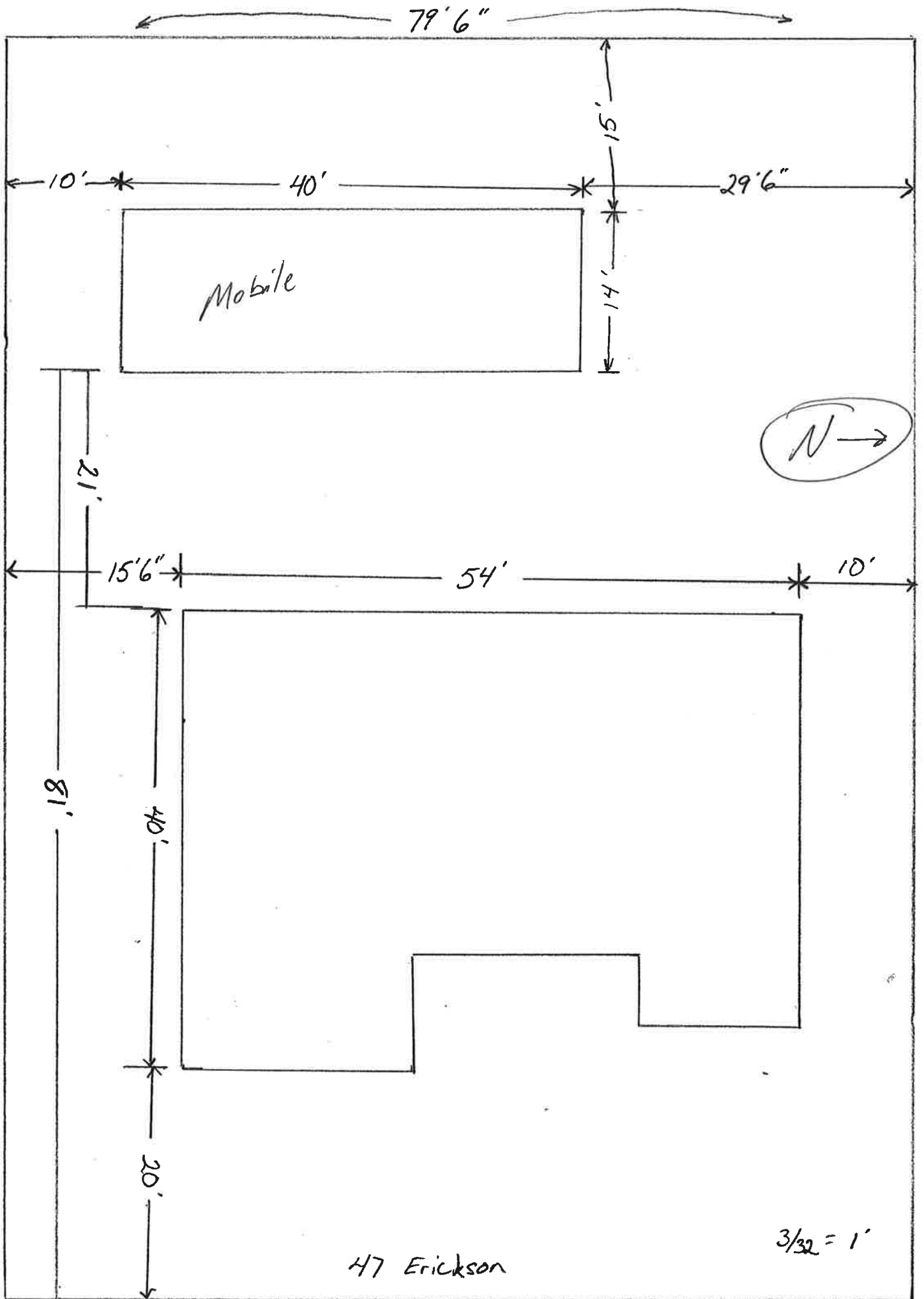
- (a) The proposed variance will not be materially detrimental to the purposes of this chapter, to any other applicable policies and standards and to other properties in the same land use district or vicinity.
- (b) A hardship to development exists which is peculiar to the lot size or shape, topography, sensitive lands or similar circumstances related to the property over which the applicant has no control and which are not applicable to other properties in the vicinity.
- (c) The use proposed will be same as permitted under the applicable zoning district and city standards will be maintained to the greatest extent that is reasonably possible while permitting reasonable economic use of the land.
- (d) Existing physical and natural systems, such as, but not limited to, traffic, drainage, natural resources and parks will not be adversely affected by any more than would occur if the development occurred as specified by city standards.
- (e) The hardship is not self-imposed.
- (f) The variance requested is the minimum variance, which would alleviate the hardship.

And an impact study per 154.379 (A) (d).

State below the need for the variance:

Attach additional sheets as necessary

The variance requested is required due to Place an ANU that meets
all the standards in 154.281 and a variance
from standard 154.218 (A) which required
manufactured homes to be 1,000 sq' or larger





LETTER OF AUTHORIZATION

Date December 18, 2019

Let it be known that Janet Hodges is a duly authorized
Agent
representative to act as my agent to perform all acts in conjunction with filling applications
and/or other required documents relative to: Class C variance
Type of Permit

on my property located at: 47 Ericksom Ave.
Address or Road

Town 34 South, Range 1W, Section 10CD, Tax Lot 1200.

Emily Hodges

Owner's Name (printed)

Emily Hodges
Owner's Signature

47 Ericksom, Shady Cove
Owner's Mailing Address

541 500 9337
Owner's Phone Number

Janet Hodges

Agent's Name (printed)

Janet Hodges
Agent's Signature

PO Box 998 Shady Cove, Or
Agent's Mailing Address

541 840 2398
Agent's Phone Number



Janet Hodges <janethodgeslladinc@gmail.com>

Completion and Delivery

Teresa Cranford <tcranford@factoryexpohomes.com>
To: Janet Hodges <janethodgeslladinc@gmail.com>

Wed, Dec 18, 2019 at 11:03 AM

Hello,

Yes, the EV1 will be built to HUD Code and meets the minimum size requirement. HUD is the International Building Code.

The EV1 is 586 Sq. Ft.

Thank you!

Teresa Cranford

Factory Expo Home Centers – Project Coordinator

Direct Line 503-981-0938 Fax 503-981-0946

Office 503-981-0770 or Toll-Free 1-800-455-5205

PO Box 279 - Woodburn, Oregon 97071

2555 Progress Way – Woodburn, Oregon 97071

Email tcranford@factoryexpohomes.com

Manufactured Homes Web Site: www.factoryexpo.net


Park Model Homes Web Site: www.parkmodelsdirect.com/wd

[Quoted text hidden]

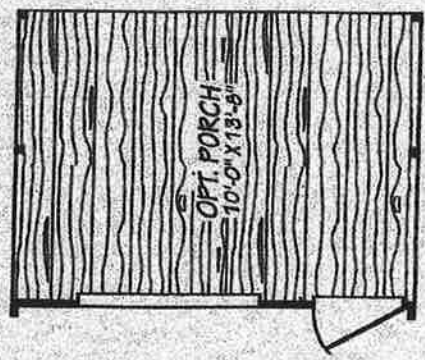
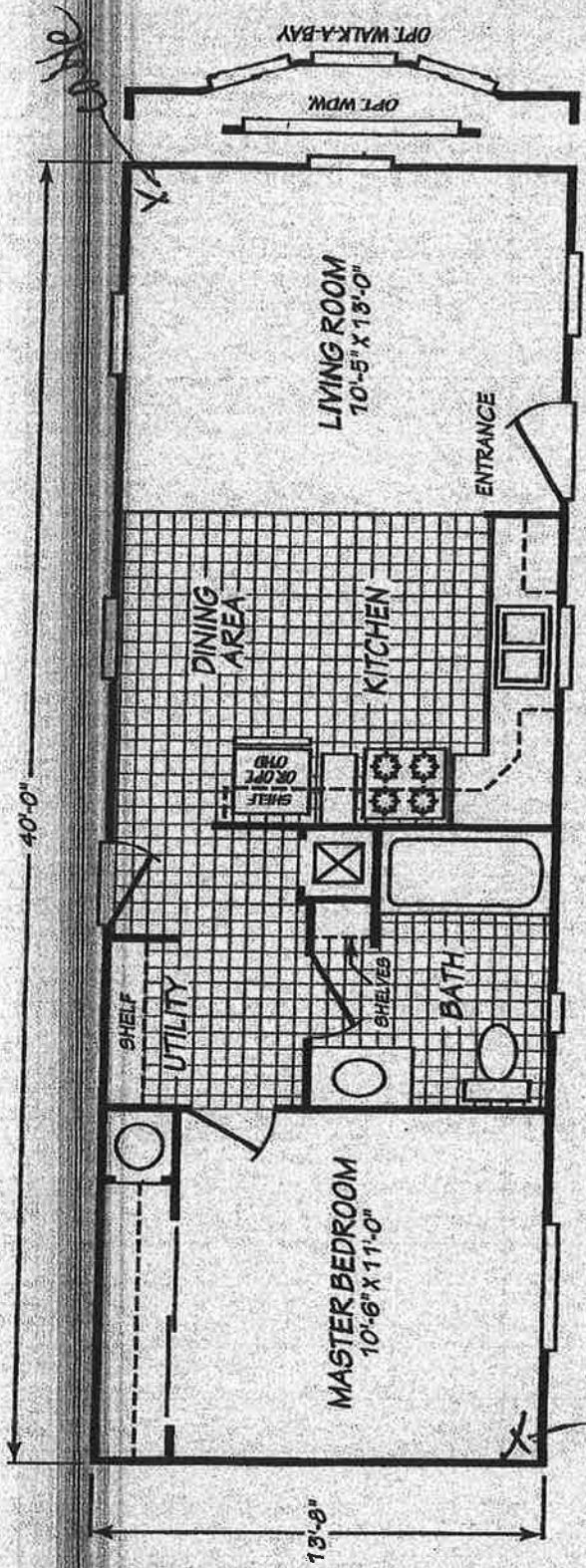


EV1 Exterior is showing the enlarged 78" x 59" living room end wall window. This home is painted Garden Sage for the main...

EV1

Weston Super Value Series 

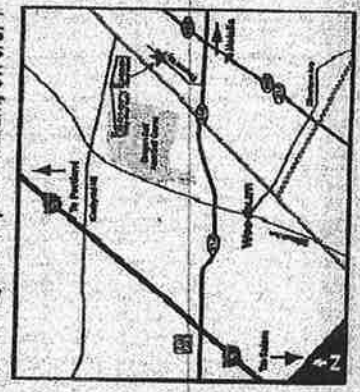
1 Bedroom, 1 Bath
Approx. 546 Sq. Ft.
Last Updated: 6-13-11



*PC ready w/ duct
trace band in shower
cable location*

Cable

Factory Expo
"Factory Direct Pricing" HOME CENTERS
2555 Progress Way • Woodburn, OR 97071



For Detailed Directions See Map On Our Website
1-800-889-8548

I authorize Factory Expo Home Centers to build my house, per this plan.
X
Customer Signature/Date

Important: Due to our policy of continual improvement, all information in our brochures may vary from actual home. The right is reserved to make changes at any time, without notice or obligation, in colors, materials, specifications, processes, and models. All dimensions and square footage calculations are nominal and approximate figures. Please check with your local sales associate for specific and current information.



Mayor
Lena Richardson

Councilors
Steve Mitchell
Dick McGregor
Shari Tarvin
Hank Hohenstein

CERTIFICATE OF MAILING

I hereby certify that on December 31, 2019 I provided a copy of the
NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL and AGENCY
COMMENT REQUEST, APPLICATION VAR 19-01 by first class mail to the
following (lists attached):


Debby Jermain, Planning Technician

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

Adjacent Property Owners

BADGETT ROBERT SHANE
~~65 ERICKSON AVE~~ PO Box 431
~~SHADY COVE~~ OR ~~97539~~
Eagle Point 97524

LEONARDO RONALD R/KRISTINE G
62 ERICKSON AVE
SHADY COVE OR 97539 -9758

CLARK RONALD L ET AL
PO BOX 328
TRAIL OR 97541

MESTAS BARBARA A
64 SLOAN'S WAY
SHADY COVE OR 97539

COBLE LOYD W TRUSTEE ET AL
22170 HIGHWAY 62
SHADY COVE OR 97539 -8710

PARARA KIM ET AL
~~44 SLOANS WAY~~ ~~PO Box 410~~
SHADY COVE OR 97539
44 Sloans Way

FOSENBURG STEVE LOUIS/SALLY A
PO BOX 1135
SHADY COVE OR 97539 -1135

PLUME EDWARD J TRUSTEE ET AL
PO BOX 35
TRAIL OR 97541 -0035

GIFFORD HOMES LLC
4080 BEAGLE RD
WHITE CITY OR 97503

QUAIL RUN DEVELOPMENT LIMITED PARTNE
2251 TABLE ROCK RD
MEDFORD OR 97501 -1409

HAMMEL TOM/JUDY
12 SLOANS WAY
SHADY COVE OR 97539 -8100

REDEMPTION RIDGE
711 MEDFORD CTR 264
MEDFORD OR 97504 -6772

HODGES EMILY D
47 ERICKSON AVE
SHADY COVE OR 97539

SCHOLEY ALISSA BONNER ET AL
PO BOX 3478
NEWPORT BEACH CA 92659 -8478

KAHN DANIEL A TRUSTEE ET AL
357 ALTA ST
ASHLAND OR 97520 -2603

SCRIVEN TONY/JESSICA
60 ERICKSON AVE
SHADY COVE OR 97539 -9758

KITCHEN DONNA L
32 SLOANS WAY
SHADY COVE OR 97539 -8100

KLEP ANDREW S
24 SLOANS WAY
SHADY COVE OR 97539 -8100

CITY OF SHADY COVE
PLANNING COMMISSION

NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

DESCRIPTION OF PROPERTY: 34-1W-10CD, Tax Lot 1200, located at 47 Erickson Ave, Shady Cove
PROPOSAL: Variance Application No. VAR 19-01. The request is for a Variance to Section 154.218(A) requiring that manufactured homes have an enclosed floor area of not less than 1000 square feet. Zoning is Medium Density Residential (R-2).
DATE AND TIME OF MEETING: Thursday, January 23, 2020 at 6:00 p.m.
LOCATION: City Hall Council Chamber, 22451 Highway 62. RESPONSE DATE: January 14, 2020
APPLICANT: Janet Hodges OWNER: Emily Hodges

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 Variance.

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: _____

"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."

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).

INTRODUCTION | HELP | DISCLAIMER | JC GIS | JACKSON COUNTY **Property Data Online**

ZOOM TO REGION ZOOM IN ZOOM OUT ZOOM BACK ZOOM FULL ACTIVE PAN SELECT TAXLOT DESELECT TAXLOT BUFFER TAXLOT PRINT MAP ASSESSOR MAP

5600 3800 3901 4000 4100 90000 90001

5502 6300 6000 5601 5600 5500

5500 6200 6100 5900 5700 5800

600 1505 1100 1002

500 1504 1201 1200 1000 1001

400 1503 1300 900 800

300 1502 1400

200 1501

100 1500

SOWELL DR SOWELL CT ERICKSON AV CLEVELAND ST

2304 1800 1600 1700 1900

95ft

SEARCH RESULTS
26 Records
6 Pages
1 2 3 4 5 6
Create
Next Last
1 thru 5 Dis
Pay Tax View As Zoom n Bing G View ta
Own Account Map & Situs Address Code Tax Statu
Pay Tax View As Zoom n Bing G View ta
Own

CITY OF SHADY COVE
PLANNING COMMISSION
AGENCY COMMENT REQUEST

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* * REVIEW AND COMMENT * *

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

REMARKS: _____

SIGNATURE: _____

PRINTED NAME(S): _____

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Agencies

Ted Zuk
Jackson County
10 S Oakdale, Room 100
Medford, OR 97501

Carl Tappert, PE
District Manager, RVSS
PO Box 3130
Central Point, OR 97502

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

JJ
Hiland Water
PO Box 699
Newburg, OR 97132

Thomas Corrigan

PUBLIC NOTICE

The City of Shady Cove Planning Commission will hold a Public Hearing at 6:00 p.m. on Thursday, January 23, 2020, at the Shady Cove City Hall Council Chamber, 22451 Highway 62, Shady Cove, Oregon for the following purpose:

To consider the request for a Variance to Section 154.218(A) requiring that manufactured homes have an enclosed floor area of not less than 1000 square feet for property located at 47 Erickson Ave, Shady Cove Oregon. Said parcel is legally described as 34-1W-10CD, Tax Lot 1200 and is currently zoned R-2 (Medium Density Residential).

Applicant: Janet Hodges Owner: Emily Hodges
File Number: VAR 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.

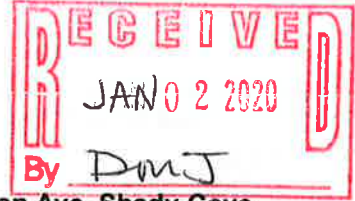
The applicable criteria and standards to be considered at the public hearing are found in the Shady Cove Code of Ordinances Chapter 154: Zoning

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.

Please mail comments to City of Shady Cove, PO Box 1210, Shady Cove, OR 97539. The staff report and related material will be available for public review seven days prior to the Public Hearing at 22451 Highway 62, Shady Cove during regular office hours (Monday-Friday 8:00 am - 5:00 pm). Copies will be available for purchase. For more information please contact Ryan Nolan, City Planner at 541.878.8204. 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
PLANNING COMMISSION
AGENCY COMMENT REQUEST



DESCRIPTION OF PROPERTY: 34-1W-10CD, Tax Lot 1200, located at 47 Erickson Ave, Shady Cove

PROPOSAL: Variance Application No. VAR 19-01. The request is for a Variance to Section 154.218(A) requiring that manufactured homes have an enclosed floor area of not less than 1000 square feet. Zoning is Medium Density Residential (R-2).

DATE AND TIME OF MEETING: Thursday, January 23, 2020 at 6:00 p.m.

LOCATION: City Hall Council Chamber, 22451 Highway 62.

RESPONSE DATE: January 14, 2020

APPLICANT: Janet Hodges

OWNER: Emily Hodges

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 Variance.

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: WHY WASN'T THIS BROUGHT UP DURING INITIAL CONSTRUCTION APPLICATION?

SIGNATURE: [Signature]
PRINTED NAME(S): THOMAS J. CORRIGAN CITY ADMINISTRATOR
STREET AND MAILING ADDRESS: CITY OF SHADY COVE

"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."

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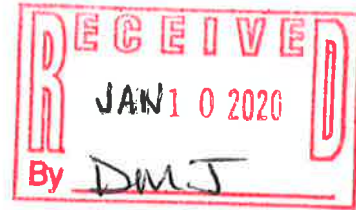


ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

January 10, 2020

Shady Cove Planning Department
PO BOX 1210
Shady Cove, OR 97539



**RE: 47 Erickson Avenue, Tax Lot 1200, Map 34-1W-10CD
File # VAR 19-01**

The existing house is connected to an 8 inch sewer main on Erickson Avenue. When the service lateral was installed a stub to a future building was included.

The proposed variance will not affect sewer service to this property. Connection of the proposed new building will require a permit and payment of relevant system development charges.

Feel free to contact me with any questions.

Sincerely,

Carl Tappert

Carl Tappert, PE
Manager

Cc: Tom Corrigan, City Administrator

01/09/20 Through 01/16/20 Planning and Building Activities

BUILDING PERMITS

YEAR	DATE	NAME	TYPE	ADDRESS	MAP	TAX LOT
Permit No.						
20-01	1/8/20	RVSS	Encroachment Permit	20 Bond	Repair Sewer Main	
20-02	1/8/20	RVSS	Encroachment Permit	30 Bond	Repair Sewer Main	
20-03	1/9/20	Merridy Dale Miller	RV Shelter	121 Orchard Lane	16DC	1708

Planning Applications

FLOODPLAIN CLEARANCE FOR PERMIT
