

## **Agenda**

Shady Cove Planning Commission Public Hearing  
Thursday, May 12, 2022  
6:00 PM

<https://us02web.zoom.us/j/84496627405?pwd=R05xUXQrU0lpcHpvNIRuOHpJOGFWUT09>

Meeting ID: 844 9662 7405

Passcode: 817143

One tap mobile

+16699006833,,84496627405#,,,,\*817143# US (San Jose)

+12532158782,,84496627405#,,,,\*817143# US (Tacoma)

### **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 26, 2022, at 6:00 PM both in Council Chambers and via Zoom.
3. The meeting date is subject to change.

### **II. Consent Calendar**

A. None

### **III. Public Hearing**

A) Public Hearing to Consider a Conditional Use Permit located at 25 Erickson Ave.

Continue Public Hearing.

A Public Hearing to accept public testimony and consider approval of a Conditional Use Permit Application to allow a youth center located at 25 Erickson Ave. Said parcel is legally described as 34-1W-10CD, Tax Lots 1300 & 1400 and currently zoned R2 (Medium Density Residential). Owner/ Applicant: Youth 71Five Ministries.  
Planning File Number: CUP 22-01

1. Read Public Hearing Open Statement.
2. If you would like to speak before the Commission, please email ahead of time to [djerman@shadycove.org](mailto:djerman@shadycove.org), sign sheet on the table or via Zoom raise your hand.
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. None

**V. Department Reports**

- A. Planning Technician Report

**VI. Public Comment**

**VII. Commissioner Comments**

**VIII. Adjournment**



**CITY OF SHADY COVE PLANNING COMMISSION PACKET  
PLANNING FILE NO. CUP 22-01**

**REQUEST FOR CONDITIONAL USE PERMIT LOCATED  
AT 25 ERICKSON AVE, SHADY COVE OREGON**

**PUBLIC HEARING: THURSDAY MAY 12, 2022, 6:00 P.M.**

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**Type III Staff Report  
Conditional Use Permit**

Date: April 4, 2022  
Description of Property: 34-1W-10CD, Tax Lot 1300 & 1400  
Address: 25 Erickson Avenue  
Planning Application: CUP 22-01  
Owner/Applicant: Youth 71Five Ministries  
Proposal: Conditional Use Permit to allow a youth center  
Zoning: R2 (Medium Density Residential)

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Planning Commission Public Hearing Date: April 28, 2022

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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 youth center have previously been utilized for a medical clinic and then residential living facility. Current plans call for a residential living facility as well as community/youth center with an in-house vocational training program for youth. The previous uses have installed and maintained landscaping in conformance with Section 154.318, the applicants will be required to maintain landscaping in accordance with current code. The applicant is proposing to utilize existing parking areas and no building alteration is proposed at this time.

(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 R-2, which permits medium density residential development and other specific conditional uses in Shady Cove. Section 154.052 of the Code of Ordinances allows that neighborhood or community assistance centers, religious institutions, day care centers and similar facilities, and other uses found by the Planning Commission may be permitted as conditional uses. With conditions of approval the proposed use can be permitted with acceptable impacts on the neighborhood.

(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 a community center for youth operated by a religious institution. Similar permitted uses have historically taken place on this site. The previous uses and the proposed use are specifically allowed in Section 154.052 if the Planning Commission find that the use will not create not have a substantially negative impact on the existing neighborhood.

(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. The site is bordered by residential uses to the north, east, and west, and school uses to the south.

(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 the parking and drop off on Erickson Avenue be designed in a safe design. The current parking design requires vehicles to back into Erickson Avenue, similarly no defined access or driveway is approved along the Erickson Avenue frontage. Section 154.334 of the Code of Ordinances prohibits parking areas for commercial uses or residential buildings with more than three units from being designed so that vehicles must back into a public

street. Similarly, all access points shall be clearly identified and kept to one or two points. The existing parking shall be redesigned so that it conforms to parking standards found in Section 154.334. This would likely mean restriping parking to change the design from 90-degree parking to 30 or 45-degree parking stalls with a one-way drive aisle. The proposed of youth center is not specifically listed in the table used to determine appropriate number of parking spaces. The applicant shall provide evidence to the Planning Commission that the number of parking spaces is adequate for the use and the drop off of youth can be accommodated on site. The applicant shall also coordinate improvement of any parking area with the City and City Engineer, as a street improvement project is currently planned that may involve the Cleveland Street frontage of the property.

**(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 youth center. 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:

A. The following shall be accomplished before the youth center is opened for business.

1. Applicant to comply with City of Shady Cove Business License requirements.
2. Applicant to provide a statement from Jackson County Development Services that proposed use complies with all building department requirements.
3. The existing parking area fronting Erickson Avenue and any proposed extension of parking to the south along Erickson Avenue shall be redesigned and altered to conform with the Standards for parking areas found in Sections 95.46 and 154.334 of the Shady Cove Code of Ordinances. Parking design shall be submitted to and approved by City Engineer.

B. The following shall be maintained throughout the operation of the business.

1. All parking spaces and drive-able areas shall be maintained in accordance with Section 154.337.
2. 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.
3. Landscaping shall be maintained.
4. All uses must comply with all applicable state and federal environmental, health and safety regulations.
5. Signs require a permit; apply to City if any signs are to be erected, or altered.

Ryan Nolan, Planner

April 4, 2022

**§ 154.334 DEVELOPMENT STANDARDS.**

(A) The design and development of parking areas shall conform to the following standards.

(1) *Ingress and egress.* The location of all ingress and egress points shall be subject to the city review and approval. All access points shall be clearly identified and kept to one or two points, of possible.

(2) *Shared access.* Shared access driveway for access to parking on two or more adjacent properties may be approved, or required.

(3) *Driveways.* Driveways shall not be at or within 20 feet of any intersection of public streets, highways or any combination thereof.

(4) *Backing out prohibited.* In commercial or industrial developments, in all residential building containing three or more dwelling units, parking areas shall be designed to make it unnecessary for a vehicle to back into any public street.

(5) *Parking space dimensions.* Adequate provisions shall be given for ingress and egress by vehicles to all parking stalls by means of unobstructed maneuvering aisles or travel lanes.

(6) *Small car space adjustment.* In any parking lot containing 20 or more parking spaces, up to 25% of those spaces may be approved for compact cars by the Planning Commission. The spaces may be reduced in size to a width of eight feet and a length of 15 feet. All compact space shall be grouped together, and each space shall be clearly identified by a sign permanently affixed immediately in front of each space containing the notation "Compact Only".

(7) *Surfacing.* All parking areas containing four or more spaces shall be surfaced with asphalt or concrete pavement to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.

(B) Off-street parking standards for single dwellings and duplex residential development shall include the following, in addition to those standards of division (A) above, which may apply.

(1) Minimum width of driveway for a single-family house, duplex or mobile home on a private lot shall be ten feet.

(2) Any single dwelling unit or duplex lot fronting on an arterial street or highway shall have an on-site turn around so backing into traffic will not be necessary.

(3) Single-family or duplex driveways may be required by the Planning Commission to be paved with asphalt or concrete if the lot fronts on a paved street or highway. In other cases, the driveway shall at least be improved with a gravel surface or other surface that will minimize dust and the tracking of dirt and mud onto the public street.

(4) The access driveway of a flag lot shall not be used to meet off-street parking requirements, but shall be kept open and unobstructed.

(5) Parking areas shall not be designed or constructed to permit vehicles to overhang public walkways, public or adjacent property or to restrict the visibility of traffic on a public road.

(Ord. 225, passed 10-20-1994, § 26.5)



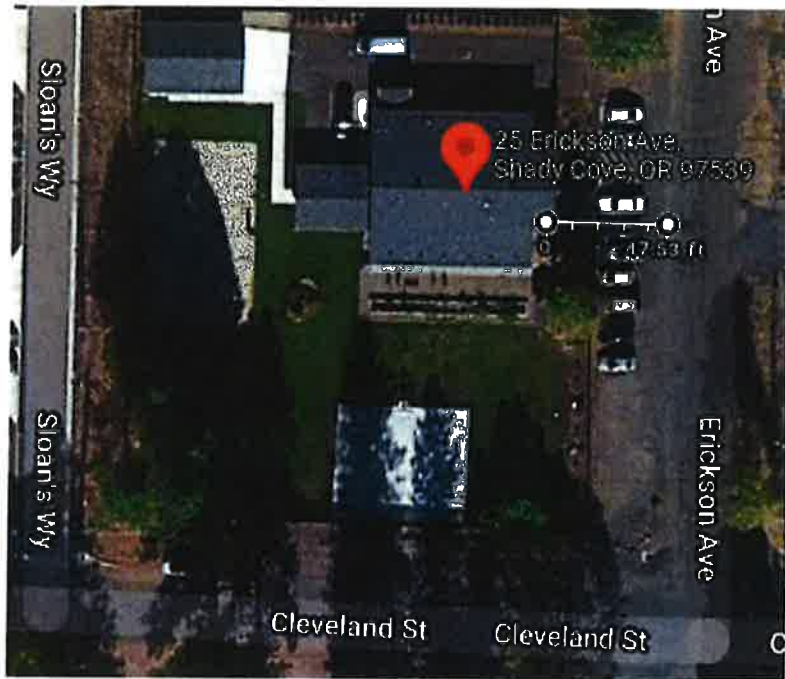
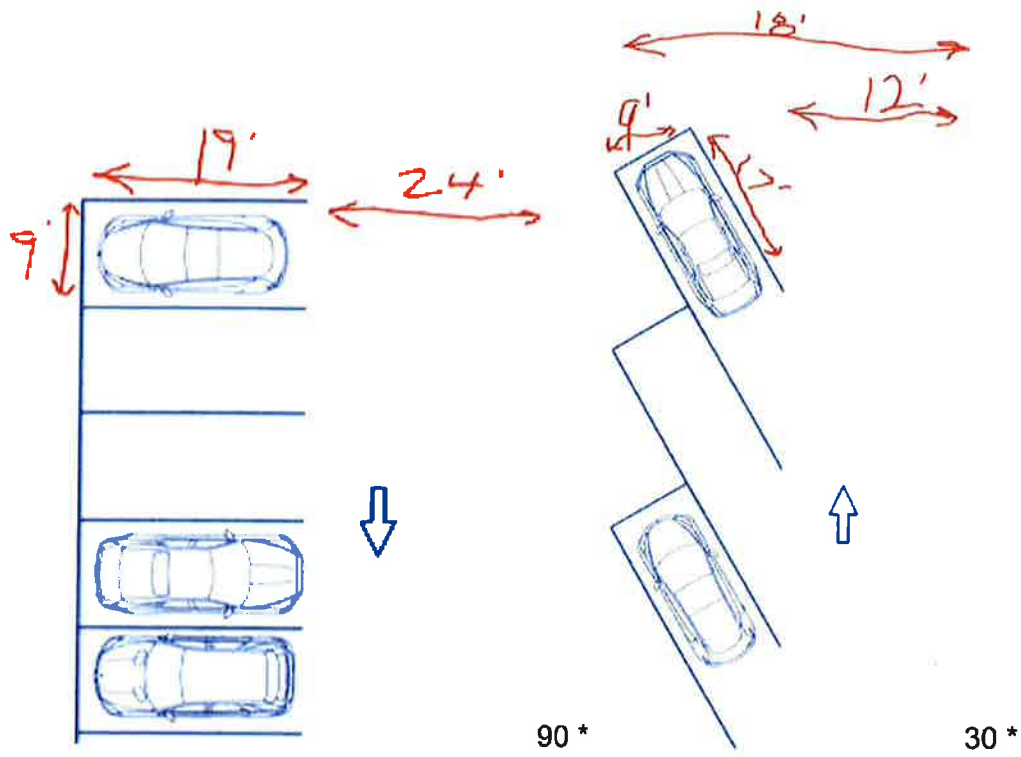
**§ 95.46 VEHICLE PARKING STALL STANDARD DIMENSIONS AND COMPACT CAR PARKING.**

(A) All off-street parking stalls shall be improved to conform to the most recent ODOT/APWA standards and/or specific city standards.

(B) Disabled person parking spaces shall conform to ADA Standards for Accessible Design (28 C.F.R. part 36).

<i>Minimum Parking Space and Aisle Dimensions</i>						
<i>Angle (A) (in degrees)</i>	<i>Type</i>	<i>Width (B)</i>	<i>Curb Length (C)</i>	<i>1-Way Aisle Width (D)</i>	<i>2-Way Aisle Width (D)</i>	<i>Stall Depth (E)</i>
<i>Minimum Parking Space and Aisle Dimensions</i>						
<i>Angle (A) (in degrees)</i>	<i>Type</i>	<i>Width (B)</i>	<i>Curb Length (C)</i>	<i>1-Way Aisle Width (D)</i>	<i>2-Way Aisle Width (D)</i>	<i>Stall Depth (E)</i>
0 (Parallel)	Standard	8 feet	22 feet, 6 inches	12 feet	24 feet	8 feet
	Compact Disabled	7 feet, 6 inches	19 feet, 6 inches	12 feet	24 feet	7 feet, 6 inches
30	Standard	9 feet	18 feet	12 feet	24 feet	17 feet
	Compact Disabled	7 feet, 6 inches	15 feet	12 feet	24 feet	14 feet
45	Standard	9 feet	12 feet, 6 inches	12 feet	24 feet	19 feet
	Compact Disabled	7 feet, 6 inches	10 feet, 6 inches	12 feet	24 feet	16 feet
60	Standard	9 feet	10 feet, 6 inches	18 feet	24 feet	20 feet
	Compact Disabled	7 feet, 6 inches	8 feet, 6 inches	15 feet	24 feet	16 feet, 6 inches
90	Standard	9 feet	9 feet	24 feet	24 feet	19 feet
	Compact Disabled	7 feet, 6 inches	7 feet, 6 inches	22 feet	24 feet	15 feet

(Ord. 223, passed 11-18-2004)



Parking area on Erickson approximately 27.5 feet deep

**§ 154.337 NUMBER OF PARKING SPACES REQUIRED.**

(A) The table entitled "Off-Street Parking Requirements" shall provide the basis for determining parking demand and minimum space requirements.

(B) Minimum design standards for the design of parking lots in the city will be consistent herewith and Chapter 95 of this code.

**OFF-STREET PARKING REQUIREMENTS**

<i>Type of Use</i>	<i>Requirement</i>
<i>Type of Use</i>	<i>Requirement</i>
<b>RESIDENTIAL</b>	
Mobile home park	2 spaces for each mobile home site or space, plus a minimum of 1 additional visitor space for every 4 mobile homes, plus sufficient space for employees
Rooming house/boarding house	1 space for each guest room
Single-family home, mobile home on individual lot, duplex (two-family structure), townhouse, condominium, multiple-family structure (other than listed above)	2 spaces for each dwelling unit 2 spaces for each dwelling unit
<b>COMMERCIAL</b>	
Banks, office buildings, business/professional offices, medical and dental offices	1 space for every 300 square feet of gross floor area, plus 1 per employee
Barber and beauty shops, pharmacies	1 space for every 150 square feet of gross floor area
Hotels	1 space per 2 guest room, plus 1 per employee
Motels	1 space per guest room, plus 1 per employee
Other retail establishments	1 space for each 400 square feet of gross floor area, plus 1 space per employee
Restaurant, taverns or bars	1 space for each 100 square feet of gross floor area, plus 1 space per employee
Service or repair shops, rafting companies, retail stores handling bulky merchandise (furniture/autos)	1 space for each 600 square feet of gross floor area, plus 1 space per employee
<b>INDUSTRIAL</b>	
Industrial uses permitted conditionally in a commercial zone	2 spaces minimum, plus one space per employee on the maximum shift, plus 1 space for each 700 square feet of patron serving area
<b>INDUSTRIAL (Cont'd)</b>	
Skating rinks, dance halls, pool halls, bowling alleys, arcades	1 space for each 100 square feet of gross floor area, plus one space per employee
Stadiums, theaters and auditoriums, assembly halls and meeting rooms	1 space for each 60 square feet of gross floor area, or 1 space per 4 seats or 8 feet of bench length, whichever is greater
<b>INSTITUTION AND PUBLIC/QUASI-PUBLIC</b>	
Child care centers, kindergartens, parochial or private schools	1 space per employee, plus 1 space per 5 children contemplated; minimum of 3 spaces, 1 driveway designed for continuous flow of passenger vehicles for loading and unloading
Churches	1 space for every 4 seats or every 8 feet of bench length in the main sanctuary
Clubs and lodges	Spaces to meet the combined requirements of the uses being conducted
Hospitals	1-1/2 spaces (rounded up) for each bed
Libraries, museums, art galleries	1 space for each 400 square feet of floor area, plus 1 space for each employee

(Ord. 225, passed 10-20-1994, § 26.8)

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

**OFFICE USE:**

Application No. CUP 22-01 Received By D. Jermain Date 3/22/22  
Amount Paid \$600.00 Receipt No. 27246 Hearing Date 4/28/22

**TO BE COMPLETED BY APPLICANT:**

Name of Property Owner(s): Youth 71Five Ministries

Property Street Address: 25 Erickson Avenue

Between Erickson Avenue and Sloan's Way streets.

County Assessor's Map & Tax Lot Number: Map 34-1W10CD Tax lots 1300&1400

Current Zoning: R-2 Adjacent Zoning: R-3 / P

**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 529 Edwards Street, Medford, OR PHONE NUMBER 541-779-3275  
97501

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

PLANNER OR HIS/HER DESIGNATE

Complete RN Incomplete \_\_\_\_\_

Signature  Date 3/30/2022

**CITY OF SHADY COVE  
CONDITIONAL USE PERMIT APPLICATION  
Page 2**

*Attach additional sheets as necessary*

**Describe your proposal**

See Attachment Page 2

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**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)

See Attachment Page 2

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

See Attachment Page 2

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- (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.

See Attachment Page 2

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**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.

See Attachment Page 3

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(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

See Attachment Page 3

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**Other comments you feel are pertinent to your application**

See Attachment Page 3

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CITY OF SHADY COVE  
CONDITIONAL USE PERMIT APPLICATION  
YOUTH 71FIVE MINISTRIES

Page 2

**Describe Your Proposal:**

Youth 71Five Ministries (71Five) is requesting a Conditional Use Permit that is similar to that allowed for this property by Redemption Ridge on May 23, 2013. 71Five will operate a residential living facility for a maximum of four adults, a community/youth center, and a vocational training program for youth.

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

The proposal meets the requirements of approval of the site development plan, as outlined in 154.310 through 154.318

(1) The facility will continue to operate residential housing which was previously approved for this location. The occupancy would be less with the clientele served at a lower risk factor. 71Five is requesting approval by the Planning Commission in accordance with the following uses as contained in 154.395 through 154.404:

(D) Churches and other religious institutions. Youth 71Five Ministries is a 501 (c)(3) faith based charitable organization.

(H) Parks and recreational facilities for the needs of the neighborhood or community, including play fields, playgrounds, multi-purpose recreation buildings. Specifically, the facility will be used for a Community and Youth Center that will provide for the needs within the neighborhood and provide basic vocational training classes in the current facilities shop/garage space.

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

The proposed activities will not have an adverse effect within the neighborhood. 71Five will be adding services for the community that will increase comfort and livability by providing key support services. Programming will happen primarily after school which will allow a safe place for neighborhood youth to gather. The current property has a wonderful outdoor recreational area and indoor youth space which the neighborhood previously did not have access to use. 71Five will have open hours that increase the livability of the community by providing this opportunity.

(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 impact on the area's attractiveness, usefulness or value for additional development in the future.

The facility is being utilized for housing and to provide a community youth center that will offer diverse activities including vocational training. The facility appearance and landscape will remain very similar to prior use. Property values would most likely increase in the community because the facility is no longer being used for high risk, sex-trafficked youth in a closed facility which brought some risk into community. 71Five housing will be for screened, monitored, and approved interns. The outdoor space will remain the same but will now be accessible to the neighborhood youth with appropriate supervision. Safe outdoor spaces and access to services such as youth activities and vocational training are key indicators for increased community livability scores.

CITY OF SHADY COVE  
CONDITIONAL USE PERMIT APPLICATION  
YOUTH 71FIVE MINISTRIES

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.

71Five proposed use is enhanced by already existing development in the vicinity. The facility is across the street from a school which the proposed use would be of benefit to those students. In addition, the neighborhood surrounding the facility has apartments and residential dwellings with children who also will benefit from the proposed use.

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

The prior usage of the facility had higher risk factors for the neighborhood due to the nature of clientele being served. The proposed usage improves neighborhood safety and general welfare. 71Five currently operates 6 similar centers within diverse neighborhoods. In our years of experience, neighbors adjacent to these facilities have reported less juvenile crime activities, increased safety, and overall community wellness as result of the presence of the organization within the community. Furthermore, 71Five has a maintenance and operations plan to keep the facility in excellent condition.

Other comments you feel are pertinent to your application:

71Five has been providing similar services throughout Jackson County for more than 57 years. During that time, the citizens living in the neighborhoods adjacent to our programs will state that we are good neighbors. The facility is a wonderful building that can now be enjoyed by the community. Shady Cove youth and families will greatly benefit by the services that will be offered at no cost. Those who live in the surrounding neighborhood will benefit from increased livability scores which may increase their property values. Local youth will enjoy access to this facility. As with our other facilities and programs, young people will experience hope and purpose so they can thrive individually and strengthen the community of Shady Cove.

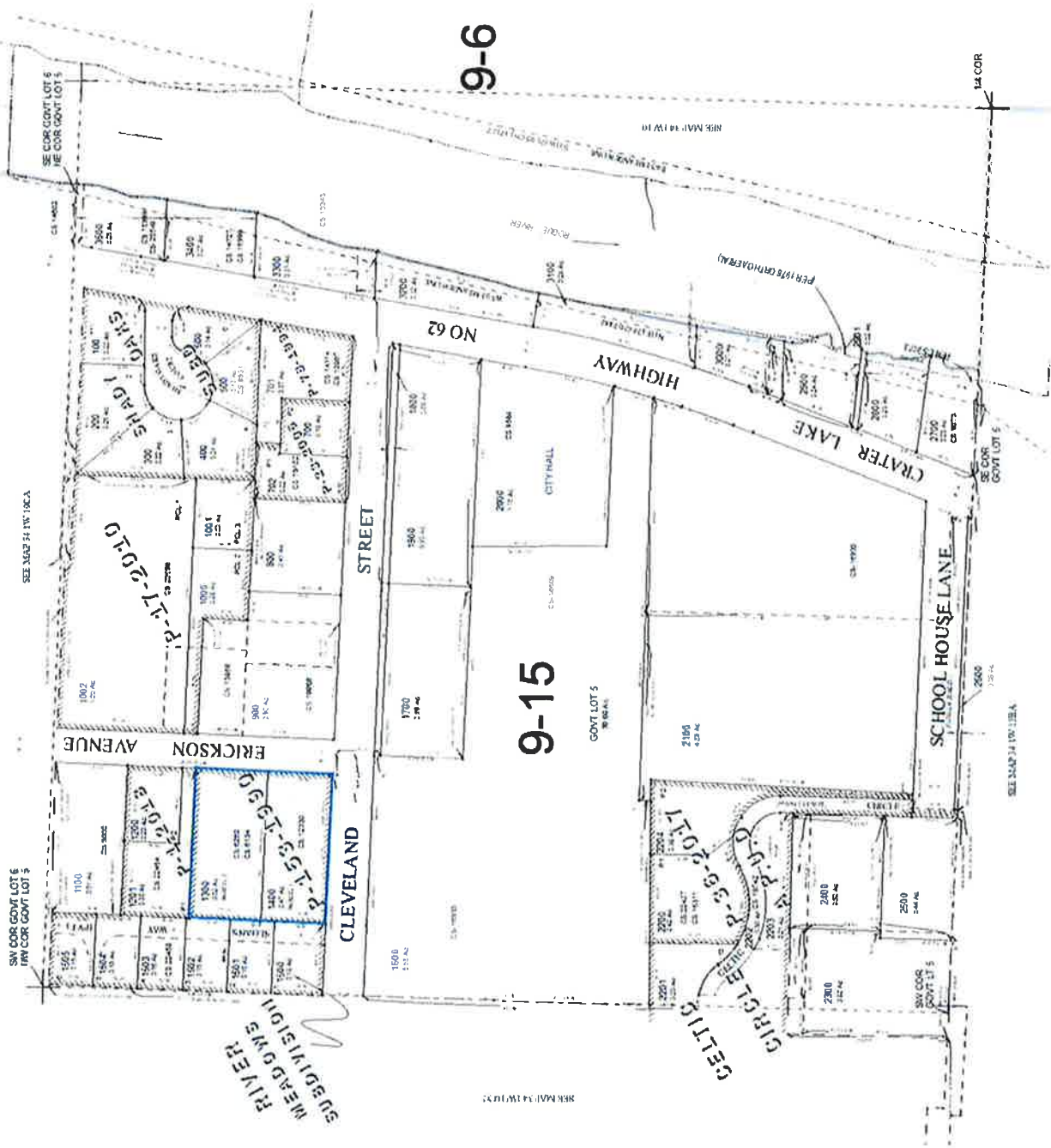


341W10CD  
SHADY COVE

S.E. 1/4 S.W. 1/4 SEC. 10 T. 34S. R. 1W. W.M.  
JACKSON COUNTY

1" = 100'

FOR REVISION AND  
CORRECTIONS ONLY

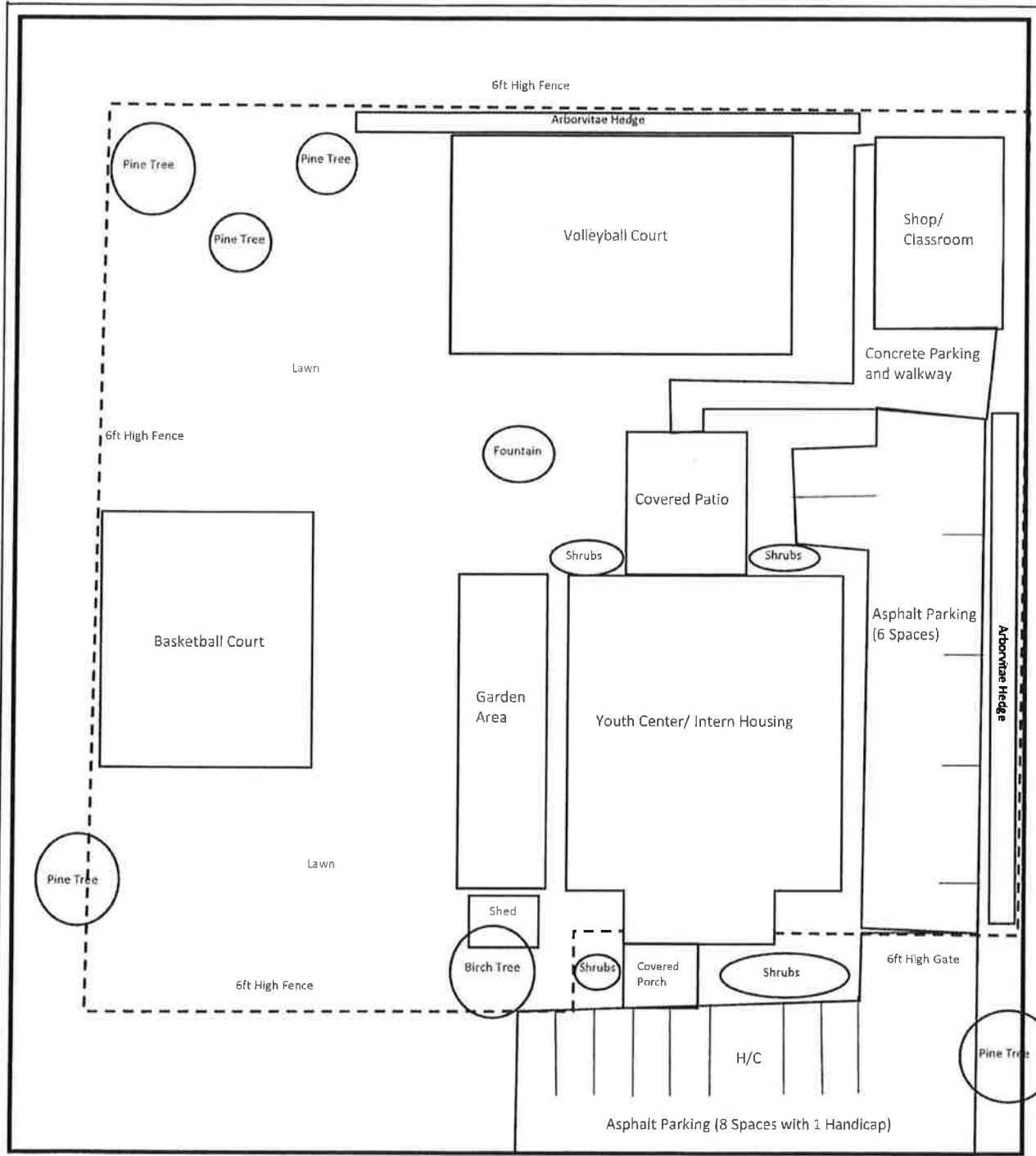


341W10CD  
SHADY COVE

REVISED October 31, 1997  
January 19, 2015

# Sloan's Way

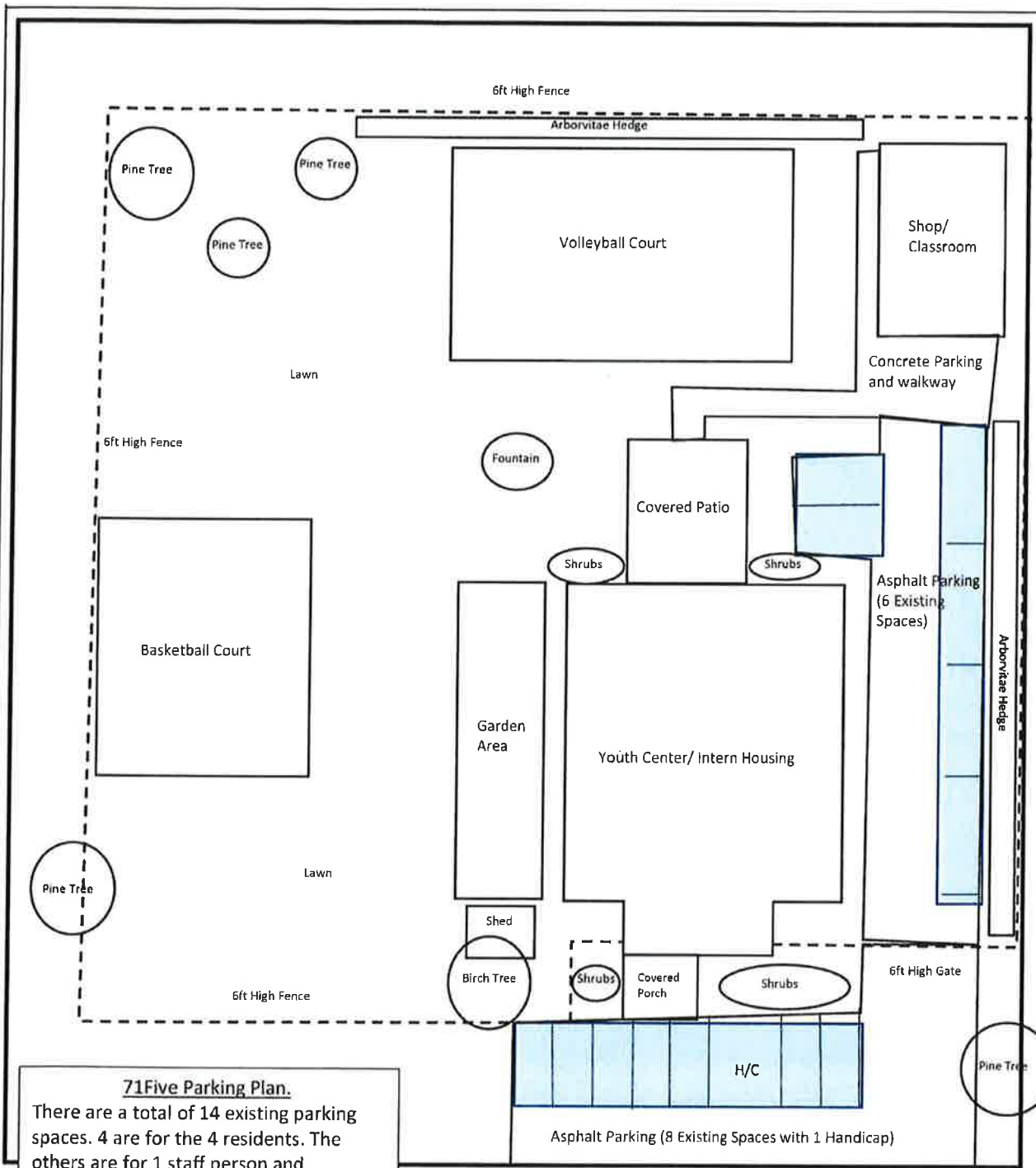
Cleveland Street



Erickson Avenue

# Sloan's Way

Cleveland Street



**71Five Parking Plan.**  
 There are a total of 14 existing parking spaces. 4 are for the 4 residents. The others are for 1 staff person and expected occupancy. Our usual clientele walk, ride a bike, or get dropped off by parents.

Erickson Avenue



20 ERICKSON AVE Unit

20 ERICKSON AVE Unit

20 ERICKSON AVE Unit

20 ERICKSON AVE Unit

20

ERICKSON

25 ERICKSON AVE

CLEVELAND



*Mayor*  
Shari Tarvin

*Councilors*  
Tim Evert  
Tanda Murders  
Paige Winfrey  
Jay Taylor

## CERTIFICATE OF MAILING

I hereby certify that on April 04, 2022 I provided a copy of the REQUEST FOR AGENCY COMMENT APPLICATION NO. CUP 22-01 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](mailto:djermain@shadycove.org) ♦ Web Site: [www.shadycove.org](http://www.shadycove.org)

Thomas Corrigan  
Email

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

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

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

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

JJ  
Hiland Water  
PO Box 699  
Newburg, OR 97132

**CITY OF SHADY COVE  
PLANNING COMMISSION  
REQUEST FOR AGENCY COMMENT**

DESCRIPTION OF PROPERTY: 34-1W-10CD, Tax Lots 1300 & 1400, located at 25 Erickson Ave

PROPOSAL: Conditional Use Permit Application No. CUP 22-01. The request is to operate a residential living facility for a community/youth center, and a vocational training program for youth. Zoning is Medium Density Residential (R-2).

DATE AND TIME OF MEETING: Thursday, April 28, 2022 at 6:00 p.m.

LOCATION: City Hall Council Chamber, 22451 Highway 62 and via Zoom.      RESPONSE DATE: April 20, 2022

APPLICANT/OWNER: Youth 71Five Ministries

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."





**Mayor**  
Shari Tarvin

**Councilors**  
Tim Evertt  
Tanda Murders  
Paige Winfrey  
Jay Taylor

## CERTIFICATE OF MAILING

I hereby certify that on April 05, 2022 I provided a copy of the NOTICE OF ADJACENT PROPERTY USE PROPOSAL APPLICATION NO. CUP 22-01 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](mailto:djermain@shadycove.org) ♦ Web Site: [www.shadycove.org](http://www.shadycove.org)

SCHOLEY ALISSA MARGARET BONNE  
PO BOX 3478  
NEWPORT BEACH, CA 92659

~~MALEPSY MICHAEL/BONNIE~~  
36 MEADOW LN  
SHADY COVE, OR 97539

PARARA KIM ET AL  
44 SLOANS WAY  
SHADY COVE, OR 97539

DELEONDARDIS BEVERLY R  
737 GIBBON RD  
CENTRAL POINT, OR 97502

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

CLARK RONALD L ET AL  
PO BOX 328  
TRAIL, OR 97541

CROMWELL JOHN  
10 KELLEY CT  
SHADY COVE, OR 97539

~~HODGES EMILY D~~  
47 ERICKSON AVE  
SHADY COVE, OR 97539

MESTAS BARBARA A  
PO BOX 1536  
SHADY COVE, OR 97539

DEARDORFF BRIAN  
1441 AVOCADO LN  
MEDFORD, OR 97504

HODGES EMILY  
PO BOX 998  
SHADY COVE, OR 97539

*Nick Hogan*  
EAGLE POINT SCHOOL DIST 9  
EAGLE POINT, OR 97524  
*PO Box 548*

MCCLELLAN JESSICA/DAVENPORT N  
30 KELLEY CT  
SHADY COVE, OR 97539

GIFFORD HOMES LLC  
4080 BEAGLE RD  
WHITE CITY, OR 97503

DIOCESE OF OREGON  
PO BOX 786  
SHADY COVE, OR 97539

HAHN THOMAS R/HAHN ANDREA L  
40 KELLEY CT  
SHADY COVE, OR 97539

YOUTH 71FIVE MINISTRIES  
529 EDWARDS ST  
MEDFORD, OR 97501

KYTTL STEVEN J/SANDRA S  
50 KELLEY CT  
SHADY COVE, OR 97539

~~YOUTH 71FIVE MINISTRIES~~  
529 EDWARDS ST  
MEDFORD, OR 97501

~~EAGLE POINT SCHOOL DIST #9~~  
11 N ROYAL AVE  
EAGLE POINT, OR 97524

HAMMEL TOM/JUDY  
12 SLOANS WAY  
SHADY COVE, OR 97539

MALEPSY MICHAEL/BONNIE  
36 MEADOW LN  
SHADY COVE, OR 97539

MANARY REBECCA D TRUSTEE ET A  
24 SLOANS WAY  
SHADY COVE, OR 97539

QUAIL RUN DEVELOPMENT LIMITED  
2251 TABLE ROCK RD  
MEDFORD, OR 97501

KITCHEN DONNA L  
32 SLOANS WAY  
SHADY COVE, OR 97539

CITY OF SHADY COVE  
PLANNING COMMISSION

NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

DESCRIPTION OF PROPERTY: 34-1W-10CD, Tax Lots 1300 & 1400, located at 25 Erickson Ave

PROPOSAL: Conditional Use Permit Application No. CUP 22-01. The request is to operate a residential living facility for a community/youth center, and a vocational training program for youth. Zoning is Medium Density Residential (R-2).

DATE AND TIME OF MEETING: Thursday, April 28, 2022 at 6:00 p.m.

LOCATION: City Hall Council Chamber, 22451 Highway 62 and via Zoom.      RESPONSE DATE: April 20, 2022

APPLICANT/OWNER: Youth 71Five Ministries

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.

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- (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.
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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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SOWELL DR



CLEVELAND ST



**\*\* REVIEW AND COMMENT \*\***

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

REMARKS: Shady Cove youth need a facility like this  
where they can learn & grow in a healthy atmosphere

SIGNATURE: Barbara Mestas

PRINTED NAME(S): Barbara Mestas

STREET AND MAILING ADDRESS: 1445 S. Lewis Way SC 97539

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

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## PUBLIC NOTICE



Mayor  
Shari Tarvin

Councilors  
Tim Evertt  
Tanea Murders  
Paige Winfrey  
Jay Taylor

### NOTICE OF PUBLIC HEARING

The City of Shady Cove Planning Commission will hold a Public Hearing at 6:00 p.m. on **Thursday, April 28, 2022**, at the Shady Cove City Hall Council Chambers, 22451 Highway 62, Shady Cove, Oregon or via Zoom for the following purpose:

To consider the request for a Conditional Use Permit to approve a youth center at 25 Erickson Ave. Said parcels are legally described as 34-1W-10CD, Tax Lots 1300 & 1400, and are currently zoned as Medium Density Residential.

Owner/Applicant: Youth 71Five Ministries File Number: CUP 22-01

Individuals may submit written comments relating to this planning action at any time up to two hours before the meeting. Email [DJermaln@ShadyCove.org](mailto:DJermaln@ShadyCove.org) or attend and comment in person at City Hall or via Zoom.

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, or 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 during regular office hours.

Zoom information: <https://us02web.zoom.us/j/84373624614?pwd=VlR3MjZkT0hqaU0vXp0MI9TalA2Q1Q9>

Meeting ID: 843 7362 4614

Passcode: 322014

+12532158782,84373624614#,...\*322014# US (Tacoma)

+13462487799,84373624614#,...\*322014# US (Houston)

03/22/22 Through 04/22/22 Planning and Building Activities

YEAR Permit No.	DATE	NAME	BUILDING PERMITS		ADDRESS	MAP	TAX LOT
			TYPE				
22-10	3/23/22	Johnson	Solar Panels		282 Hudspeth	10CB	401
22-11	3/23/22	Horton Built Inc	New Home		206 White Oak Way	15BC	3232
	3/25/22	Alvin/Delores Walker	New Home		230 Sowell Dr	10CA	3901
	3/29/22	Gray Living Trust	Solar Panels		146 Orchard Lane	16DC	1711
22-12	4/8/22	Gary Robinson	New Home		544 Rogue Air Dr	16CA	1402
	4/6/22	Michael DeMille	FENCE		130 Birch St	16DD	3020
	4/8/22	David Keefe	FENCE		745 Old Ferry Rd	15BA	6000

PLANNING APPLICATIONS

Property Action Log	Name	Address	Notices Mailed	Comments due back	Staff report due	Section/TL
3/22/2022 CUP 22-01	Youth 71Five	Mi 25 Erickson Ave	4-Apr-22	20-Apr-22	20-Apr-22	10CD 1300&1400
4/20/2022 CUP 22-02	Kickin It Transpo	21300 Hwy 62				15BC 5800
3/24/2022 HO 22-01	Michelle Merricl	300 Sowell Dr	NA			10CB 5300
FLOODPLAIN CLEARANCE FOR PERMIT						
3/22/2022 FPA 22-02	RVSS	Brophy Way Pump Station				28 300/400
3/30/2022 FPA 22-03	City of Shady Co	2501 Indian Creek				15 1103