

Agenda
Shady Cove Planning Commission Public Hearings
Thursday, May 13, 2021
6:00 PM

This meeting will be held via Zoom with Commission being present at City Hall. Attendees will click on the link or call in to the listed number.

<https://us02web.zoom.us/j/87405535301?pwd=STg0SmEwcXVaMGNTcmxvR0ZnWlpCQT09>

Meeting ID: 874 0553 5301

Passcode: 674221

One tap mobile

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+16699006833,,87405535301#,,,,*674221# US (San Jose)

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 May 27, 2021, at 6:00 PM with Commission members present in Council Chambers and the public to attend via Zoom.
3. The meeting date is subject to change by the circumstances related to COVID-19.

II. Consent Calendar

A. Planning Commission Meeting Minutes of March 25, 2021

III. Public Hearing

A) Public Hearing to Consider a Site Design Review located at 21843 & 21851 Hwy 62.

Open Public Hearing.

A Public Hearing to accept public testimony and consider approval of a Site Design Review Application to allow a daycare center. The property is located at 21843 & 21851 Hwy 62, Shady Cove, Oregon. Assessor's Map and Tax Lot: 34-1W-15BC, 2600 & 2800. Zoning is General Commercial, GC). Owner: Cary Zink Applicant: Julie Jackson. File Number: SD 21-02.

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.

B) Public Hearing to Consider a Conditional Use Permit located at 21425 Highway 62

Open Public Hearing.

A Public Hearing to accept public testimony and consider approval of a Conditional Use Permit Application to allow a Major Automotive Repair use located at 21425 Highway 62. Said parcel is legally described as 34-1W-15CC, Tax Lot 1300 and currently zoned General Commercial (GC). The owner is Jeff & Julie Barnes. Applicant: Aaron Willis
Planning File Number: CUP 21-01

1. Read Public Hearing Open 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

IV. New Business

A. Discussion item – 128 Penny Lane Bridge

V. Department Reports

A. Planning Technician Report

VI. Public Comment

VII. Commissioner Comments

VIII. Adjournment

City of Shady Cove
Planning Commission Regular Meeting Minutes
Thursday, March 25th 2021

Meeting was held with the Planning Commission present at City Hall and public attending telephonically

I. CALL TO ORDER

Chair Barnes called the Regular Planning Commission Meeting to order at 6:01 PM

Council Present: Chair Barnes, Commissioner Stirling, Commissioner Magill, Commissioner Smith. Commissioner Krupa, Absent

Staff Present: Debby Jermain, Planning Technician

I.B. ANNOUNCEMENTS

The Chair made the announcements on the agenda.

II. PUBLIC HEARING

None

III. PUBLIC COMMENT ON AGENDA ITEMS

None

IV. CONSENT AGENDA

Motion to Approve the Planning Commission Meeting Minutes of January 14th, 2021

Motion: Commissioner Stirling

Second: Chair Barnes

Motion Carried 4-0

V. ITEMS REMOVED FROM CONSENT AGENDA

None

VI. STAFF REPORTS

VII. NEW BUSINESS

- A. Discussion of Goal 8 Statewide planning goals – Recreation Needs (Barnes)
- B. Discussion of Goal 9 Statewide planning goals – Economy of the State (Magill)

C. Discussion of Goal 10 Statewide planning goals – Housing (Magill)

D. Planning Technician report

VIII. OLD BUSINESS

None

IX. WRITTEN COMMUNICATION

None

X. PUBLIC COMMENT ON NON-AGENDA ITEMS

XI. COMMISSIONER COMMENTS

XII. ADJOURNMENT

There being no further business before the Commission, the Chair adjourned the regular Meeting at 6:50 PM.

Approved:

Attest:

Thomas Barnes
Chair

Debby Jermain
Planning Technician

Commission Vote:

Chair Barnes _____
Commissioner Stirling _____
Commissioner Smith _____
Commissioner Magill _____
Commissioner Krupa _____

**CITY OF SHADY COVE PLANNING COMMISSION PACKET
PLANNING FILE NO. SD 21-02
REQUEST FOR A SITE DESIGN REVIEW
21843 HWY 62, SHADY COVE OREGON**

PUBLIC HEARING: THURSDAY MAY 13, 2021, 6:00 P.M.

[illegible]

**CITY OF SHADY COVE
SITE DESIGN REVIEW STAFF REPORT
FILE: SD 21-02**

**OWNER: Cary Zink
3030 Lemmon Court
Hollister CA, 95023**

**APPLICANT: Julie A. Jackson
900 Rocky Road
Trail, OR 97541**

PROPERTY DESCRIPTION: T 34 S, RANGE 1 W, SECTION 15BC, TAX LOTS 2600 & 2800

ADDRESS: 21843 & 21851 Highway 62

APPLICATION: Site Design Review to authorize a change of use at an existing developed commercial site. Previous uses included marijuana sales and smoke accessory shop and associated parking. The building is currently vacant. The proposed use is a daycare that has previously been located in City limits, but has most recently been located at the applicants home in the Trail area.

I. PROPERTY CHARACTERISTICS

- A. **Access:** Highway 62
- B. **Zoning:** Commercial (GC)
- C. **Acres:** .12 & .54 acres
- D. **Current Land Use:** The property contains a commercial 2,464 square foot building previously used as a fast food pizza restaurant, a daycare and quilt store, and a marijuana dispensary and smoke accessory shop.
- E. **Surrounding Land Uses:**
 - North: Developed Commercial lots (The Fishin Hole, etc.)
 - West: Developed Commercial lot (The Lee's construction sign company)
 - South: Developed Commercial lot (Shady Cove Station)
 - East: Hwy 62, Developed Commercial lot (River Plaza)

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. All base zone standards are met with the current development.

The proposed use of daycare use is allowed in the General Commercial zone. Any repainting of the structure should comply with the City of Shady Cove approved commercial paint pallet. Comment was received from Rogue Valley Sewer Services, the applicant shall comply with all RVSS requirements.

(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. The City Administrator requested greater clarification on the parking, pick-up/drop-off design. The applicant shall address the proposed plan for traffic pattern related to pick-up/drop-off.

(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 13 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.
6. All uses must comply with all applicable state and federal environmental, health and safety regulations.
7. 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, Planner

this 6th day of May, 2021

5

CITY OF SHADY COVE
SITE DESIGN REVIEW
APPLICATION

OFFICE USE:

Application No. SD 21-02 Received By D. Germain Date 4/21/21
Amount Paid \$450.00 Receipt No 27166 Hearing Date 5-13-21

TO BE COMPLETED BY APPLICANT:

Name of Property Owner(s): Cary Zink

Property Street Address: 21843 Hwy 62 Shady Cove, OR.

Between Hwy 62 and Rogue River Drive streets.

County Assessor's Map & Tax Lot Number: 341W15BC 2800 and 2600

Current Zoning: GC Adjacent Zoning: GC

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 Julie A. Jackson

APPLICANT'S SIGNATURE Julie A. Jackson

MAILING ADDRESS: 900 Rocky Rd. Trail, OR. 97541

PHONE NUMBER _____ CELL NUMBER 541-973-4548

APPLICANT'S EMAIL ADDRESS littlemonkeysabc@gmail.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 Germain Date 4-22-21
per Ryan Nolan, Contract Planner

SITE DESIGN REVIEW APPLICATION
Page 2

Attach additional sheets as necessary

Describe your proposal

I would like to move my daycare to a center in Shady cove. I have been providing childcare to our community for six years. I had a center in Shady cove previously, however I moved it to my home 3 years ago. There has been some complications with easements causing me to
*see additional sheet #1

Size of Structure: 3,000 square feet

Number of employees on maximum shift: 5

Hours and days of operation: Monday - Friday 6:00am - 6:00pm

Parking spaces proposed: 116

State below the justification of any impact on the surrounding property

I am not sure there will be any impact. We will be maintaining the property and we will keep it very clean. Our business does not operate on nights or weekends. Our noise level is low since most children will be inside. When they are outside they would be in the fenced area.

Other comments you feel are pertinent to your application

I truly believe this is what the community needs. I have the max amount of children at my home and I receive calls daily for daycare. Most of the children in my care have been with me since 16 weeks old. *see additional sheet

additional sheet #1

need to move. However I feel this is just what I need is a move to a larger location. I would like to use the facility to care for the children of our community. I have a great reputation in our community for caring for children.

I would like to fence in a small section in the rear of the building with an above ground fence, I will use fence above ground pole holders so there will be no digging. I will bring in gravel to cover the area in the back of the building that is rock and dirt at this time. I will leave space in the rear of the building on the pavement for additional parking.

I will hang flower baskets in the front. The kids love to plant and water flowers and plants. We will also use the planter box to plant flowers. This is one thing we will miss since they all have their own vegetable plants they care for.

additional sheet #2

I gave the sq. footage and room measurements to my certifier today. She explained to me that we can care for 37 children. This being said we would need 8 parking spots for parent and 5 parking spots for employees. I will mark one of the front spaces with handicap.

The employees can park in the back on the cement area behind the fence.

I will be getting a sanitation inspection before my certifier will issue a license.

Also the fire marshall will have to approve the space and exits and number of children.

To whom it may concern,

4/20/21

My name is Cary Zink and I am the owner of the property at 21843 Hwy 62 in Shady Cove. I have a potential tenant looking to lease the store front to operate as a child daycare center. My understanding is that this business is well established and needs a more suitable location to flourish. As you may know this location was used prior for a successful daycare center in the past. I am very pleased that this location is again being considered for a business I believe will serve the community and bring more business opportunities to Shady Cove.

Thank you for your consideration,

Cary Zink

A handwritten signature in dark ink, appearing to be 'CZink', written in a cursive style.

BEETAL

WIKES JAMES R / BARBARA A

21859 HIGHWAY 62
MERCKE FRANCES M

BARMORE JIMMY N / MARGUERITE

2187 JERMAIN JACK D

BENNETT ROBERT R T

21871 HIGHWAY 62

21865 JERMAIN JACK

ZINK GARY

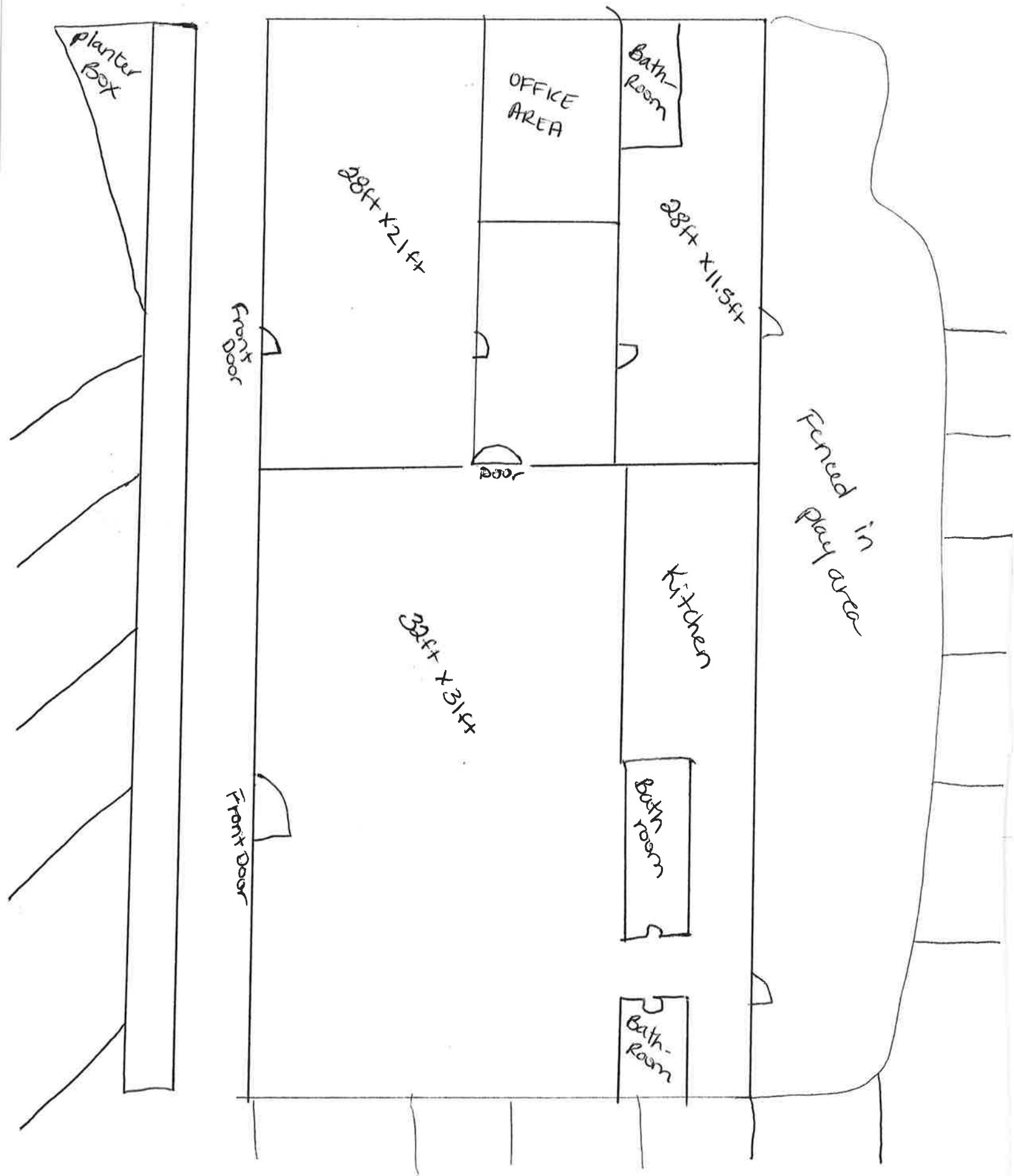
ZINK GARY

21843 HIGHWAY 62

21825 HIGHWAY 62 LLC

21823 HIGHWAY 62

HIGHWAY 62





Mayor
Shari Tarvin

Councilors
Dick McGregor
Kathy Nuckles
Tim Everitt

CERTIFICATE OF MAILING

I hereby certify that on April 22, 2021, I provided a copy of the NOTICE OF ADJACENT PROPERTY USE PROPOSAL, APPLICATION NO. SD 21-02 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

HETZEL MICHAEL B ET AL
PO BOX 1149
SHADY COVE, OR 97539

ENRIQUEZ CAROLEE ET AL
7474 CROWFOOT RD
TRAIL, OR 97541

BARMORE JIMMY N/MARGUERITE E
PO BOX 675
SHADY COVE, OR 97539

BARMORE JIMMY N/MARGUERITE
PO BOX 675
SHADY COVE, OR 97539

JERMAIN JACK D
PO BOX 1314
SHADY COVE, OR 97539

SHERLOCK JAMES R/BARBARA A
235 SANFORD ST
ENCINITAS, CA 92024

FLYING HORSE LLC
PO BOX 790
PHOENIX, OR 97535

T I LLC
PO BOX 29
COOS BAY, OR 97420

JERMAIN JACK
PO BOX 1314
SHADY COVE, OR 97539

JOELSON GORDON ARTHUR /ELAINE
PO BOX 29
COOS BAY, OR 97420

ZINK CARY
3030 LEMMON CT
HOLLISTER, CA 95023

RKR PROPERTIES
COLLINS JOHN/KATHLEEN
PO BOX 1425
SHADY COVE, OR 97539

21825 HIGHWAY 62 LLC
931 DEERFOOT PL
NEWBURY PARK, CA 91320

T I LLC
PO BOX 29
COOS BAY, OR 97420

ZINK CARY
3030 LEMMON CT
HOLLISTER, CA 95023

BENNETT ROBERT R TRUSTEE ET A
3922 WINDGATE ST
MEDFORD, OR 97504

MERCK FRANCES M
PO BOX 1314
SHADY COVE, OR 97539

CITY OF SHADY COVE
PLANNING COMMISSION

NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

DESCRIPTION OF PROPERTY: 34-1W-15BC, Tax Lots 2600 & 2800, located at 21843 Hwy 62.

PROPOSED CHANGE: Site Design Review application to operate a daycare center.

ZONING: General Commercial (GC). PLANNING FILE #: SD 21-02

DATE AND TIME OF MEETING: Thursday, May 13, 2021 at 6:00 p.m.

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

RESPONSE DATE: May 5, 2021 OWNER: Cary Zink APPLICANT: Julie A Jackson

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 public is invited to attend via zoom and comment at this public 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 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: _____

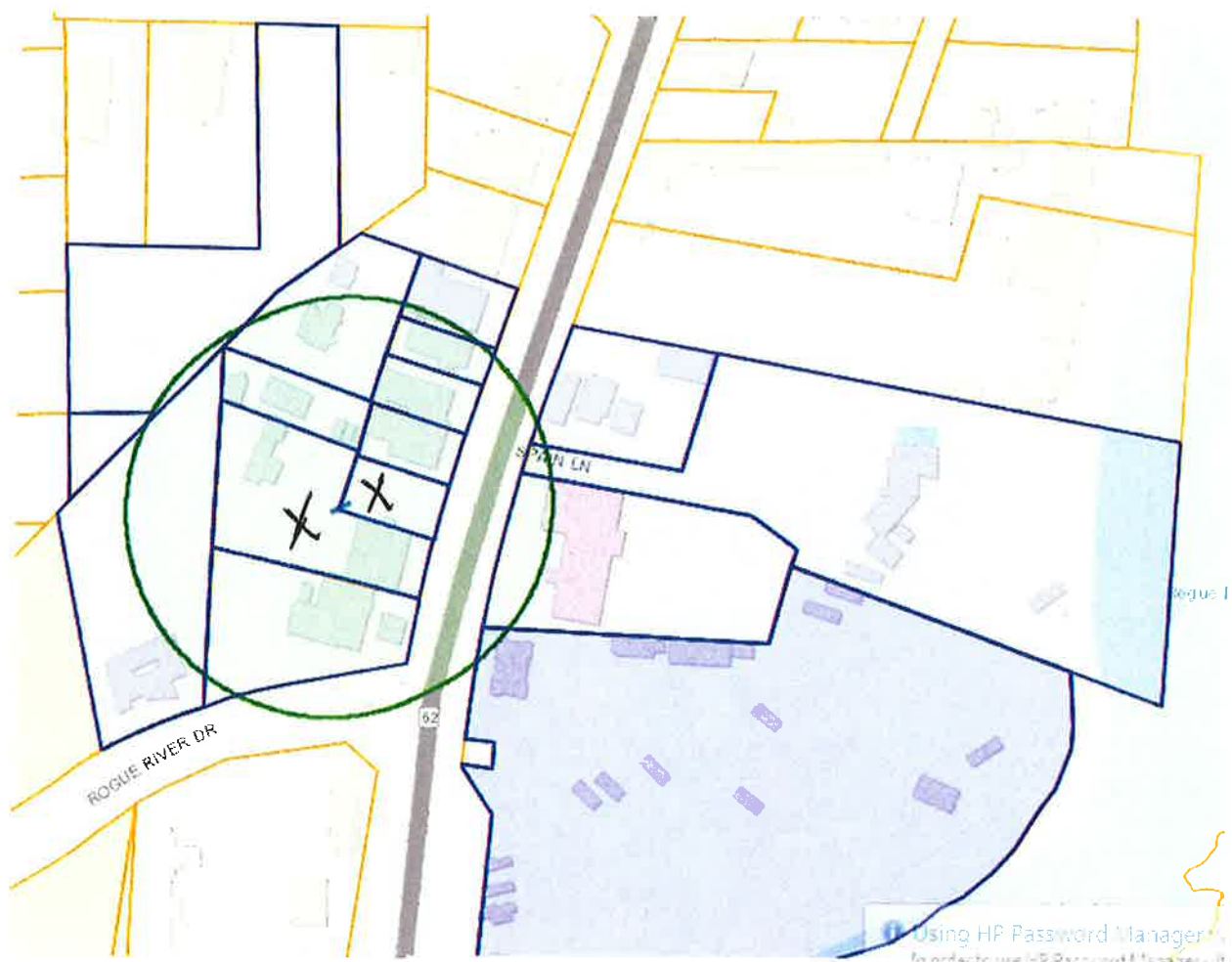
PRINTED NAME(S): _____

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).

21843 Hwy 62





Mayor
Shari Tarvin

Councilors
Dick McGregor
Kathy Nuckles
Tim Evertt

CERTIFICATE OF MAILING

I hereby certify that on April 22, 2021, I provided a copy of the NOTICE OF PUBLIC HEARING REQUEST FOR AGENCY COMMENT, APPLICATION NO. SD 21-02 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

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

Sam Lashley
Deputy State Fire Marshal
5375 Monument Drive
Grants Pass OR 97526

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

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

Thomas Corrigan
Spencer McMahan
NO ENVELOPE

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



Mayor
Shari Tarvin

Councilors
Dick McGregor
Kathy Nuckles
Tim Evert

**PUBLIC HEARING NOTICE
REQUEST FOR AGENCY COMMENT**
Public Hearing May 13, 2021 at 6:00 P. M.

Date: April 22, 2021
File No: SD 21-02
To:

An application has been submitted to The City of Shady Cove Planning Department for review of the proposal described below. Please return this form with your comments to this office by May 5, 2021 so that your comments may be included in the Planning Commission agenda material. Contact Ryan Nolan at 541-878-8202 or 541-423-1382 if you have any questions.

Applicant: Julie A Jackson

Owner: Cary Zink

Address: 21843 Highway 62, Shady Cove, OR 97539 34-1W-15 BC, TL 2600 & 2800

Zoning: General Commercial GC

Proposal: **Site Design Review application to operate a daycare center**

- ☐ We have no comment.
☐ We recommend approval with no special conditions.
☐ This property is not within our jurisdiction.
☐ Please address the following concerns:

☐ We encourage denial of this proposal because:

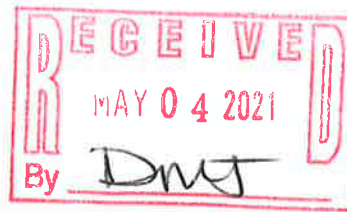
Agency/Prop. Owner (print)

Phone #

Signature of Agency Rep./Prop. Owner

Date

Note to Agencies: If your proposed conditions of approval include the dedication of land for public use or the provision of public improvements, please submit written findings with supporting data or information that justify the requirements. **Specifically, the findings must show that there is an essential connection between your requirements and a legitimate government purpose and that there is a rough proportionality between the burden of the requirement of the developer and the impacts of the proposed development on public facilities and services.**



Mayor
Shari Tarvin

Councilors
Dick McGregor
Kathy Nuckles
Tim Evert

PUBLIC HEARING NOTICE
REQUEST FOR AGENCY COMMENT
Public Hearing May 13, 2021 at 6:00 P. M.

Date: April 22, 2021
File No: SD 21-02
To:

Thomas Corrigan
Spencer McMahan
NO ENVELOPE

An application has been submitted to The City of Shady Cove Planning Department for review of the proposal described below. Please return this form with your comments to this office by May 5, 2021 so that your comments may be included in the Planning Commission agenda material. Contact Ryan Nolan at 541-878-8202 or 541-423-1382 if you have any questions.

Applicant: Julie A Jackson

Owner: Cary Zink

Address: 21843 Highway 62, Shady Cove, OR 97539 34-1W-15 BC, TL 2600 & 2800

Zoning: General Commercial GC

Proposal: **Site Design Review application to operate a daycare center**

- ☐ We have no comment.
☐ We recommend approval with no special conditions.
☐ This property is not within our jurisdiction.
☒ Please address the following concerns:

PARKING, PICK UP, DROP OFF IN REAR?

- ☐ We encourage denial of this proposal because:

CITY OF SHADY COVE
Agency/Prop. Owner (print)

Phone #

Signature of Agency Rep./Prop. Owner

Date **5/4/21**

Note to Agencies: If your proposed conditions of approval include the dedication of land for public use or the provision of public improvements, please submit written findings with supporting data or information that justify the requirements. **Specifically, the findings must show that there is an essential connection between your requirements and a legitimate government purpose and that there is a rough proportionality between the burden of the requirement of the developer and the impacts of the proposed development on public facilities and services.**



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

May 6, 2021

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



RE: SD 21-02, 22843 Hwy 62, Tax Lots 2600 and 2800, Map 34 1W 15BC

The subject property is served by a connection to the 12 inch sewer main on Highway 62. This service connection is shared with the adjacent 22825 Hwy 62. Shared services are not compliant with the Oregon Plumbing Specialty Code.

So long as all of the proposed renovations are within the existing building footprints the shared service may remain in use. The applicant should be aware that with a shared service blockages caused by their neighbors can adversely impact them.

If the buildings are expanded or relocated the applicant will need to make a new service connection.

The proposed change in use will require the payment of additional SDCs and change the billing status to that of a school. The amount of SDCs will be based on the capacity of the day care center, which is set at 1 student per 35 sq.ft. of classroom area. The applicant should provide Rogue Valley Sewer Services with a proposed floor plan so that the SDCs can be calculated and paid.

Feel free to contact me with any questions.

Sincerely,

Carl

Tappert

**Carl Tappert, PE
Manager**

Digitally signed by Carl
Tappert
DN: cn=Carl Tappert, o=Rogue
Valley Sewer Services, ou,
email=ctappert@rvss.us, c=US
Date: 2021.05.06 08:29:03
+07'00'



NOTICE OF PUBLIC HEARING

The City of Shady Cove Planning Commission will hold a Public Hearing at 6:00 p.m. on **Thursday, May 13, 2021**, 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 operate a daycare center located at **21843 Hwy 62, Shady Cove, Oregon**. Said parcels are legally described as 34-1W-15BC, Tax Lots 2600 & 2800 and currently zoned General Commercial (GC).

Owner: Cary Zink

Applicant: Julie A Jackson

File Number: SD 21-02

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. Please mail comments to City of Shady Cove, PO 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 8:00 a.m. to 5:00 p.m. Additional information is available by contacting the Planning Department at 541-878-8204

The public is invited to attend via zoom and comment at this public hearing.

Posted: 04/29/21
Published: 05/05/21
Remove from Posting: 05/14/21

[illegible]



Type III Staff Report Conditional Use Permit

Date: May 6, 2021

Description of Property: 34-1W-15CC, Tax Lot 1300

Address: 21425 Highway 62

Planning Application: CUP 21-01

Owner/Applicant: Jeff and Julie Barnes/Aaron Willis

Proposal: Conditional Use Permit to allow a Major Automotive Repair use

Zoning: GC (General Commercial)

Planning Commission Public Hearing Date: May 13, 2021

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.)

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 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 not applicable

(A) Criteria.

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

FINDING: No new structures are proposed. The structures proposed for use as a diesel truck repair business have previously been utilized for small motor repair and similar service uses. Current plans call for a diesel truck repair business with associated office use. The previous uses have not included landscaping, but now that revised landscaping standards have been included as Section 154.318, the applicants will be required to install landscaping in accordance with current code. The applicant is proposing to screen the parking area by installing vision obscuring slats in the existing chain link fence. Comments received question the proposed length of time vehicles are proposed to be stored on site. The applicant should address the landscaping and length of vehicle storing questions.

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

FINDING: The property is zoned General Commercial, which permits the widest variety of uses in Shady Cove. Temporary storage of vehicles in fenced area at the rear of the property, so long as it is not converted to a "junk yard" should be an acceptable use of the property.

(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: The proposal is being reviewed as a conditional use permit because it will involve major automotive repair and outdoor storage (154.082(B, and A)). Similar permitted uses in the GC district include ambulance and other emergency services, automobile repair services, commercial parking lots, and automobile, truck and boat sales lots. The proposed use is subject to conditional use permit review because it will include some outdoor storage and potentially noise producing automotive repair operations.

(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.

FINDING: None of the surrounding uses appears to create any conflicts for the proposed use. Commercial uses exist on either side of the highway; residential uses are primarily to the west.

(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 use is similar to past uses of the site and should create similar impacts provided that vehicles are not left on site for significant lengths of time. The chain link fences will have slats to screen the vehicles from neighboring residential parcels and those driving through town.

(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.

Conclusion

The applicant seeks to establish a diesel truck repair business on a site currently vacant. No new structures are proposed.

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. 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.
4. Site-obscuring fencing shall be maintained around the storage yard.
5. A landscape plan shall be submitted to staff for approval in accordance with the landscape Ordinance of the City of Shady Cove.

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

OFFICE USE:

Application No. CUP 21-01 Received By D. Germain Date 4-15-21
Amount Paid \$600.00 Receipt No. 27163 Hearing Date 5-13-21

TO BE COMPLETED BY APPLICANT:

Name of Property Owner(s): Jeff & Julie Barnes

Property Street Address: 21425 Hwy 62 Shady Cove, Or 97539

Between Cedar St and Maple St. streets.

County Assessor's Map & Tax Lot Number: 341W15CC 1300

Current Zoning: Commercial/Residential Adjacent Zoning: Commercial/GC, R-16

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

ADDRESS 6544 Rogue River Dr, Shady Cove 97539 PHONE NUMBER 541-821-8048

redbeards3515@gmail.com

Business Name: Red Beards Diesel Performance

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 Germain

Date

4/20/21

per Ryan Nolan, Principal planner

CITY OF SHADY COVE
CONDITIONAL USE PERMIT APPLICATION
Page 2

Attach additional sheets as necessary

Describe your proposal

Business: Red Beards Diesel Performance, Light duty Diesel truck repair.
Bumper to bumper repairs for Fords, Chevys, and Dodge diesel Pickups. Mechanical,
electrical, engine replacement, transmission repair, Brakes. I am also planning
on parking on the side of building and having a fenced in yard as well.

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)

Site has already been developed for Prior Commercial operations in the past.
Will add a fenced in yard on side of building for parking of extra trucks and
will add privacy slats to fence as well. I believe the building will
have to be painted but am willing to do what I have to. Also hoping to have security
cameras up within a month.

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

Commercial Property has been extensively cleaned up. It will be a small
1-2 man shop with me and my father fixing trucks. Local Family owned business
with local roots and wants to stay close to home

- (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.

The building and the property have had immense amounts of cleaning and picking
up and do not appear to be empty or vacant any more. I was born and
raised here in the little town of Shady Cove and I would
like to be a part of the growth and success of Shady Cove.

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.

Shop is already in existence. Office space in place as well but will need some renovations. Parking lot in back but will need to be fenced in and be able to lock up. Further development of Property and building would have zero impact on our business location and would have zero effect on neighboring businesses.

- (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

Having a operational business with security systems and good lighting at this location will increase the safety of the neighborhood. Also owner of the property will be having his father in law live on sight and on Premises

Other comments you feel are pertinent to your application

I currently live and work in Shady Cove. I was born in Eagle point and raised in trail. Want to be a part of and add to Shady Coves business success as a community.



LETTER OF AUTHORIZATION

Date 1/21/21

Let it be known that Aaron Willis is a duly authorized
Agent/ Applicant
representative to act as my agent to perform all acts in conjunction with filling applications
and/or other required documents relative to: Conditional Use Permit
Type of Permit
on my property located at: 21425 Hwy. 62
Address or Road
Town 34 South, Range 1W, Section 15CC, Tax Lot 1300

Jeff/Julie Barnes
Owner's Name (printed)

Jeff Barnes Julia Barnes
Owner's Signature

P.O. Box 10 Trail OR 97541
Owner's Mailing Address

503-857-2245 / 541-973-3876
Owner's Phone Number

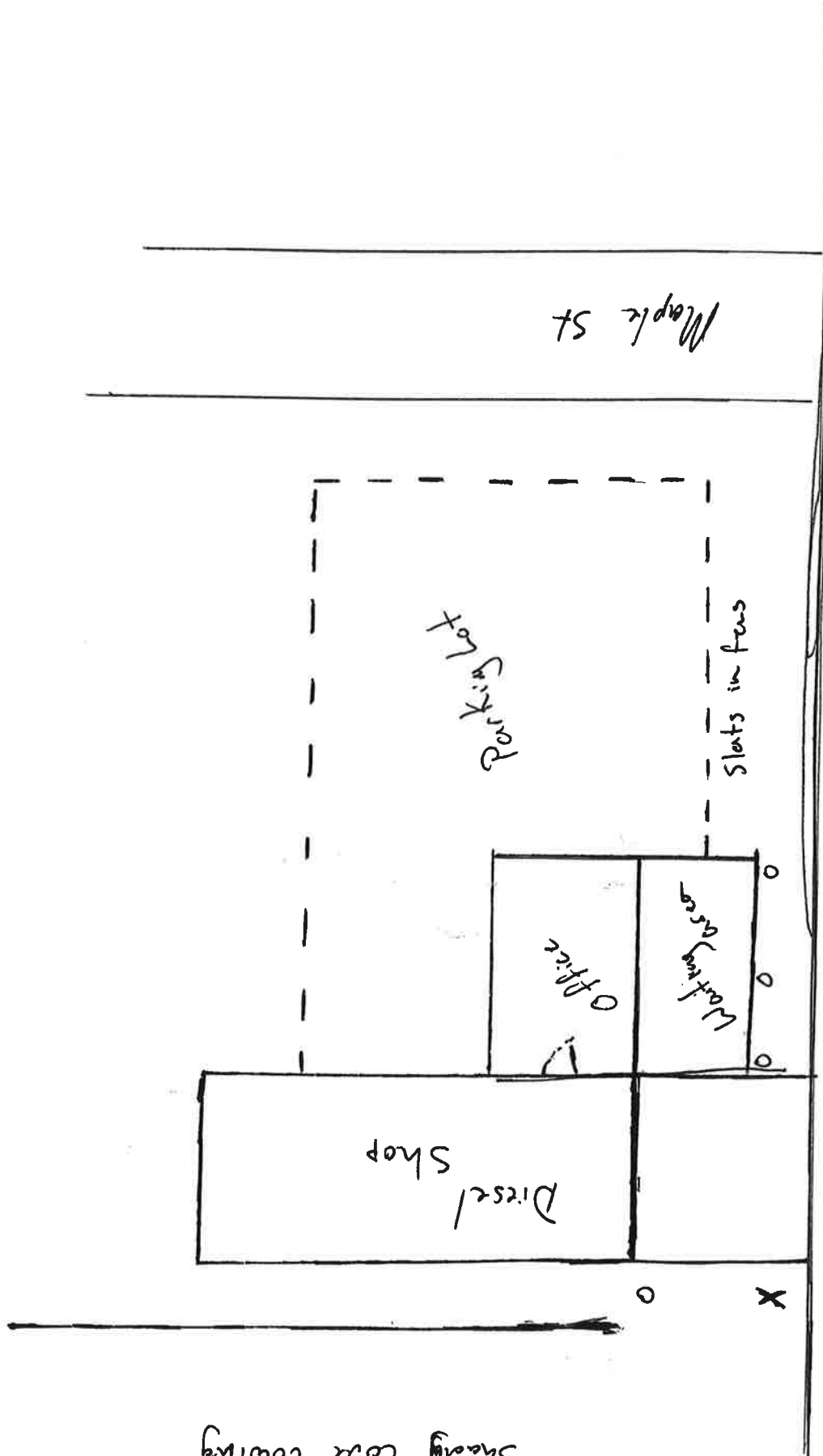
Aaron Willis
Agent's Name (printed) Applicant

Aaron Willis
Agent's Signature

6544 Rogue River Dr. Shady Cove OR
Agent's Mailing Address 97539

541-821-8048
Agent's Phone Number

Shady Cove towing



O = Flower Pots
--- = Fence
X = Telephone Pole

Hwy 62

N →



Mayor
Shari Tarvin

Councilors
Dick McGregor
Kathy Nuckles
Tim Evertt

CERTIFICATE OF MAILING

I hereby certify that on April 22, 2021 I provided a copy of the NOTICE OF
ADJACENT PROPERTY USE PROPOSAL APPLICATION NO. CUP 21-01 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

~~SHADY COVE CITY OF
CITY HALL
SHADY COVE, OR 97539~~

VANWART FAMILY TRUST
REGER BETH
157 LITTRELL DR
MEDFORD, OR 97504

TRG ENTERPRISES LLC
1296 S SHASTA AVE
EAGLE POINT, OR 97524

MAUNU JAMIE A/CYNTHIA A
PO BOX 533
SHADY COVE, OR 97539

BARNES JEFF/JULIA
PO BOX 10
TRAIL, OR 97541

SHADY COVE MINI STORAGE LLC
PO BOX 955
SHADY COVE, OR 97539

MCELROY HARLON V ET AL
PO BOX 207
SHADY COVE, OR 97539

~~SHADY COVE MINI STORAGE LLC
PO BOX 955
SHADY COVE, OR 97539~~

RUIZ MARIA DEL SOCORRO MEJA
60 CEDAR ST
SHADY COVE, OR 97539

~~50 MAPLE STREET LLC
BETH REGER
157 LITTRELL DR
MEDFORD, OR 97504~~

HOLLAND RICHARD/KIMBERLY
PO BOX 167
TRAIL, OR 97541

~~VANWART FAMILY TRUST
REGER BETH
157 LITTRELL DR
MEDFORD, OR 97504~~

~~TRG ENTERPRISES LLC
1296 S SHASTA AVE
EAGLE POINT, OR 97524~~

MURPHY FAMILY LLC ET AL
PO BOX 1150
SHADY COVE, OR 97539

KAZALOFF HEIDI M/LARRY A
PO BOX 287
EAGLE POINT, OR 97524

~~MCELROY HARLON V ET AL
PO BOX 207
SHADY COVE, OR 97539~~

~~MCELROY HARLON V ET AL
PO BOX 207
SHADY COVE, OR 97539~~

CITY OF SHADY COVE
PLANNING COMMISSION

NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

DESCRIPTION OF PROPERTY: 34-1W-15CC, Tax Lot 1300, located at 21425 Hwy 62

PROPOSAL: Conditional Use Permit Application No. CUP 21-01. The request is to allow a commercial auto repair business. Zoning is General Commercial (GC).

DATE AND TIME OF MEETING: Thursday, May 13, 2021 at 6:00 p.m.

LOCATION: City Hall Council Chamber, 22451 Highway 62. RESPONSE DATE: May 5, 2021

APPLICANT: Aaron Willis

OWNER: Jeff and Julia Barnes

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 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 grant a continuance of the public hearing, or they shall approve, approve with conditions, or deny the requested application for Conditional Use Permit.

The Conditional Use 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.

§ 154.401 (A) CRITERIA OF APPROVAL.

- (1) The proposal meets the requirements for approval of the site development plan, as outlined in §§ 154.310 through 154.318.
- (2) The proposed development or land use will not adversely affect the peace, comfort and livability of the neighborhood and adjacent uses.
- (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.
- (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.
- (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.

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.

A copy of the application, all documents and evidence submitted by the applicant, and applicable criteria are available for review at no cost and will be provided at a reasonable cost. Staff reports will be available 7 days prior to the hearing. Public attendance is welcome. 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.

REMARKS: _____

SIGNATURE: _____

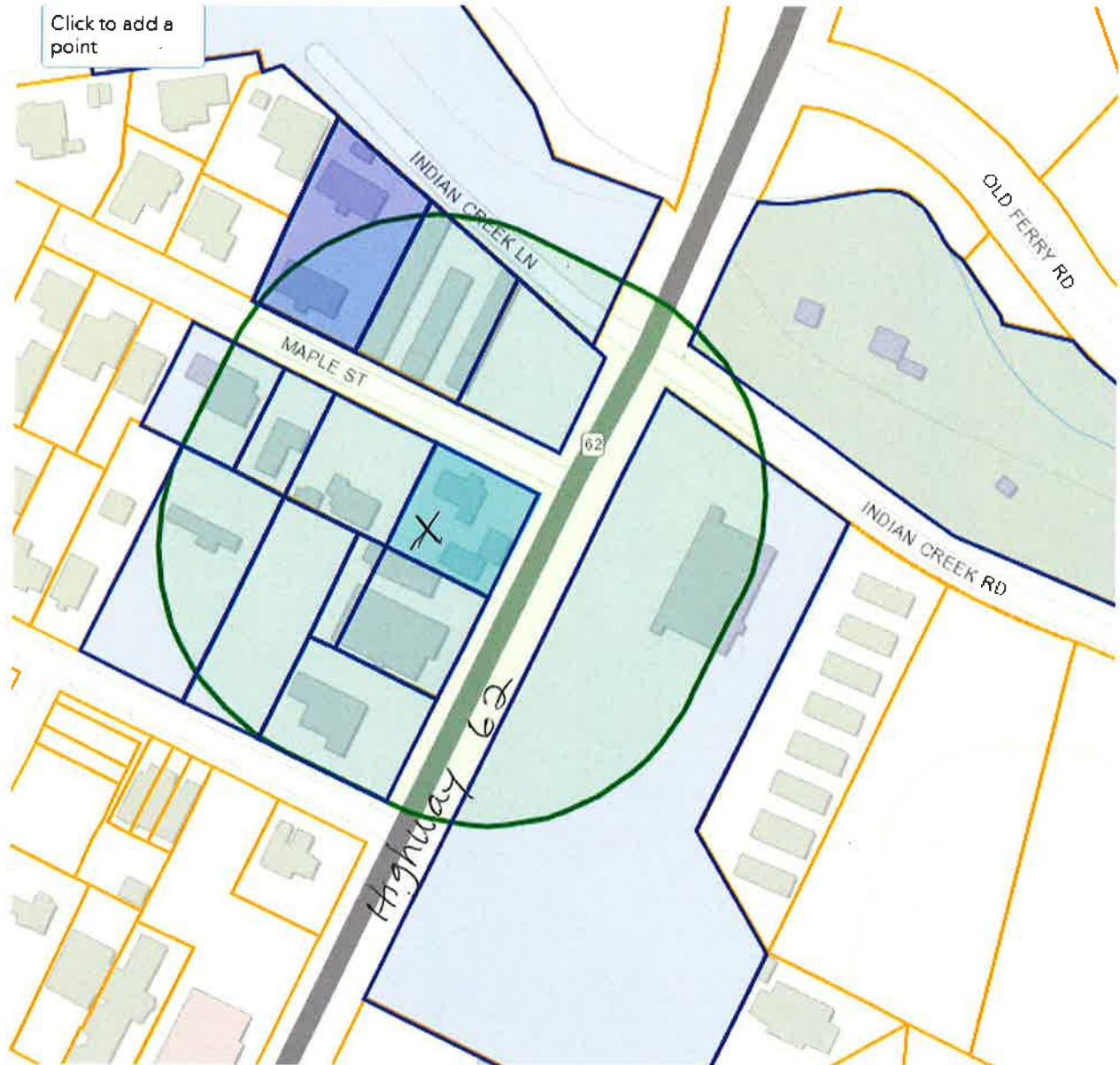
PRINTED NAME(S): _____

STREET AND MAILING ADDRESS: _____

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

"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."

21425 Hwy 62





Mayor
Shari Tarvin

Councilors
Dick McGregor
Kathy Nuckles
Tim Evertt

CERTIFICATE OF MAILING

I hereby certify that on April 22, 2021, I provided a copy of the PUBLIC
HEARING NOTICE REQUEST FOR AGENCY COMMENT APPLICATION
NO. CUP 21-01 by first class mail to the following:

Debby Jermain
Debby Jermain, Planning Technician

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

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

Thomas Corrigan
Spencer McMahan
NO ENVELOPE

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

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

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

Christina Kruger
Pacific Power
925 S Grape St
Medford, OR 97501

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

Bill Meyers
DEQ
221 Stewart Ave Ste. 201
Medford, OR 97501

Sam Lashley
Deputy State Fire Marshal
5375 Monument Drive
Grants Pass OR 97526

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



Mayor
Shari Tarvin

Councilors
Dick McGregor
Kathy Nuckles
Tim Evertt

PUBLIC HEARING NOTICE REQUEST FOR AGENCY COMMENT

Public Hearing May 13, 2021 at 6:00 P. M.

Date: April 22, 2021
File No: CUP 21-01
To:

An application has been submitted to The City of Shady Cove Planning Department for review of the proposal described below. Please return this form with your comments to this office by May 5, 2021 so that your comments may be included in the Planning Commission agenda material. Contact Ryan Nolan at 541-878-8202 or 541-423-1382 if you have any questions.

Applicant: Aaron Willis

Owner: Jeff and Julia Barnes

Address: 21425 Highway 62, Shady Cove, OR 97539 34-1W-15 CC, TL 1300

Zoning: General Commercial GC

Proposal: **A Conditional Use Permit to allow a commercial auto repair business, with a fenced storage area behind the structures.**

- () We have no comment.
() We recommend approval with no special conditions.
() This property is not within our jurisdiction.
() Please address the following concerns:

() We encourage denial of this proposal because:

Agency/Prop. Owner (print)

Phone #

Signature of Agency Rep./Prop. Owner

Date

Note to Agencies: If your proposed conditions of approval include the dedication of land for public use or the provision of public improvements, please submit written findings with supporting data or information that justify the requirements. **Specifically, the findings must show that there is an essential connection between your requirements and a legitimate government purpose and that there is a rough proportionality between the burden of the requirement of the developer and the impacts of the proposed development on public facilities and services.**



Mayor
Shari Tarvin

Councilors
Dick McGregor
Kathy Nuckles
Tim Evertt

PUBLIC HEARING NOTICE
REQUEST FOR AGENCY COMMENT
Public Hearing May 13, 2021 at 6:00 P. M.

Date: April 22, 2021

File No: CUP 21-01

To:

Thomas Corrigan
Spencer McMahan
NO ENVELOPE

An application has been submitted to The City of Shady Cove Planning Department for review of the proposal described below. Please return this form with your comments to this office by May 5, 2021 so that your comments may be included in the Planning Commission agenda material. Contact Ryan Nolan at 541-878-8202 or 541-423-1382 if you have any questions.

Applicant: Aaron Willis

Owner: Jeff and Julia Barnes

Address: 21425 Highway 62, Shady Cove, OR 97539 34-1W-15 CC, TL 1300

Zoning: General Commercial GC

Proposal: **A Conditional Use Permit to allow a commercial auto repair business, with a fenced storage area behind the structures.**

- () We have no comment.
() We recommend approval with no special conditions.
() This property is not within our jurisdiction.

☒ Please address the following concerns:

How long would vehicles be stored?

() We encourage denial of this proposal because:

CITY OF SHADY COVE
Agency/Prop. Owner (print)

Phone #

Signature of Agency Rep./Prop. Owner

Date

5/4/21

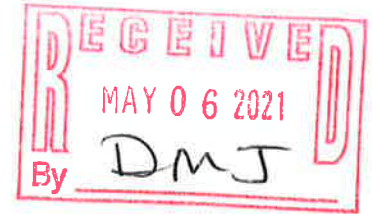
Note to Agencies: If your proposed conditions of approval include the dedication of land for public use or the provision of public improvements, please submit written findings with supporting data or information that justify the requirements. **Specifically, the findings must show that there is an essential connection between your requirements and a legitimate government purpose and that there is a rough proportionality between the burden of the requirement of the developer and the impacts of the proposed development on public facilities and services.**



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER · HEALTHY COMMUNITIES

May 6, 2021

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



RE: SD 21-01, 21425 Hwy 62, Tax Lots 1300, Map 34 1W 15CC

The subject property is served by a connection to the 8 inch sewer main on Maple Street.
The proposed change in use will not affect this service.

Feel free to contact me with any questions.

Sincerely,

**Carl
Tappert**

Digitally signed by Carl Tappert
DN: cn=Carl Tappert, o=Rogue
Valley Sewer Services, ou,
email=ctappert@rvss.us, c=US
Date: 2021.05.06 08:34:51 -07'00'

**Carl Tappert, PE
Manager**



Mayor
Shari Tarvin

Councilors
Dick McGregor
Kathy Nuckles
Tim Evertt

NOTICE OF PUBLIC HEARING

The City of Shady Cove Planning Commission will hold a Public Hearing at 6:00 p.m. on **Thursday, May 13, 2021**, 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 approve a commercial auto repair business at **21425 Highway 62**. Said parcel is legally described as 34-1W-15CC, Tax Lot 1300, and is currently zoned as General Commercial.

Owner: Jeff & Julia Barnes

Applicant: Aaron Willis

File Number: CUP 21-01

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. Please mail comments to City of Shady Cove, PO 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 Ordinances §§ Conditional Use Permit 154.401; 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 available for purchase. The staff report will be available for public review seven days before the public hearing at 22451 Highway 62, Shady Cove during regular office hours.

The public is invited to attend via zoom and comment at this public hearing.

Posted: 04/29/21
Published: 05/05/21
Remove from Posting: 05/14/21

"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

BUILDING PERMITS

YEAR Permit No.	DATE	NAME	TYPE	ADDRESS	MAP	TAX LOT
21-12	3/22/21	Lindsey Acrey	Change of Use	21911 Hwy 62 Unit A	15BC	1800
21-13	3/22/21	US Cellular	Add 9 antennas	154 Osprey Vista	15DB	114
21-14	3/31/21	Jeremy Harr	New Home	393 Pinetop Terrace	10CB	2300
21-15	4/15/21	Nathaniel	Remodel Shop	20 Betts Way	21B	2701
21-16	4/16/21	Chester Westfall	New Home	140 Linda Lane	21AD	3906
21-17	4/20/21	Avista	Encroachment Permit	1090 Anglers Place	15BD	307
21-18	4/28/21	Michael Kretzer	New Deck	128 Penny Ln	21AA	2600
NA	5/4/21	Ronald Stanley	FENCE	387 Yew Wood Dr	16DD	3004

PLANNING APPLICATIONS

Paid	Property Action Log	Name	Address	Notices Mailed	Comments due back	Staff report due back	Section/TL
4/15/2021	CUP 21-01	Aaron Willis	21425 Hwy 62	22-Apr-21	5-May-21	6-May-21	15CC 1300
4/21/2021	SD 21-02	Julie Jackson	21843 Hwy 62	22-Apr-21	5-May-21	6-May-21	15BC 2600/2800
3/22/2021	DR 21-02	Lindsey Acrey	21911 Hwy 62 Unit A	NA			15BC 1800
3/29/2021	DR 21-03	Amy Lee	7725 Rogue River Dr	NA			15BC 2900

FLOODPLAIN CLEARANCE FOR PERMIT

4/20/2021 FPA 21-02(RI) Michael Kretzer 128 Penny Lane