

**Agenda**  
Shady Cove Planning Commission Meeting  
Thursday, October 28, 2021  
6:00 PM

<https://us02web.zoom.us/j/85433884454?pwd=a1Q3RE9xWUtCc1Z4UzZYbkJ3SUhhUT09>

Meeting ID: 854 3388 4454

Passcode: 263689

One tap mobile

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**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 held on November 11, 2021, at 6:00 PM both in Council Chambers and via Zoom.
3. The meeting date is subject to change.

**II. Consent Calendar**

A. Planning Commission Meeting Minutes of September 30, 2021

**III. New Business**

None

**IV. Subject of Workshop**

A. Discussion item – Review of City of Shady Cove Planning Principles, and Guiding Documents: General Plan, Zone Text, Riparian Ordinance and Similar Documents

**V. Department Reports**

A. Planning Technician Report

**VI. Public Comment**

**VII. Commissioner Comments**

**VIII. Adjournment**

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

City of Shady Cove  
**Planning Commission Public Hearing Meeting Minutes**  
Thursday, September 30, 2021

Meeting was held with the Planning Commission and public present at City Hall and public also attending Via Zoom

**I. CALL TO ORDER**

Chair Hohenstein called the Regular Planning Commission Meeting to order at 6:00 PM

Commissioners Present: Chair Hohenstein, Commissioner Magill, Commissioner Ball

Staff Present: Debby Jermain, Planning Technician and Ryan Nolan, City Planner

**I.B. ANNOUNCEMENTS**

The Chair made the announcements on the agenda.

**II. Consent calendar**

**Motion to Approve August 12, 2021 Meeting Minutes**

**Motion: Commissioner Magill Second: Commissioner Ball**

**Motion Carried 3-0**

**III. Public Hearing**

A. Public Hearing to Consider a Zone Change to Low Density Residential.

Open Public Hearing 6:03pm

A Public Hearing to accept public testimony and consider proposed Comprehensive Plan Amendment from Commercial to Low Density Residential and Change of Zone from GC (General Commercial) to R-1-20 (Low Density Residential) for property located at 20140 Hwy 62, Shady Cove, Oregon. Assessor's Map and Tax Lot: 34-1W-21D 201. Owner: Jason Andrest. Applicant: Michael and Maria Fischer. File Number: ZC 21-01.

No Jurisdiction, no conflict of interest, no Ex Parte Contact and All Commissioners have visited the site. Discussion ensued.

Close Public Hearing 6:33pm

**Motion that the Planning Commission recommend City Council approval of Planning File ZC 21-01 to permit a Comprehensive Plan Amendment from Commercial to Low Density and Change of Zone from GC (General Commercial) to R-1-20 (Low Density Residential). My motion incorporates the findings of fact outlined in the staff report dated August 24, 2021.**

**Motion: Commissioner Ball Second: Commissioner Magill**

**Motion Carried 3-0**

B. Public Hearing to Consider a 17-lot subdivision on three parcels totaling 5.71 acres.  
Open Public Hearing 6:35pm

A public Hearing to accept public testimony and consider approval to create a two phase 17-lot subdivision on three parcels totaling 5.71 acres located on Cleveland Street right-of-way. The tentative subdivision proposes extensions of Cleveland Street and Chevney Way as well as a new private street off of Chevney Way. Said parcels are legally described as 34-1W-09DA Tax Lot 1200 & 34-1W-10CB Tax Lots 2900 & 2901. Zoning is R-1-10, Low Density Residential. Owners: Mike, Bonnie, Casey and Mary Malepsy. Applicant: Mike Malepsy. File Number: SUB 21-01

No Jurisdiction, no conflict of interest, no Ex Parte Contact and All Commissioners have visited the site.

Closed Public Hearing 7:28pm

**Motion that the Planning Commission approve File SUB 21-01 to permit development of a two phase 17-lot subdivision on three parcels totaling 5.71 acres located on Cleveland Street right-of-way. The subdivision includes extensions of Cleveland Street and Chevney Way as well as a new private street all of which will meet City street standards. My motion incorporates the findings of fact and the conditions of approval recommended by staff in its report dated August 24, 2021 together with the following modifications to the conditions: #1 The street be enlarged for parking on both sides and #2 Waive the requirement for planter strips.**

**Motion: Commissioner Magill Second: Commissioner Ball  
Motion Carried 3-0**

#### **IV. New Business**

A. Discussion item – Comprehensive Plan Review

#### **V. Department reports.**

Planning Technician report:

21425 Hwy 62 update. Several trees have been taken down. Siding is being put up. Planter boxes will be placed when siding is complete.

Variance Type A, property line adjustment, floodplain application for dead tree removal processing since last meeting.

#### **VI. Public comment**

#### **VII. OLD BUSINESS**

none

**VIII. WRITTEN COMMUNICATION**

None

**IX. PUBLIC COMMENT ON NON-AGENDA ITEMS**

None

**X. COMMISSIONER COMMENTS**

None

**XI. ADJOURNMENT**

There being no further business before the Commission, the Chair adjourned the regular Meeting at 8:10 PM.

Approved:

Attest:

\_\_\_\_\_  
Hank Hohenstein  
Chair

\_\_\_\_\_  
Debby Jermain  
Planning Technician

**Commission Vote:**  
Chair Hohenstein  
Commissioner Magill  
Commissioner Ball  
Commissioner Taylor  
Commissioner Willis

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10/11/21 Through 10/25/21 Planning and Building Activities  
**BUILDING PERMITS**

YEAR Permit No.	DATE	NAME	TYPE	ADDRESS	MAP	TAX LOT
21-39	10/11/21	Avista	Encroachment Permit	393 Pinetop Terrace		New Gas Line
21-40	10/15/21	Robert Wade	New Deck	1010 Chevney Way	10CB	4200
21-41	10/22/21	L Christine McKenzie	New Home	1060 Anglers Place	15BD	305

**PLANNING APPLICATIONS**

Paid	Property Action Log	Name	Address	Notices Mailed	Comments due back	Staff report due	Section/TL
10/22/2021	MP 21-01	Z Idelle Collins	19803 Hwy 62				28 910

**FLOODPLAIN CLEARANCE FOR PERMIT**