

Agenda
Shady Cove Planning Commission Public Hearings
Thursday, August 13, 2020
6:00 PM

This meeting will be held telephonically
in light of current health conditions.
Attendees other than Commissioners will call
1-844-855-4444
Access Code 789926#

I. Call to Order

- A. Roll call.
- B. Announcements by Presiding Officer.
 - 1. This meeting is being digitally recorded.
 - 2. The next regularly scheduled meeting of the Planning Commission will be August 27, 2020, at 6:00p.m., possibly held telephonically.
 - 3. The meeting date is subject to change by the circumstances related to COVID-19.

II. Public Hearing

A) Public Hearing to Consider a Minor Land Partition located at 511 Park Drive.

Open Public Hearing.

A Public Hearing to accept public testimony and consider approval to allow a minor land partition located at 511 Park Drive, Shady Cove, Oregon. Partition also proposes a private street with alternate design standards to be reviewed by the Planning Commission. Assessor's Map and Tax Lot: 34-1W-16DD, 2503. Zoning is R-1-10, (Low Density Residential). Owner/Applicant: Dennis B. Hammons. File Number: MIP 20-01.

- 1. Read Public Hearing Opening Statement.
- 2. If you would like to speak before the Commission, please email ahead of time djermain@shadycove.org
- 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. Public Hearing

A) Public Hearing to Consider a Site Design Review located at 20756 Hwy 62.

Open Public Hearing.

A Public Hearing to accept public testimony and consider approval of a Site Design Review Application to authorize a change of use at an existing developed commercial site. The property is located at 20756 Hwy 62, Shady Cove, Oregon. Assessor's Map and Tax Lot: 34-1W-21AD, 3600. Zoning is General Commercial, GC). Owner/Applicant: Jason Asbill. File Number: SD 20-01.

1. Read Public Hearing Opening Statement.
2. If you would like to speak before the Commission, please email ahead of time djermain@shadycove.org.
3. Jurisdiction Question.
4. Conflict of Interest.
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13. Deliberations/Discussion/Decision.

IV. Department Reports

A. Planning Technician Report

V. Commissioner Comments

VI. Adjournment

**CITY OF SHADY COVE
TYPE I STAFF REPORT**

**IN THE MATTER OF AN
APPLICATION TO PARTITION .58
ACRES INTO TWO PARCELS
APPLICATION MIP20-01**

The City of Shady Cove has reviewed an application to partition a .58-acre parcel into two parcels: Parcel 1: 14,007 square feet (.32 acre); Parcel 2: 11,415 square feet (.26 acres). Zoning is Single -Family Residential (R-1-10; 10,000 square foot minimum lot size for R-1-10. As no new public streets are proposed this is considered a request for a minor partition. However, since the proposed private street does not meet the standards outlined in Table 6.B.1 of the Shady Cove Code of Ordinances, the Partition and street design will be forwarded to the Planning Commission for review and decision.

Address: 511 Park Drive

Applicant: Dennis B. Hammons

Legal Description: 34-1W-16DD, Tax Lot 2503

Zoning: R-1-10

The City of Shady Cove accepted the above referenced application for a Type I review in accordance with the Shady Cove Code of Ordinances §153 and 154.

Approval Criteria / FINDINGS

The City or Planning Commission shall review the tentative plan for a minor partition based on the following approval criteria:

- (1) The proposed partition is consistent with the density, setback and dimensional standards of the base zoning district;

FINDING: The base zoning district is R-1-10.

- (2) The proposed partition is consistent with the design standards set forth in this chapter;

FINDING: The design standards for partitions as listed in SCCO § 153.09 - 153.99 are addressed by the applicant's surveyor on the tentative plan.

Section 153.17 requires findings that there will be no foreseeable difficulties in developing the parcels. Parcel 1 contains a dwelling. Parcels 1 and 2 as proposed will have street access via a 20 foot flag pole which will serve as a private street providing access to both lots. Both parcels are more than 125 feet deep exceeding the required lot depth of 80 feet. Both lots meet the required 3:1 lot depth to width ratio.

In accordance with Section 95.61 all streets within or adjacent to a development shall be improved in accordance with adopted City street standards. City street standards adopted in Table 6.B.1 describes the minimum street standard for local residential streets.

The street standard for private street is 20 feet of paving and 6 inch curbs on each side. The existing flag lot is not wide enough to accommodate the curb requirement. Therefore, any alternate proposal (the applicant has proposed paving without curbs) goes to the Planning Commission for review and decision. As part of the approval requirement an access easement providing Parcel 2 ingress/egress rights across Parcel 1 will be required.

As allowed in Chapter 32 of the Shady Cove Code of Ordinances, minor partitions may be allowed to develop without full improvement of adjacent streets when deferred improvement agreements are correctly filed as prescribed in Sections 32.01-32.06. City Resolution No. 99-12 prescribes costs associated with future street improvement. In accordance with Section 32.02 the developer of a partition is responsible for 25% of associated future street improvement costs along all adjacent public streets. As the subject parcel fronts Park Drive for a distance of 20.03 feet and the associated future improvement cost is estimated at \$200 per linear foot (\$120 for paving, curb, and gutter of 28', and \$40 for sidewalk on one side, and \$40 for sidewalk on the other side). The total frontage footage cost would be \$4,006. As prescribed in Section 32.02 the applicant will required to pay 25% of the total frontage footage cost, which totals \$1,001.50.

- (3) Adequate public facilities are available or can be provided to serve the proposed partition;

FINDING: All new utilities are to be installed to city standards and Rogue Valley Sewer Services specifications, with costs to be borne by the applicant. All future improvements must meet city standards;

FINDING: Any future improvements will be subject to review by the city engineer and will be required to meet city standards. No public improvements are proposed as part of the proposal.

- (4) All proposed improvements meet city standards;

FINDING: The private street does not meet the City Standards as outlined in Table 6.B.1 in that the proposed private drive does not include curbs on each side of the proposed private street. The Planning Commission has the authority to review and accept alternate street designs.

- (5) The plan preserves the potential for future re-division of the parcels, if applicable;

FINDING: Neither parcel would be large enough to allow future re-division.

- (6) Neither parcel shall be landlocked as a result of the partition.

FINDING: Parcel 1 is proposed to have 20.03 feet of frontage on Park Drive (a City Street). Parcel 2 shall be provided an access easement across the proposed private drive to be created in the flag pole of Parcel 1. With the condition of approval requiring an access easement neither parcel will be landlocked.

CONCLUSION:

The proposed partition complies with the criteria and standards in Code of Ordinances Chapters 153 and 154. With the exception of compliance with the street design standards found in Table 6.B.1, particularly the lack of curbs on the private street proposed to serve two lots. The applicant has provided comment that two adjacent properties have access easements allowing access to the flag pole. If access easements are in effect the applicant could provide driveway approaches (properly designed in the private street) allowing access to continue to be provided from and to the flagpole.

RECOMMENDATION:

Based on the criteria and findings the city planner forwards the application to the Planning Commission. The Planning Commission should use their discretion to make a decision as to the acceptability of the proposed private street. Should the Planning Commission find the street design acceptable, the city planner suggests approving the application for a minor partition with conditions as described below.

CONDITIONS OF APPROVAL:

- _____ 1. The final plat shall be delivered to the city for approval within one year following approval of tentative plat. The city may, upon written request of the subdivider, grant an extension for up to one additional year.

2. The final plat shall comply with the provisions of Section 153.06 (F) and (G). The proposed ingress-egress shall be included on the final plat.

3. All future development is subject to compliance with the Shady Cove Code of Ordinances.

4. The applicant shall sign a deferred development agreement and either pay in full, or agree to a payment plan in conformance with the Shady Cove Code of Ordinances related to the future improvement of Park Road. The cost of the applied frontage footage cost being \$1,001.50.

5. The applicant shall provide documentation of a recorded access easement allowing access to Parcel 2 across Parcel 1.

Ryan Nolan
Ryan Nolan, City Planner

Dated this 6th day of August, 2020

TABLE 6.B.1 – Right-of-Way and Street Design Standards

Type of Street	Ave. Daily Tips (ADT)	Right of Way Width	Curb-to-Curb Pavement Width	Within Curb-to-Curb Area			Curb on both sides	Planting Strip on both sides	Sidewalks on both sides
				Motor Vehicle Travel Lanes	Bike Lane on both sides	On Street Parking			
Arterial Streets Boulevards: 2-Lane Boulevard	8,000 to 30,000 ADT	61'-87'	34'	11'	2 at 6' each	8' bays	6"	7'-8' ¹	6'-10' ²
Avenue: 2-Lane Avenue	3,000 to 10,000 ADT	59'-86'	32'-33'	10'-10.5'	2 at 6' each	8' bays	6"	7'-8'	6'-10'
Collector Streets Residential	1,500 to 5,000 ADT				NA ³				
No Parking		49'-51'	22'	11'		None	6"	8'	5'-6'
Parking One Side		50'-56'	25'-27'	9'-10'		7' lane	6"	7'-8'	5'-6'
Parking Both Sides		57'-63'	32'-34'	9'-10'		7' lanes	6"	7'-8'	5'-6'
Commercial:									
Parallel Parking One Side		55'-65'	28'	10'		8' lane	6"	7'-8'	6'-10'
Parallel Parking Both Sides		63'-73'	36'	10'		8' lanes	6"	7'-8'	6'-10'
Diagonal Parking One Side		65'-74'	37'	10'		Varies	6"	7'-8'	6'-10'
Diagonal Parking Both Sides		81'-91'	54'	10'		Varies	6"	7'-8'	6'-10'
Local Residential Streets ⁴	Less than 1,500 ADT				NA				
Parking One Side		47'-51'	22'	15'		One 7'	6"	7'-8'	5'-6'
Parking Both Sides		50'-57'	25'-8'	11'-14' Queuing		Two 7' lanes	6"	7'-8'	5'-6'
Alleys	NA	16'-20'	12'-16' paved width, 1'-2' strips on both sides	NA	NA	none	none	none	none
Accessways & Multi-Use Paths	NA	10'-18'	6'-10' paved width, 2'-4' strips on both sides	NA	NA	none	none	none	none
Private Drives serving 2-6 lots	NA	NA	20'	NA	NA	NA	6"	None	None

¹ Hardscape planting strip with tree wells shall be used in commercial and mixed-use development areas (where on-street parking is provided);

² 5'-6'- Sidewalk shall be installed in residential areas, 8'-10' sidewalk shall be installed in commercial areas;

³ Bike lanes are generally not needed on low volume (less than 3,000 ADT) and/or low travel speed (less than 25 mph) streets;

⁴ Option for residential street with 22-feet of pavement width, and 4-foot wide sidewalks or pathways, separated from roadway by drainage swale (no curb).

[Sidewalks may not be required on some existing local streets when existing and future traffic volumes are low; e.g. less than 500 ADT, or 10 dwellings].

CITY OF SHADY COVE
MINOR LAND PARTITION
APPLICATION

OFFICE USE:

Application No. MIP 20-01 Received By D. Jermain Date 6/22/20
Amount Paid \$600.00 Receipt No. 27087 Hearing Date TBD 8/13/20

TO BE COMPLETED BY APPLICANT:

Name of Property Owner(s): Dennis B Hammons

Property Street Address: 511 PARK DR

Between Leonore Court and Edwoodpark Dr. streets.

County Assessor's Map & Tax Lot Number: 34-1W-16-DD 2503

Current Zoning: R-1-10 Adjacent Zoning: R-1-10

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.

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 

MAILING ADDRESS 525 Yewwood Dr SE OR 97539

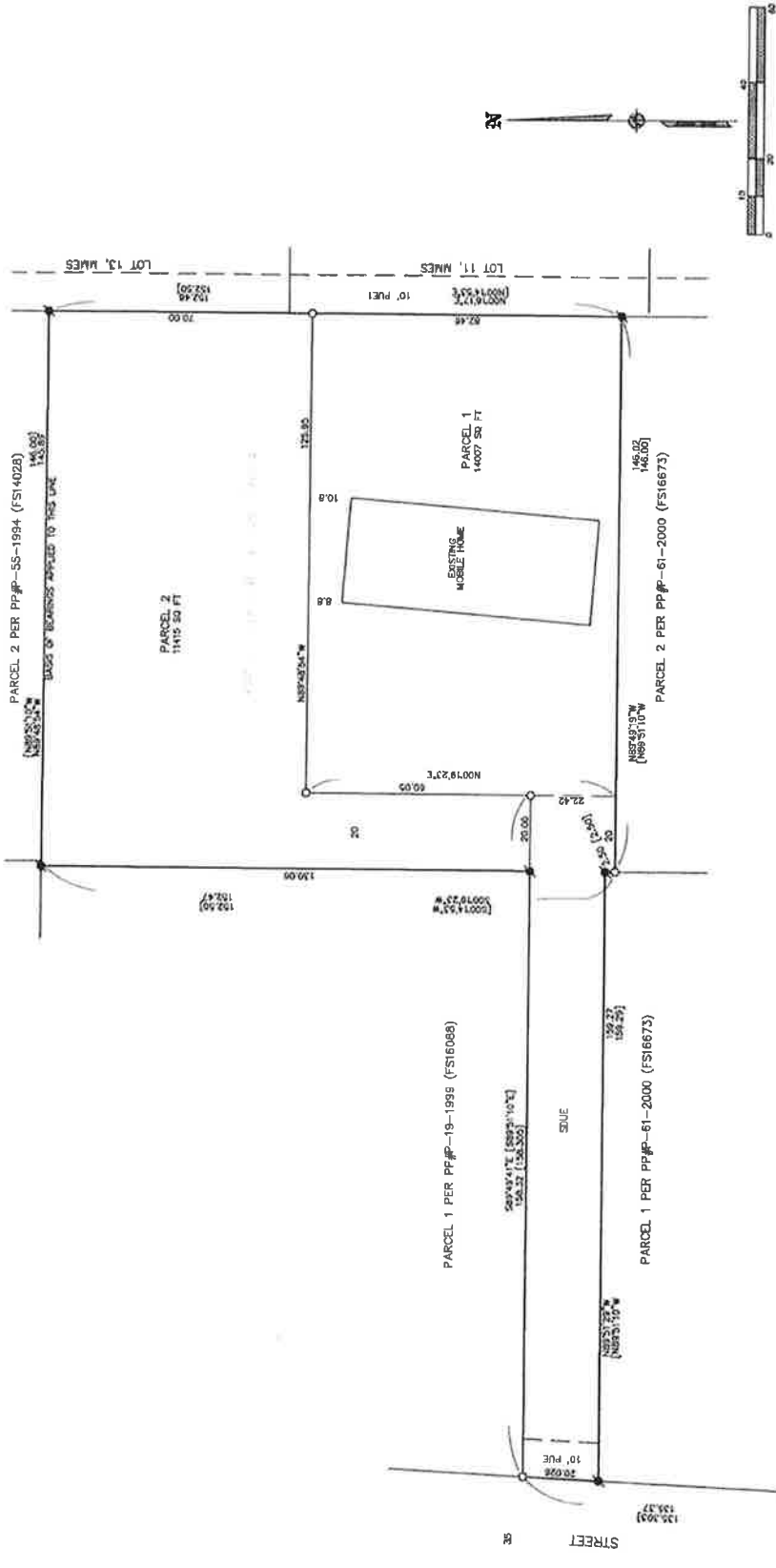
PHONE NUMBER 541 638 0077 EMAIL d.brucehammons@yahoo.com

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 Debby Jermain Date 7/22/20

TENTATIVE PARTITION PLAT
 Of Parcel 2 per Partition Plat No. P-19-1999
 & in the S¹/₄ of Sec. 16, T.34S, R.1W, W.M.
 City of Shady Cove Jackson County, Oregon



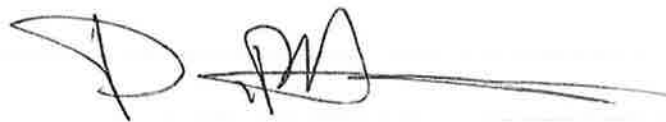
TITLE: TENTATIVE PARTITION PLAT COUNTY: JACKSON DISTRICT: 14 DATE: JULY 20, 2020 SHEET: 1 OF 1	
REGISTERED PROFESSIONAL LAND SURVEYOR James L. Hill JULY 17, 1988 JAMES L. HILL 525 YEW WOOD DR. SHADY COVE, OR 97539	
L.L. FRISAR & ASSOCIATES P.C. 1225 W. PARK STREET, SUITE 100 JACKSON, OREGON 97531 PHONE: 541-752-2729 FAX: 541-752-2729	

NOTES:
 PROPERTY LIES WITHIN ZONE A PER P.W. AND NO. 41050619775 DATED 2019-01-19.
 PLAT = PARCELS 1 & 2 WITH PLAT ASSIGNMENT FOR PARCELS 1 & 2.
 PLAT = PARCELS 1 & 2 WITH PLAT ASSIGNMENT FOR PARCELS 1 & 2.
 PLAT = PARCELS 1 & 2 WITH PLAT ASSIGNMENT FOR PARCELS 1 & 2.

6/22/20

I propose to pave the existing 20' wide driveway to the new partitioned tax lot located at 511 Park Drive without the 6" curb.

Reason for this proposal is that the driveway borders three properties, and the curb would block access.

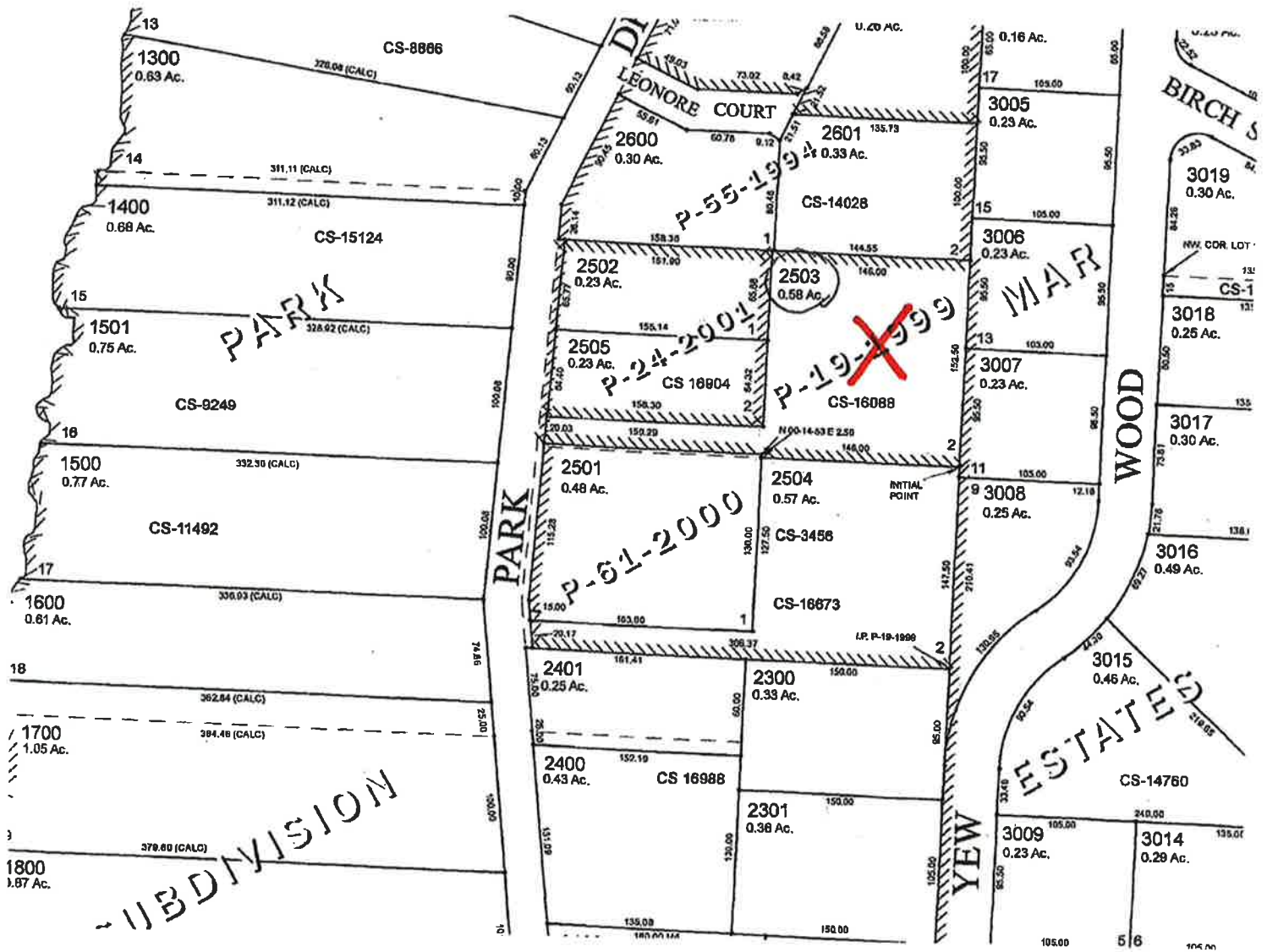
A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a smaller, more complex set of initials, all connected by a horizontal line that extends to the right.

Dennis B. Hammans

TICOR TITLE™

Map & Tax Lot : 34-1W-16-DD

2503



JACKSON COUNTY
 1555 E. McAndrews Road, Ste. 300
 Medford, Oregon 97504
 P: 541-779-2811 F: 541-772-6079
or-nc-medfordtitle@ticonille.com

JOSEPHINE COUNTY
 744 NE 7th Street
 Grants Pass, Oregon 97526
 P: 541-476-1171 F: 541-476-1174
or-nc-grantspassitile@ticonille.com

This print is made solely for the purpose of assisting in locating the premises, and the Company assumes no liability for information printed on this map, including but not limited to zoning, variations (if any) in area, actual dimensions, and locations as determined by survey.





Mayor
Lena Richardson

Councilors
Steve Mitchell
Dick McGregor
Shari Tarvin
Hank Hohenstein

CERTIFICATE OF MAILING

I hereby certify that on July 23, 2020, I provided a copy of the Notification of Adjacent Property Use Proposal APPLICATION NO. MIP 20-01 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

TIPTON SANDRA A TRUSTEE ET AL
430 PARK DR
SHADY COVE, OR 97539

POOL JAMES L/MAXINE
345 PARK DR
SHADY COVE, OR 97539

CHAIN GARTH TRUSTEE ET AL
PO BOX ~~645~~ 1329
SHADY COVE, OR 97539

ESKEW GERALD K/NORMA J
434 PARK DR
SHADY COVE, OR 97539

MOULTON RONALD ALAN
413 YEWWOOD DR
SHADY COVE, OR 97539

GURLEY CHARLENE F TRUSTEE ET
~~590 PARK DR~~ 590 Park Dr
SHADY COVE, OR 97539 SC

TAYLOR JACQUELINE M TRUSTEE E
460 PARK DR
SHADY COVE, OR 97539

VITTOE MICHAEL G/SUSAN M
439 YEW WOOD DR
SHADY COVE, OR 97539

HAMMONS DENNIS BRUCE
PO BOX 5032
CENTRAL POINT, OR 97502

SCHNEIDER TIMOTHY M TRUSTEE E
931 DEERFOOT PL
NEWBURY PARK, CA 91320

CLARK GARY L/CLARK CHERYL D
465 YEWWOOD DR
SHADY COVE, OR 97539

DABEL DAVID R/SHANNON L
668 W ROLLING HILLS DR
EAGLE POINT, OR 97524

LEPPER RANDY D TRUSTEE ET AL
521 PARK DR
SHADY COVE, OR 97539

KONISHI CAROLYN K
515 YEWWOOD DR
SHADY COVE, OR 97539

HOPPE SUSAN F
~~495 PARK DR~~ PO Box 2807
SHADY COVE, OR 97539--
WC 97503

POWELL SHARON P
465 PARK DR
SHADY COVE, OR 97539

SCHUMACHER ERIKA S/JOHN MARTI
530 YEWWOOD DR
SHADY COVE, OR 97539

THORNALLY LEONORE D LIVING TR
1422 VILLAGE CENTER DR
MEDFORD, OR 97504

HAMMONS DENNIS BRUCE
PO BOX 5032
CENTRAL POINT, OR 97502

WINFREY GREG L/PAIGE L
504 YEW WOOD DR
SHADY COVE, OR 97539

THORNALLY LEONORE D LIVING TR
1422 VILLAGE CENTER DR
MEDFORD, OR 97504

GRIMES BRENDA J
531 PARK DR
SHADY COVE, OR 97539

WINFREY PAIGE/GREG
504 YEW WOOD DR
SHADY COVE, OR 97539

THORNALLY LEONORE D LIVING TR
1422 VILLAGE CENTER DR
MEDFORD, OR 97504

THORNALLY LEONORE D LIVING TR
1422 VILLAGE CENTER DR
MEDFORD, OR 97504

DURAN SUSAN M REV LIVING TRUS
410 PARK DR
SHADY COVE, OR 97539

TERBECK THOMAS W TRUSTEE ET A
14790 HIGHWAY 62
EAGLE POINT, OR 97524

DITTMER SAMUEL J
325 PARK DR
SHADY COVE, OR 97539

DAVIS ARTICE M TRUSTEE ET AL
PO BOX 828
SHADY COVE, OR 97539

STANLEY RONALD O
387 YEW WOOD DR
SHADY COVE, OR 97539

PETERS ROBERT W/LISA M
PO BOX 1482
SHADY COVE. OR 97539

UPDIKE PETE C/MARTHA I
125 BIRCH ST
SHADY COVE. OR 97539

CITY OF SHADY COVE
PLANNING DEPARTMENT

NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

Applicant/Owner: Dennis B. Hammons

Date: 7/23/20

Minor Partition File No: MIP 20-01

Description of Property: 34-1W-16DD, Tax Lot 2503 - 511 Park Drive, Shady Cove, Oregon.

Proposal: Minor Land Partition. Partition one lot, .58-acre parcel into two parcels: Parcel 1: 14,007 square feet (.32 acre); Parcel 2: 11,415 square feet (.26 acres). Zoning is Low Density Residential (R-1-10), 10,000 square foot minimum. Partition also proposes a private street with alternate design standards to be reviewed by the Planning Commission.

Response date and time: August 6, 2020, 12 p.m. to be included in planning commission agenda packet.

This Application will be decided by the Planning Commission on August 13, 2020 at 6:00 p.m. in City Hall Council Chamber.

All subdivision plats and all partitioning of land shall be approved in accordance with the regulations of Shady Cove Code of Ordinances including Chapters 153 and 154 and the criteria attached, please address your comments to the appropriate criteria.

Issues which may provide the basis for an appeal to the Land Use Board Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient specificity to enable the decision maker to respond to the issue.

"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."

A copy of all documents and evidence relied upon by the applicant are available for review and copies may be obtained at cost. For more information please contact the Planning Department at City Hall, (541) 878-8204.

****Review and Comment****

_____ No adverse effect.

_____ No comment.

_____ It has adverse effects as stated below.

Signature: _____

Printed Name(s) _____

Street and Mailing Address: _____

Please submit your response to: City of Shady Cove, Planning Dept, PO Box 1210, Shady Cove, OR 97539

PARTITION APPROVAL CRITERIA

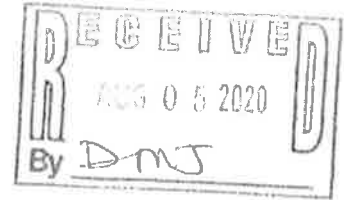
SCCO 153.06 (C)

The City or Planning Commission shall review the tentative plan for a minor or major partition based on the classification procedure (Type I, II or III) and the following approval criteria:

- (1) The proposed partition is consistent with the density, setback and dimensional standards of the base zoning district;
- (2) The proposed partition is consistent with the design standards set forth in this chapter;
- (3) Adequate public facilities are available or can be provided to serve the proposed partition;
- (4) All proposed improvements meet city standards;
- (5) The plan preserves the potential for future redivision of the parcels, if applicable;
- (6) No parcel shall be landlocked as a result of the partition



511 Park Drive, Shady Cove



CITY OF SHADY COVE
PLANNING DEPARTMENT

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****Review and Comment****

No adverse effect.

No comment.

It has adverse effects as stated below.

With the private street curb requirement I would not be able to enter and leave my property via the access I was granted when I purchased my property. The curb is the adverse effect.

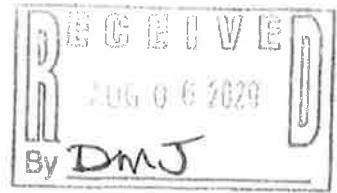
Signature: Randy Lepper Patricia Lepper

Printed Name(s) Randy Lepper & Patricia Lepper (Trustees)

Street and Mailing Address: 521 Park Dr, Shady Cove, OR 97539

Please submit your response to: City of Shady Cove, Planning Dept, PO Box 1210, Shady Cove, OR 97539

CITY OF SHADY COVE
PLANNING DEPARTMENT



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****Review and Comment****

No adverse effect.

No comment.

It has adverse effects as stated below.

The private street requirements (specifically the curb requirement) impedes access to my property which was granted at the purchase of my property. → See other side

Signature: Susan Hoppes

Printed Name(s) Susan Hoppes - Po Box 2807, White City, OR 97503

Street and Mailing Address: 495 Park Dr, Shady Cove, OR 97539

Please submit your response to: City of Shady Cove, Planning Dept, PO Box 1210, Shady Cove, OR 97539

PARTITION APPROVAL CRITERIA

SCCO 153.06 (C)

The City or Planning Commission shall review the tentative plan for a minor or major partition based on the classification procedure (Type I, II or III) and the following approval criteria:

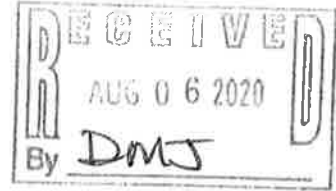
- (1) The proposed partition is consistent with the density, setback and dimensional standards of the base zoning district;
- (2) The proposed partition is consistent with the design standards set forth in this chapter;
- (3) Adequate public facilities are available or can be provided to serve the proposed partition;
- (4) All proposed improvements meet city standards;
- (5) The plan preserves the potential for future redivision of the parcels, if applicable;
- (6) No parcel shall be landlocked as a result of the partition

*Cont.

I have an easement across the property for a neighbor's well, this would impede this also.

The only access to my property is via this driveway.

Thank you.



CITY OF SHADY COVE
PLANNING DEPARTMENT

NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

Applicant/Owner: Dennis B. Hammons

Date: 7/23/20

Minor Partition File No: MIP 20-01

Description of Property: 34-1W-16DD, Tax Lot 2503 - 511 Park Drive, Shady Cove, Oregon.

Proposal: Minor Land Partition. Partition one lot, .58-acre parcel into two parcels: Parcel 1: 14,007 square feet (.32 acre); Parcel 2: 11,415 square feet (.26 acres). Zoning is Low Density Residential (R-1-10), 10,000 square foot minimum. Partition also proposes a private street with alternate design standards to be reviewed by the Planning Commission.

Response date and time: August 6, 2020, 12 p.m. to be included in planning commission agenda packet.

This Application will be decided by the Planning Commission on August 13, 2020 at 6:00 p.m. in City Hall Council Chamber.

All subdivision plats and all partitioning of land shall be approved in accordance with the regulations of Shady Cove Code of Ordinances including Chapters 153 and 154 and the criteria attached, please address your comments to the appropriate criteria.

Issues which may provide the basis for an appeal to the Land Use Board Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient specificity to enable the decision maker to respond to the issue.

"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."

A copy of all documents and evidence relied upon by the applicant are available for review and copies may be obtained at cost. For more information please contact the Planning Department at City Hall, (541) 878-8204.

****Review and Comment****

- No adverse effect.
 - No comment.
 - It has adverse effects as stated below.
- just appears more rentals in neighborhood*

Signature: *Martha I Lydike*

Printed Name(s) *MARTHA I Lydike*

Street and Mailing Address: *125 Birch St SC 97539*

Please submit your response to: City of Shady Cove, Planning Dept, PO Box 1210, Shady Cove, OR 97539

PUBLIC NOTICE

The City of Shady Cove Planning Commission will hold a Public Hearing at 6 p.m. Thursday, Aug. 13, 2020, at the Shady Cove City Hall Council Chamber, 22451 Highway 62, Shady Cove, Oregon for the following purpose:

The Public Hearing is to consider a partition of one lot, 0.58-acre parcel into two parcels at 511 Park Drive, Map and Tax Lot: 34-1W-16DD, 2503. Proposed parcel sizes will be, Parcel 1: 14,007 square feet, Parcel 2: 11,415 square

feet. Partition also proposes a private street with alternate design standards to be reviewed by the Planning Commission. Zoning is Low Density Residential (R-1-10), 10,000 SF minimum lots.

Applicant:

Dennis B. Hammons
File Number MIP 20-01.

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 before 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.

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 toward specific criteria, copies of which are available at City Hall.

Please mail comments to City of Shady Cove, P.O. Box 1210, Shady Cove OR 97539. The agenda, staff report and any related material will be available for public review seven days before the Public Hearing at 22451 Highway 62, Shady Cove during regular office

hours (Mon-Friday 8 a.m. - 5 p.m.). Copies will be available for purchase.

Public attendance is welcome and the meeting will likely be a telephonic conference meeting. Additional meeting access information is available by contacting the Planning Department at 541-878-8204.

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 before 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 PACKET
PLANNING FILE NO. SD 20-01
REQUEST FOR A SITE DESIGN REVIEW
20756 HWY 62, SHADY COVE OREGON**

PUBLIC HEARING: THURSDAY AUGUST 13, 2020, 6:00 P.M.

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	Adjacent Property & Agency Request for Comments / Mailing	9 – 15
	Comments returned	16 – 17
	Legal Notice – Notice of Public Hearing	18

**CITY OF SHADY COVE
SITE DESIGN REVIEW STAFF REPORT
FILE: SD 20-01**

**OWNER: Southern Oregon Wilderness Adventures
PO Box 301
Trail, OR 97541**

**APPLICANT: Jason Asbill
PO Box 301
Trail, OR 97541**

PROPERTY DESCRIPTION: T 34 S, RANGE 1 W, SECTION 21AD, TAX LOT 3600

ADDRESS: 20756 Highway 62

APPLICATION: Site Design Review to authorize a change of use at an existing developed commercial site. Previous uses included restaurant and associated parking. The proposed use includes office use of the building for recreation event/trip booking, and outdoor storage to include raft and small recreational vehicle (side by side utility/sport) storage. The applicant proposes placing a 40 x 26 foot metal storage container in the northeast corner of the lot as well as utilizing a fenced area on the south east corner of the lot for storage.

I. PROPERTY CHARACTERISTICS

- A. **Access:** Highway 62
- B. **Zoning:** Commercial (GC)
- C. **Acres:** .83 acre
- D. **Current Land Use:** The property contains a commercial 1,596 square foot building previously used as a restaurant and associated parking.
- E. **Surrounding Land Uses:**
 - North: Vacant Commercial lot
 - West: Hwy 62 with vacant Commercial lots, and also a Commercial lot with a Napa Auto Parts store on the opposite side of the Hwy
 - South: Residential R-3 (Manzanita Subdivision)
 - East: Residential R-3 (Manzanita Subdivision)

II. APPLICABLE CRITERIA § 154.315

The review authority shall make written findings with respect to all of the following criteria when approving, approving with conditions or denying an application:

- (A) The application is complete, as determined in accordance with §§ 154.314 and 154.375 through 154.382;

(B) The application complies with all of the applicable provisions of the underlying land use district, including building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture and other special standards as may be required for certain land uses;

(C) The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with §§ 154.270 through 154.276;

(D) The application complies with the design standards contained in Chapter 95;

(E) Conditions required as part of a land division, conditional use permit, master planned development, specific area plan or other approval shall be met; and

(F) Exceptions to criteria above may be granted only when approved as a variance.

III. FINDINGS

(A) The application is complete, as determined in accordance with §§ 154.314 and 154.375 through 154.382;

The application includes the required elements to be deemed complete.

(B) The application complies with all of the applicable provisions of the underlying land use district, including building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture and other special standards as may be required for certain land uses;

The property is zoned GC. The site is approximately 36,154 square feet and is owned by Southern Oregon Wilderness Adventures. Only the side yards adjacent to residential zones have setback requirements. The proposed development maintains and meets the required 10 foot setback on the east and south property lines.

The proposed use entertainment/recreation/office use is allowed in the General Commercial zone.

(C) The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with §§ 154.270 through 154.276;

The existing developed property is in compliance. No nonconforming uses or structures exist on site.

(D) The application complies with the design standards contained in Chapter 95.

The subject site fronts Highway 62 a State Highway, any alterations to the access or frontage improvements will be approved and administered by ODOT.

(E) Conditions required as part of a land division, conditional use permit, master planned development, specific area plan or other approval shall be met; and

No land division, conditional use permit, master planned development, or specific area plan affects the subject site.

(F) Exceptions to criteria, above may be granted only when approved as a variance.

No variances are proposed.

IV. DECISION

The application to allow the new use of office space and recreation trip sales along with outdoor storage is approved, subject to the following conditions:

1. Applicant to comply with City of Shady Cove Business License requirements.
2. At least 4 parking spaces shall be maintained in accordance with Section 154.337.
3. Applicant to comply with Jackson County Change of Occupancy Permit. Applicant to provide statement from Jackson County Development Services that proposed use complies with all building department requirements.
4. Development shall be consistent with the site plan or as modified by conditions of approval. Changes to the building; plumbing, electrical or mechanical equipment may require permits; call the City before you start work to inquire about permitting requirements.
5. All outdoor storage shall be limited to the areas outlined in the site plan.
6. All uses must comply with all applicable state and federal environmental, health and safety regulations.
7. The landscaping along the Highway 62 frontage shall be installed in compliance with the landscape Ordinance of the City of Shady Cove.
8. Signs require a permit; apply to City if any signs are to be erected, or altered.

City of Shady Cove

By Ryan Nolan
Ryan Nolan, Planner

Signed this 6th day of August, 2020

CITY OF SHADY COVE
SITE DESIGN REVIEW
APPLICATION

OFFICE USE:

Application No. SD20-01 Received By D. Dermain Date 7/15/20
Amount Paid \$450.00 Receipt No 27094 Hearing Date 8-13-20
TBD

TO BE COMPLETED BY APPLICANT:

Name of Property Owner(s): JASON ASBILL
Property Street Address: 20756 HWY 62
Between CINDY WY and FIREHOUSE LN streets.
County Assessor's Map & Tax Lot Number: 34-1W 21 AD 3600
Current Zoning: COMMERCIAL (GC) Adjacent Zoning: COMMERCIAL (GC), R-3

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

- 1) Attach 2 copies of property plat map.
- 2) Attach 2 copies of a plot plan indicating the existing property lines and the proposed use.
- 3) 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 NAME JASON ASBILL

APPLICANT'S SIGNATURE [Signature]

MAILING ADDRESS: PO Box 301 TRAIL OR 97541

PHONE NUMBER 541-810-1700 CELL NUMBER SAME

APPLICANT'S EMAIL ADDRESS SOUTHERN OREGON WILDERNESS ADVENTURES@CWT.LOCK.COM

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

PLANNER OR HIS/HER DESIGNATE

Complete X Incomplete _____

Signature Ryan Nolan

Date 07/20/2020

SITE DESIGN REVIEW APPLICATION

Page 2

Describe your proposal

I propose to run a rental, trip organizing business for people. This includes rafts, kayaks, paddleboards, guided hiking, guided side x side trips, and guided hunting and fishing. I am prepared to run a high-end business with multiple options.

Size of Structure: 1500 sq Ft

Number of employees on maximum shift: 2

Hours and days of operation: Monday - Sunday, 7am - 8pm

Parking spaces proposed: 25 - 30

Section 154.379(B)(d) requires applicants to include an impact study for all Site Design Review applications. The impact study shall assess the effect of the development on public facilities and services including, at a minimum, the transportation system, including pedestrian ways and bikeways, the drainage system, the parks system, the water system, the sewer system and the noise impacts of the development. The study shall propose improvements necessary to meet city standards and to minimize the impact of the development on the public at large, public facilities systems and affected private property users.

Explain how your proposal complies with Section 154.379(B)(D).

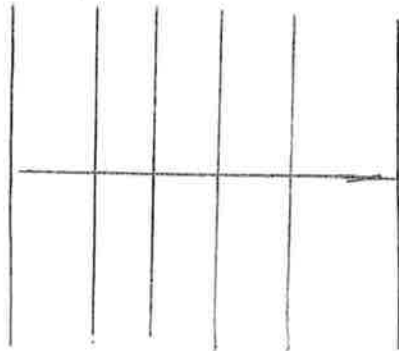
Noise should not be an issue for residents. Entrances, including wheelchair access, is clear in front of building and in parking spaces.

Attach additional sheets as necessary

Other comments you feel are pertinent to your application

N/A

Storage Unit
50 x 26
12'



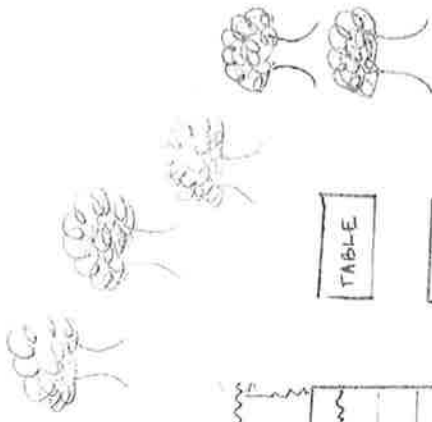
NC
access

1596 sq ft

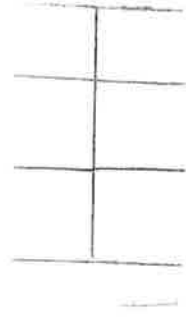


TABLE

TABLE



display of side x sides

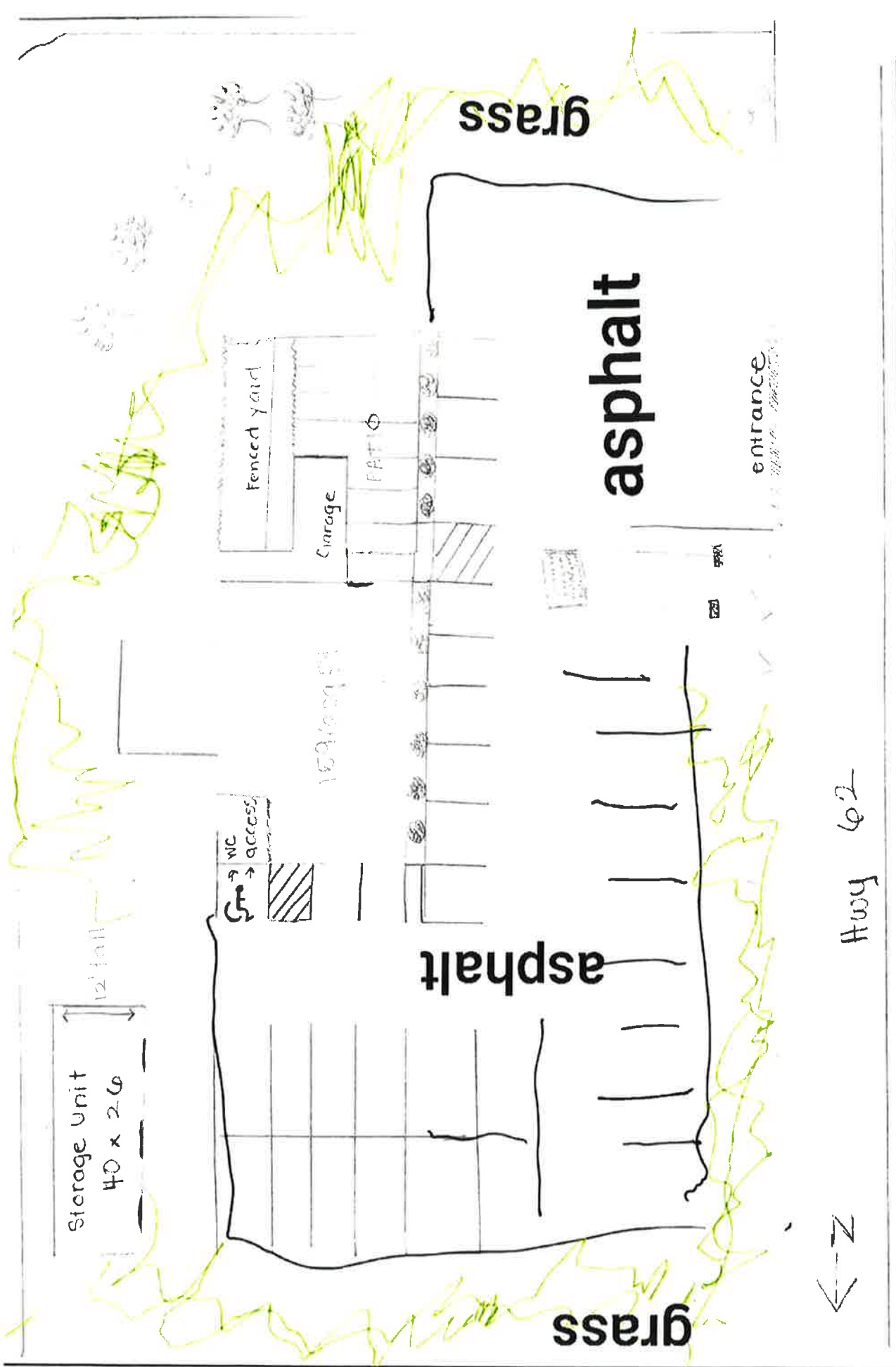


entrance



Hwy 62

*Landscape *






Mayor
Lena Richardson

Councilors
Steve Mitchell
Dick McGregor
Shari Tarvin
Hank Hohenstein

CERTIFICATE OF MAILING

I hereby certify that on July 23, 2020, I provided a copy of the NOTICE OF ADJACENT PROPERTY USE PROPOSAL and REQUEST FOR AGENCY COMMENT, APPLICATION NO. SD 20-01 by first class mail to the following (lists 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

CITY OF SHADY COVE
PLANNING COMMISSION

NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

DESCRIPTION OF PROPERTY: 34-1W-21AD, Tax Lot 3600, located at 20756 Hwy 62.

PROPOSED CHANGE: Site Design Review application to use the structure for online sales and outdoor storage.

ZONING: General Commercial (GC). PLANNING FILE #: SD 20-01

DATE AND TIME OF MEETING: Thursday, August 13, 2020 at 6:00 p.m.

LOCATION: Shady Cove City Hall Council Chamber, 22451 Highway 62.

RESPONSE DATE: August 5, 2020 OWNER/APPLICANT: Jason Asbill

The applicable criteria and standards to be considered at the public hearing are found in the Shady Cove Code of Ordinance §§ Site Design Review 154.313-154.315; 154.318; Procedures 154.379

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. Staff report will be available for public review 7 days prior to the hearing at 22451 Highway 62, Shady Cove during regular office hours (Monday-Friday 8:00am - 5:00pm). Public attendance is welcome. For more information please contact the Planning Department at City Hall, (541) 878-8204. The meeting will likely be a telephonic conference meeting. The public is invited to attend and comment at this public hearing, please contact City Hall for meeting access information.

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 specific criteria.

"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."

**** REVIEW AND COMMENT ****

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

REMARKS: _____

SIGNATURE: _____

PRINTED NAME(S): _____

STREET AND MAILING ADDRESS: _____

Please submit your response to: City of Shady Cove Planning Dept, PO Box 1210, Shady Cove, OR 97539

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).

SISSON WILLIAM B TRUSTEE ET A
PO BOX 1154
SHADY COVE, OR 97539

MORSE GORDON L
70 CINDY WAY
SHADY COVE, OR 97539

CARLE RICHARD G/SANDRA M
2005 SWINGLE RD
TRAIL, OR 97541

COOPER LARRY JOE
PO BOX 44
SHADY COVE, OR 97539

WESTFALL CHESTER C
120 LINDA LN PO Box 735
SHADY COVE, OR 97539

CARLE RICHARD G/SANDRA M
2005 SWINGLE RD
TRAIL, OR 97541

~~CARLE RICHARD G/SANDRA M
2005 SWINGLE RD
TRAIL, OR 97541~~

BURRILL VINCENT R TRUSTEE ET
2400 NEIL CREEK RD 22.9 SW HS
ASHLAND, OR 97520 GP 97524

~~CARLE RICHARD G/SANDRA M
2005 SWINGLE RD
TRAIL, OR 97541~~

BELLWOOD PROPERTIES INC
PO BOX 39
SHADY COVE, OR 97539

SHADY ACRES MHP, LLC PO
10127 CAMBRIDGE LN 22129
MILWAUKIE, OR 97222
Pdx 97269

SOUTHERN OREGON WILDERNESS AD
PO BOX 301
TRAIL, OR 97541

BELLWOOD PROPERTIES INC
PO BOX 39
SHADY COVE, OR 97539

SHADY ACRES MHP, LLC
10127 CAMBRIDGE LN
MILWAUKIE, OR 97222

WIERS DAVID K
140 CINDY CT
SHADY COVE, OR 97539

DAVIS JUSTIN A/STACY R
400 CINDY CT PO Box 476
SHADY COVE, OR 97539
EP, OR 97524

SHADY ACRES MHP, LLC
10127 CAMBRIDGE LN
MILWAUKIE, OR 97222

ROBINSON JAMES/CAROLINE
PO BOX 157
SHADY COVE, OR 97539

PERRIN WILLIAM
PO BOX 27
SHADY COVE, OR 97539

SHADY ACRES MHP, LLC
10127 CAMBRIDGE LN
MILWAUKIE, OR 97222

LAFLAMME CHAD/CHRISTINA
120 CINDY CT
SHADY COVE, OR 97539

CHANG FRANK
415 MORAGA AVE
PIEDMONT, CA 94611

SHADY ACRES MHP, LLC
10127 CAMBRIDGE LN
MILWAUKIE, OR 97222

MANZANITA HILLS HOMEOWNERS AS
718 CARDLEY AVE PO Box 157
MEDFORD, OR 97504
Shady Cove 97539

~~SHADY ACRES MHP, LLC
10127 CAMBRIDGE LN
MILWAUKIE, OR 97222~~

MEIGS JAMES ROY/ELLEN MAE
PO BOX 182
SHADY COVE, OR 97539

TERBECK THOMAS W
14790 HIGHWAY 62
EAGLE POINT, OR 97524

MORSE GORDON L
70 CINDY WAY
SHADY COVE, OR 97539

OBERLANDER ROBERT C/KIMBERLY
1419 BLAIRWOOD AVE
CHULA VISTA, CA 91913

BRANDON RENE M
115 LINDA LN
SHADY COVE, OR 97539

KATO ROBERT H
PO BOX 8163
MEDFORD, OR 97501

DANSONS LLC
20717 HIGHWAY 62
SHADY COVE, OR 97539

~~SHADY ACRES MHP LLC
10127 SE CAMBRIDGE LN
MILWAUKIE, OR 97222~~

BUUS JAMES DAVID
PO BOX 33
SHADY COVE, OR 97539

LEASE GREGORY WILLIAM
C/O BOUVIER JILL (NEW OWNER)
23611 HIGHWAY 62 #UNIT 19
TRAIL, OR 97541

WHITAKER CHARLES /DELÒRES J
PO BOX 94
EAGLE POINT, OR 97524

~~SHADY ACRES MHP, LLC
10127 CAMBRIDGE LN
MILWAUKIE, OR 97222~~

GARCIA RAFAEL
101 ONYX ST #7
EAGLE POINT, OR 97524

~~SHADY ACRES MHP, LLC
10127 CAMBRIDGE LN
MILWAUKIE, OR 97222~~

WAID JERRIE
PO BOX 87
SHADY COVE, OR 97539

CITY OF SHADY COVE
PLANNING COMMISSION
REQUEST FOR AGENCY COMMENT

DESCRIPTION OF PROPERTY: 34-1W-21AD, Tax Lot 3600, located at 20756 Hwy 62.

PROPOSED CHANGE: Site Design Review application to use the structure for online sales and outdoor storage.

ZONING: General Commercial (GC). PLANNING FILE #: SD 20-01

DATE AND TIME OF MEETING: Thursday, August 13, 2020 at 6:00 p.m.

LOCATION: Shady Cove City Hall Council Chamber, 22451 Highway 62.

RESPONSE DATE: August 5, 2020 OWNER/APPLICANT: Jason Asbill

The applicable criteria and standards to be considered at the public hearing are found in the Shady Cove Code of Ordinance §§ Site Design Review 154.313-154.315; 154.318; Procedures 154.379

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** REVIEW AND COMMENT **

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

REMARKS: _____

SIGNATURE: _____

PRINTED NAME(S): _____

STREET AND MAILING ADDRESS: _____

Please submit your response to: City of Shady Cove Planning Dept, PO Box 1210, Shady Cove, OR 97539

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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

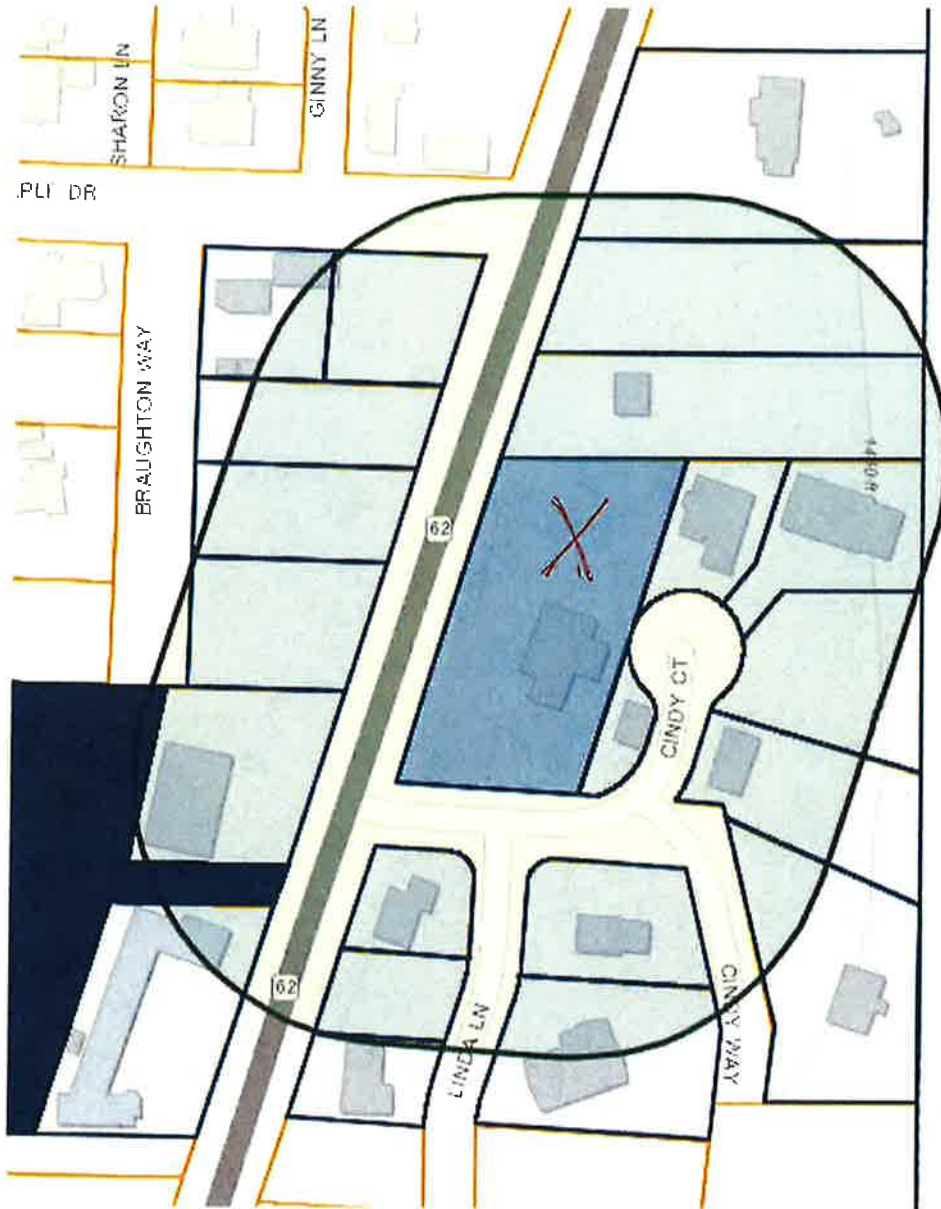
Micah Horowitz,
ODOT Region 3
100 Antelope Road
White City, OR 97503

Todd Brooks
JC Development Services
10 S Oakdale Ave Rm 100
Medford, OR 97501

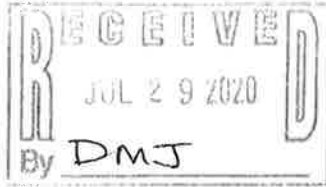
Scott D Pingle, PE, SE
KAS & Associates, Inc
304 S Holly Street
Medford, OR 97501

Mike Shaw
Deputy State Fire Marshal
5375 Monument Drive
Grants Pass OR 97526

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



20756 Hwy. 62, Shady Cove



CITY OF SHADY COVE
PLANNING COMMISSION

7/27/20

REQUEST FOR AGENCY COMMENT

DESCRIPTION OF PROPERTY: 34-1W-21AD, Tax Lot 3600, located at 20756 Hwy 62.

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**** REVIEW AND COMMENT ****

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

REMARKS: A DETAILED SITE PLAN AND WHAT IS BEING STORED OUTSIDE IS NEEDED TO DETERMINE ANY STORM DRAINAGE REQUIREMENTS

SIGNATURE: Scott D. Pingle

PRINTED NAME(S): SCOTT D. PINGLE P.E.

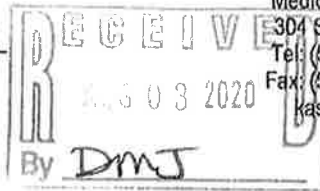
STREET AND MAILING ADDRESS: 304 SOUTH HOLLY STREET, MEDFORD, OR 97501

Please submit your response to: City of Shady Cove Planning Dept, PO Box 1210, Shady Cove, OR 97539

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CIVIL
•
STRUCTURAL
•
PLANNING



Medford, OR 97501
304 S. Holly Street
Tel: (541) 772-5807
Fax: (541) 618-7389
kas@kasinc.com

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MEMO

Attn: Tom Corrigan
From: Scott D. Pingle, P.E., S.E.
CC: Debby Jermain
Date: August 3, 2020
Re: SD20-01 Jason Asbill – 20756 Highway 62, Shady Cove, Oregon

I have received the preliminary site plan and Site Design Review Application for this project. It looks like additional parking and maneuvering areas are going to be provided. The site plan should show the extent of the existing asphalt and any proposed new asphalt and/or crushed rock areas. The site plan needs to show how stormwater runoff will be collected and discharged to an approved storm drainage facility.

Since the stormwater runoff will discharge into the roadside ditch along Highway 62 ODOT must be contacted for runoff requirements, if any, and verify if a road encroachment permit is required for the existing driveway access. Runoff shall be directed so it does not run onto Highway 62 at the driveway entrance. At least some type of stormwater pre-treatment is recommended and encouraged prior to releasing into the ODOT right-of-way. Applicant shall provide written requirements and/or acceptance of any ODOT requirements to the City.

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

The City of Shady Cove Planning Commission will hold a Public Hearing at 6 p.m. Thursday, Aug. 13, 2020, at the Shady Cove City Hall Council Chamber, 22451 Highway 62, Shady Cove, Oregon for the following purpose:

To consider an application for a Site Design Review to use the structure for online sales and outdoor storage located at 20756 Hwy 62, Shady Cove, Oregon. Said parcel is legally described as 34-1W-21AD, Tax Lot 3600 and currently zoned General

Commercial (GC).

Owner/Applicant:
Jason Asbill File
Number: SD 20-01

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 before the above scheduled hearing date so that they may be included in the agenda packet. Please mail comments to City of Shady Cove, P.O. Box 1210, Shady Cove, OR 97539.

The applicable criteria and standards to be considered at the

public hearing are found in the Shady Cove Code of Ordinance §§ Site Design Review 154.313-154.315; 154.318; Procedures 154.379.

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 before the public hearing at 22451 Highway 62, Shady Cove from 8 a.m. to 5 p.m.

Public attendance is welcome and the meeting

will likely be a telephonic conference meeting. Additional meeting access information is available by contacting the Planning Department at 541-878-8204.

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 before 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).

06/08/20 Through 07/31/20 Planning and Building Activities

BUILDING PERMITS

YEAR Permit No.	DATE	NAME	TYPE	ADDRESS	MAP	TAX LOT
20-32	6/15/20	Michael Kretzer	Detached Garage	128 Penny Lane	21AA	2600
20-33	6/22/20	City of Shady Cove	Install Handrail	2501 Indian Crk Rd	15	1103
20-34	6/22/20	RVSS	Encroachment Permit	300 Sowell	Realignment sewer main	
20-35	6/29/20	Tanks Development	New Home	6534 Rogue River Dr	21BA	1702
20-36	6/26/20	Ken Keiffer	Interior remodel	897 Old Ferry Rd	15BA	1500
20-37	7/1/20	Dennis B. Hammons	Encroachment Permit	511 Park Drive	Culvert	
20-38	7/6/20	Lori Moore	Sign Permit	20300 Hwy 62	21D	409
20-39	7/10/20	Avista	Encroachment Permit	585 Park Dr	Install Natural Gas Service	
20-40	7/16/20	Jason Asbill	Sign Permit	20756 Hwy 62	21AD	3600
20-41	7/27/20	Spencer Davenport	In Ground Pool	297 Walnut Lane	16DC	1601

Planning Applications

6/22/2020	MIP 20-01	Dennis B Hamm 511 Park Dr	Minor Land Partition		16DD	2503
7/15/2020	SD 20-01	Jason Asbill 20756 Hwy 62	Southern Oregon Wilderness Adventures		21AD	3600
6/23/2020	DR 20-01	JP King 22297 Hwy 62	Kona Ice		15BA	4800
7/6/2020	DR 20-02	Lori Moore 20300 Hwy 62	Bison Junction		21D	409

FLOODPLAIN CLEARANCE FOR PERMIT