

Agenda
Shady Cove Planning Commission Public Hearing
May 11, 2023
6:00 PM

<https://us02web.zoom.us/j/87128411242?pwd=SjJyRDBxWVZScEVHMFAzNUJOaTZTQT09>

Meeting ID: 871 2841 1242

Passcode: 956511

One tap mobile

+13462487799,,87128411242#,,,,*956511# US (Houston)

+16694449171,,87128411242#,,,,*956511# US

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 25, 2023, at 6:00 PM both in Council Chambers and via Zoom.
3. The meeting date is subject to change.

II. Public Hearing

A) Public Hearing to Consider a Development Review located at 7677 Rogue River Drive

Open Public Hearing.

A Public Hearing to accept public testimony and consider approval of a Development Review to place a new manufactured home on a residential lot. The property is located at 7677 Rogue River Drive, Shady Cove, Oregon. Assessor's Map and Tax Lot: 34-1W-15BC, 3100. Zoning is Low Density Residential (R-1-6). Owner/Applicant: Roberta "Birdy" Martin File Number: DR 23-01.

1. Read Public Hearing Open Statement.
2. If you would like to speak before the Commission, please sign sheet on the back table or via Zoom raise your hand.
3. Jurisdiction Question.
4. Conflict of Interest.
5. Ex Parté Contact.
6. Site Visit.
7. Staff Comments. (Rowan)
8. Applicants' Testimony/Proponents Testimony/Commission Questions
9. Opponents' Testimony/Commission Questions.

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

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

III. Old Business

- A. Vacation Rental By Owner (VRBO)

IV. New Business

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. DR 23-01**

**REQUEST FOR DEVELOPMENT REVIEW LOCATED
AT 7677 ROGUE RIVER DRIVE, SHADY COVE OREGON**

PUBLIC HEARING: THURSDAY MAY 11, 2023, 6:00 P.M.

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**City of Shady Cove
Type III Staff Report
Development Review**

Date: May 4, 2023

Applicant: Roberta "Birdy" Martin
Address: 7677 Rogue River Drive
Description of Property: 34-1W-15BC Tax Lot 3100
Planning Application: DR 23-01
Zoning: Low Density Residential R-1-6

Planning Commission Public Hearing Date: May 11, 2023

1.0 PROPOSAL

To place a new manufactured home on a residential lot.

2.0 AUTHORITY

Per the Shady Cove Code of Ordinances § 154.311, a Development Review is a "ministerial" or non-discretionary review, conducted by city staff, without a public hearing. Development review is based on clear and objective standards.

Development Reviews are typically conducted as a Type I (ministerial) procedure, described in § 154.377. In this case, it will be conducted as a Type III (quasi-judicial) procedure. The City Administrator has the authority to elevate any Type I decision to become a Type III decision, to be reviewed and approved by the Planning Commission instead, as given in § 154.377 (E).

3.0 PROCEDURE and TIMELINE

- 3.1 Submittal:** The applicant submitted their application on April 7, 2023, and it was deemed complete by city staff on April 14, 2023.
- 3.2 Notice:** Adhering to § 154.379, on April 18, 2023, the property owners, neighbors within 200 feet, relevant agencies, and other interested stakeholders were mailed notice of this application and public hearing.
- 3.3 Hearing:** The public hearing will be held on May 11, 2023, which is at least twenty (20) days after the mailed notice, as required by § 154.379 (C)(1)(a).
- 3.4 Appeal:** A Type III decision is made by the Planning Commission, and therefore may be appealed to the City Council, no later than 10 calendar days after the decision has been made. Appeals shall be processed according to §154.455 through §154.462.

4.0 PROPERTY CHARACTERISTICS

- 4.1 Access:** At this time and during the project, only from Rogue River Drive. At project completion, only from Oak Ridge Drive.
- 4.2 Zoning:** Low density residential (R-1-6)
- 4.3 Size:** 0.55 acres, about 23,950 square feet
- 4.4 Current Land Use:** Partially developed/vacant
- 4.5 Neighboring Land Uses:** Undeveloped steep slopes, residential lots, Upper Rogue Regional Park, overflow parking lot

5.0 CONTEXT FINDINGS

This property had a dwelling on it at one point, that was demolished later. Therefore, the system development charges were already paid for this lot, and this application is exempt from the SDCs due to the City.

6.0 CRITERIA FOR APPROVAL

Per § 154.312, the following standards shall be met:

- 6.1 *The proposed land use is permitted by the underlying land use district;*

Staff Response: Satisfied

Single-family “manufactured” or “factory-built” homes (which are built to HUD Code) are permitted in the R-1 district, per § 154.036.

- 6.2 *The land use, building/yard setback, lot area, lot dimension, density, lot coverage, building height and other applicable standards of the underlying land use district and any subdistrict(s) are met;*

Staff Response: Satisfied

All standards are met.

Manufactured homes are subject to additional standards. Criterion 6.5 addresses these.

- 6.3 *All applicable Building and Fire Code standards are met;*

Staff Response: Satisfied

The home to be placed is a Sandeppointe Model No. 28403A, produced by Cavco, and sold by Fleetwood Homes of Woodburn, Oregon. These homes meet the federal code requirements set by the U.S. Department of Housing and Urban Development (HUD).

Final inspections and approval to be given by Jackson County Development Services.

- 6.4 *The approval shall lapse, and a new application shall be required, if a building permit has not been issued within one year of site review approval or if development of the site is in violation of the approved plan or other applicable codes;*

Staff Response: Not Applicable

Manufactured homes in residential zones are subject to additional standards, which are listed in § 154.218 of the Code of Ordinances.

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

6.5.1 Floor plan. *The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1,000 square feet.*

6.5.2 Roof. *The manufactured home shall have a pitched roof with a slope not less than three feet in height for each 12 feet in width (14 degrees).*

6.5.3 Residential building materials. *The manufactured home shall have exterior siding and roofing which in color, material and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered "superior" to metal siding and roofing).*

6.5.4 Garages and carports. *The manufactured home shall have a garage or carport constructed of like materials when nearby residences have carports or garages. The city may require an attached or detached garage where that would be consistent with the predominant construction of immediately surrounding residences.*

6.5.5 Thermal envelope. *The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the State Building Code. Evidence demonstrating that the manufactured home meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturer's certification shall not be required.*

6.5.6 Placement. *The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 16 inches above grade, and complying with the minimum set-up standards of the adopted State Administrative Rules for Manufactured Dwellings, Chapter 918. Where the building site has a sloped grade, no more*

than 16 inches of the enclosing material shall be exposed on the uphill side of the home.

6.5.7 Foundation skirt. *Manufactured homes foundations shall be fully skirted.*

6.5.8 Prohibited. *The manufactured home shall not be located in a designated historic district.*

Staff Response: Satisfied

All of these standards are met, or can be met during development, or are not applicable.

Regarding the standards for residential building materials and garages/carports, it is the interpretation of staff that these standards do not apply, as there are no other residences "nearby", that is, on abutting lots. The closest homes are up the hill and visibly screened by trees.

Regarding the thermal envelope standards, the "Super Good Cents" standards referenced in the code were created by Bonneville Power Administration for homes in a Pacific Northwest climate, and were used in the 90s, but are rarely used today. The applicant submitted the quote for the specifications of her home, which included an Energy Star package for insulation, electric water heater, thermostat, and gaskets/seals. Staff research found that Energy Star standards are generally considered more up-to-date, appropriate for more regions, and are similar or superior to Super Good Cents standards.

7.0 TESTIMONY

Three comments have been received by the time of this staff report. One is from Roberta Martin, the applicant herself, reiterating that she has followed all local ordinances and regulations in this process. Another is from the applicant's brother Dennis Martin, supporting the proposal and expressing disappointment in some of the neighbors' behavior.

The other is from Tim Casey, at 217 White Oak Way. He is against the proposal for reasons of property values, aesthetics, and perception, but his comment does not make an argument towards any particular criteria of approval.

8.0 CONCLUSION

Staff recommends that the Planning Commission **approve with conditions.**

9.0 CONDITIONS OF APPROVAL

1. The applicant will apply for an encroachment permit for any work done in the public right-of-way.
 - a. Rogue River Drive is a county road. Applicant will need a separate permit from Jackson County.
2. The applicant will apply for an access permit for the driveway on Oak Ridge Drive.
3. The applicant will install the sidewalks, curbs, and gutters to the end of her property, such that they meet current standards in SCCO § 95.61 "Transportation Standards".
4. By the end of the project, vehicle access will be from the driveway on Oak Ridge Drive only, and the access from Rogue River Drive will be closed, in accordance with SCCO § 95.31 "Vehicular Access and Circulation".
 - a. Applicant will need to contact Jackson County Roads to confirm the closure.

Respectfully submitted on May 4, 2023,



Rowan Fairfield, Contract City Planner

CITY OF SHADY COVE LAND USE APPROVAL FOR BUILDING PERMIT

Assessor's Map/Tax Lot Number: 341W15BC 3100 Permit #: BP 23-11
 Name of Property Owner(s): Roberta Martin / Norma Smith
 Property Street Address: 7677 Rogue River Dr.
 Current Zoning: R-1-6 Lot Sq. Footage: .55 Ac
 Building Sq. Footage: 1066 Garage Sq. Footage: _____
 Decking/Other Sq. Footage: _____ Total Lot Coverage: 4%
 Lot Depth: ^{AVG} 145' Lot Width: 185' Street Frontage: 185'(RR) 145'(ORidge)
 Setbacks Required: Front: 15' Rear: 15' Side: 5' Street Side: 15'
 Setbacks per Plans: Front: 2 1/2' Rear: 80' Side: ^{W:} 70' Street Side: 16 1/2'
NA Floodplain Application on File
 Description of Proposed Work: 27' x 40' Initial New
manufactured home.

I understand that I am responsible for ensuring that all contractors and subcontractors who perform tasks or deliver materials for this job or project are properly licensed to work in the City of Shady Cove, per Ordinance #96-07-597, and that a violation of this ordinance can cause the project to be halted or delayed until such time as there is compliance with this requirement. I also understand that I am responsible for the cost of any additional engineering or other contract work required by the City to complete review of this application. Initial RM

Inspection – The City is authorized by the applicant to make all of the required inspections; in addition the City shall have the authority to accept reports of inspections by approved agencies or individuals. Reports of such inspections shall be in writing. The City is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise.

Owner / Agent Roberta L. Martin Roberta Martin
Print Name Signature
 Mailing Address P.O. Box 1672 Shady Cove Phone Number 208 303-7150
 Cell Number _____ E-Mail ibbirdy12@mac1.com

FEES REQUIRED:

Land Use Approval: \$175.00 Floodplain Application \$700.00
 Total Amount Due \$ 175.00 Received By DJermain Date 4/7/23 Receipt No. 27323
 SDCs: Storm Drainage \$1,500.00 Transportation \$7,500.00 Parks \$1,500.00
 Total Amount Due \$ _____ Received By _____ Date _____ Receipt No. _____

*All sewer connections must be inspected & approved after the connection is complete and before the trench is backfilled. The inspection will be performed by Rogue Valley Sewer who can be reached at (541)664-6300.

✓ complete 4/14/23 RF



AT&T   

4G LTE  61%  5:43 AM

Bauman | 3 Beds • 2 Baths • 1066 SqFt

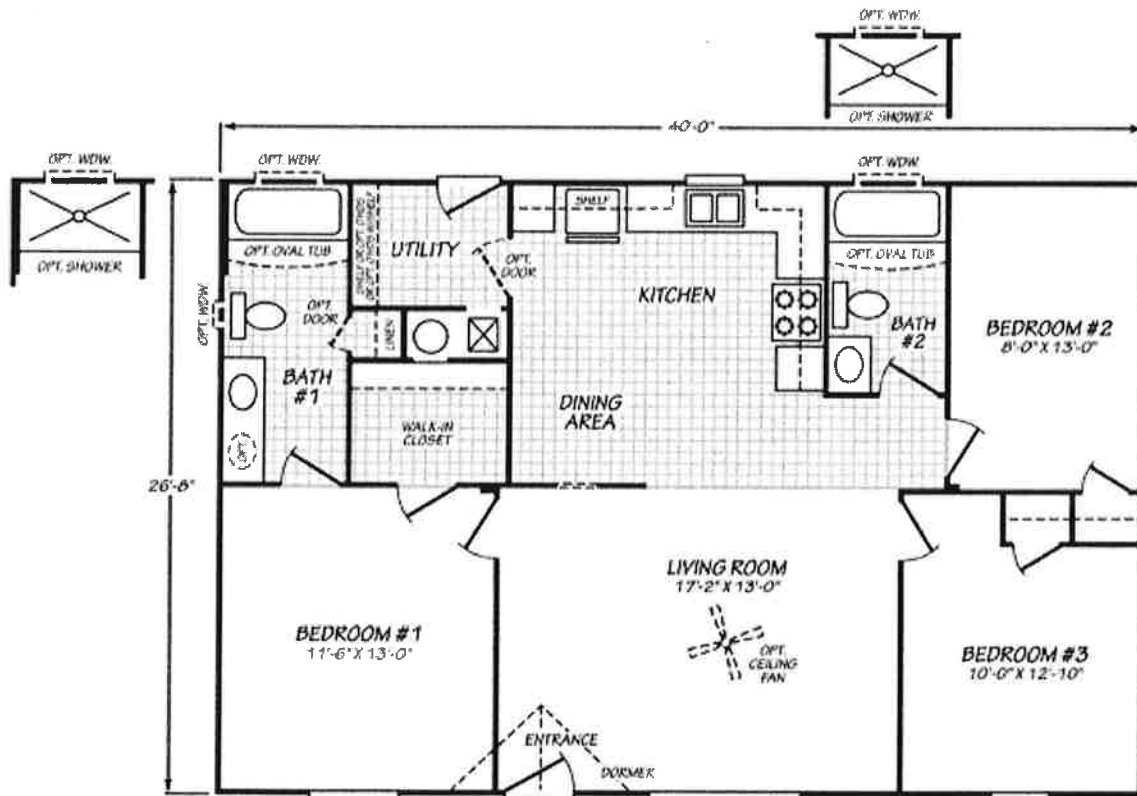
28 X 40 Double Wide

[download brochure](#) 

HUD Manufactured Home

Sandpointe Series • Intermediate

Priced Homes  



The Bauman model has 3 Beds and 2 Baths. This 1066 square foot



Quote

2655 Progress Way
 Woodburn, OR 97071
 Phone: 503-981-3136
 Fax: 503-982-2646

Financed By: **Triad Financial Services,**
 Approval No:
 Approved By:
 Approval Date:
 Ordered By: **Garrett**
 Written By: **Finn**
 Sales Mgr: **Rigo Parra**
 Transporter: **To Be Determined**

Quote No: 2023-710251-00
Quote Date: 02/06/2023
Purch. Order No:
Series: Sandpointe
Model No: 210SP28403A
Serial No:
Customer Name: Martin
Customer Address: OR

Notes:

Remarks:

SOLD TO: FACTORY HOMES CLEARANCE CENTER
 PO BOX 2176
 TUALATIN, OR 97062

SHIP TO: Factory Homes Clearance Center
 18150 SW Boones Ferry Road
 Portland, OR 97224
 Ph: 971-224-2244 Fax: 503-682-2713

EXTERIOR:		
Base: Paint - Lotus Pod	Fascia:	Wdw Treatment:
Trim: Paint - Westhighland White	Wainscot:	Cab Color: Knotty
Accent:	Roof Color: Desert Tan OC	Cab Hardware: Cabinet Knobs
Shutter:	Int Ceiling Color: Creamy	

	Interior Wall Color/Accent	Countertop	Counter Edge	Backsplash	Floor Covering
Kitchen	T & T Creamy	Marmara Beige		Marmara Beige	Beauflor-LimeOak632M
M Bath	T & T Creamy	Marmara Beige		Marmara Beige	Beauflor-LimeOak632M
G Bath	T & T Creamy	Marmara Beige		Marmara Beige	Beauflor-LimeOak632M
Utility	T & T Creamy				Beauflor-LimeOak632M
M Bed	T & T Creamy				Take Away - Dakota
2 Bed	T & T Creamy				Take Away - Dakota
3 Bed	T & T Creamy				Take Away - Dakota
Liv Rm	T & T Creamy				Take Away - Dakota
Dining	T & T Creamy				Beauflor-LimeOak632M
Entry					Beauflor-LimeOak632M



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 Phone: 503-981-3136

Fax: 503-982-2646

Quote

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Quote Date: 02/06/2023

Purch. Order No:

Model No: 210SP28403A

Serial No:

Page 3 of 3

Printed on: 4/14/2023

Part Number/Description	Qty.		
Misc. General Construction			
Material Surcharge	1		
National Dues	1		
HUD Fees (Multi)	1		
State Fees 1	1		

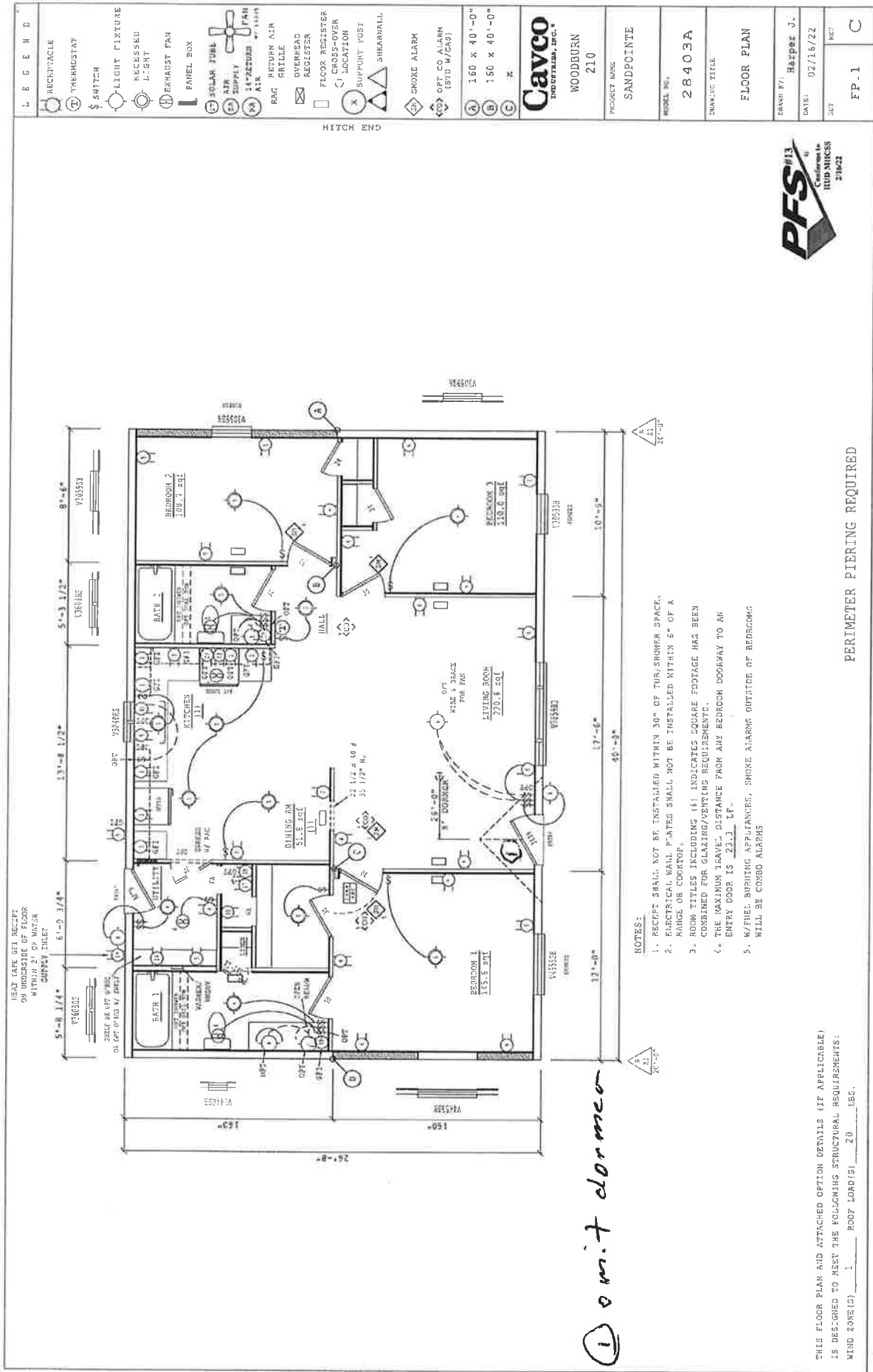
 Retailer's Signature

 Date

All prices and specifications are subject to change without notice. Sales tax, if applicable, will be added at invoicing. Confirmation to be sent to manufacturing center by return mail or fax. Retailer to report any corrections required to the manufacturing center immediately. Applicable materials used in this structure comply with EPA TSCA Title VI.

VEP 1 --- This house qualifies for a Volume Incentive or Volume Enhancement payment that may range between 1% and 8% of the invoice amount.

Factory Homes Clearance Martin



15/32" LARG. GRT. RECEPT
ON UNDERSIDE OF FLOOR
WITHIN 2" OF WATER
SUPPLY INLET

TABLE OR OPT. W/PC
OR OPT. 0 TOS W/ ENTRY

① omit dormer

NOTES:

1. RECEPT SHALL NOT BE INSTALLED WITHIN 30" OF TUB, SHOWER SPACE, RANGE OR COOKTOP.
2. ELECTRICAL WALL P-TRAYS SHALL NOT BE INSTALLED WITHIN 6" OF A RANGE OR COOKTOP.
3. ROOM TITLES INCLUDING (A) INDICATES SQUARE FOOTAGE HAS BEEN COMBINED FOR GLAZING/VENTING REQUIREMENTS.
4. THE MAXIMUM TRAVEL DISTANCE FROM ANY BEDROOM DOORWAY TO AN ENTRY DOOR IS 23.3 LF.
5. W/FUEL BURNING APPLIANCES, SMOKE ALARMS OUTSIDE OF BEDROOMS WILL BE COMBO ALARMS.

THIS FLOOR PLAN AND ATTACHED OPTION DETAILS (IF APPLICABLE) IS DESIGNED TO MEET THE FOLLOWING STRUCTURAL REQUIREMENTS:
WIND ZONE(S) 1 ROOF LOAD(S) 20 LBS.

1066.6

L B E C H D	RECEPTACLE	SMOKE ALARM	160 x 40 - 0"	Cavco INDUSTRIES, INC. WOODBURN 210 PRODUCT NAME SANDPOINTE MODEL NO. 28403A MANUFACTURE TITLE FLOOR PLAN BRAND BY: Harper J. DATE: 02/16/22 307 1627 FP.1 C 21562403A
	THROWSWITCH	SMOKE ALARM (STD W/CAS)	150 x 40 - 0"	
	LIGHT FIXTURE	SHEARWALL	X	
	NECESSARY L-GHT	CHIMNEY		
	EXHAUST FAN	OVERHEAD REGISTER		
	PANEL BOX	FLOOR REGISTER		
	SOLAR TUBE	CROSS-OVER LOCATION		
	AIR SUPPLY	SUPPORT POST		
	14" RETURN AIR			
	RETURN AIR GRILLE			



PERIMETER PIERING REQUIRED



Mayor
Jon Ball

Councilors
Kathy Nuckles
Paige Winfrey
Jim Hubbard
Steve Mitchell

CERTIFICATE OF MAILING

I hereby certify that on April 18, 2023 I provided a copy of the NOTIFICATION
OF ADJACENT PROPERTY USE PROPOSAL. APPLICATION NUMBER:
DR 23-01 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

Michael B Hetzel et al
PO Box 1149
Shady Cove, OR 97539

Tectonic Properties LLC
PO Box 266
Shady Cove, OR 97539

Roberta Martin et al
PO Box 1672
Shady Cove, OR 97539

White Oak Ridge Homeowners
112 Oak Ridge Dr
Shady Cove, OR 97539

Joseph Parco
219 White Oak Way
Shady Cove, OR 97539

Joseph/Rebecca Harrell
228 White Oak Way
Shady Cove, OR 97539

Alan Brown Trustee et al
226 White Oak Way
Shady Cove, OR 97539

Jackson County
7520 Table Rock Rd
Central Point, OR 97502

CITY OF SHADY COVE
PLANNING COMMISSION

NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

DESCRIPTION OF PROPERTY: 34-1W-15BC, Tax Lot 3100, located at 7677 Rogue River Dr.

PROPOSED CHANGE: Development Review application to place a new manufactured home

ZONING: Low Density Residential (R-1-6)

PLANNING FILE #: DR 23-01

DATE AND TIME OF MEETING: Thursday, May 11, 2023 at 6:00 p.m.

LOCATION: Shady Cove City Hall Council Chamber, 22451 Highway 62 or via Zoom

RESPONSE DATE: May 3, 2023 OWNER/APPLICANT: Roberta Martin/Norma Smith

The applicable criteria and standards to be considered at the public hearing are found in the Shady Cove Code of Ordinances §§ Development Review Approval Criteria 154.312; Home Construction Standards for Manufactured Homes in Residential Zones 154.218; and 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 or 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: _____

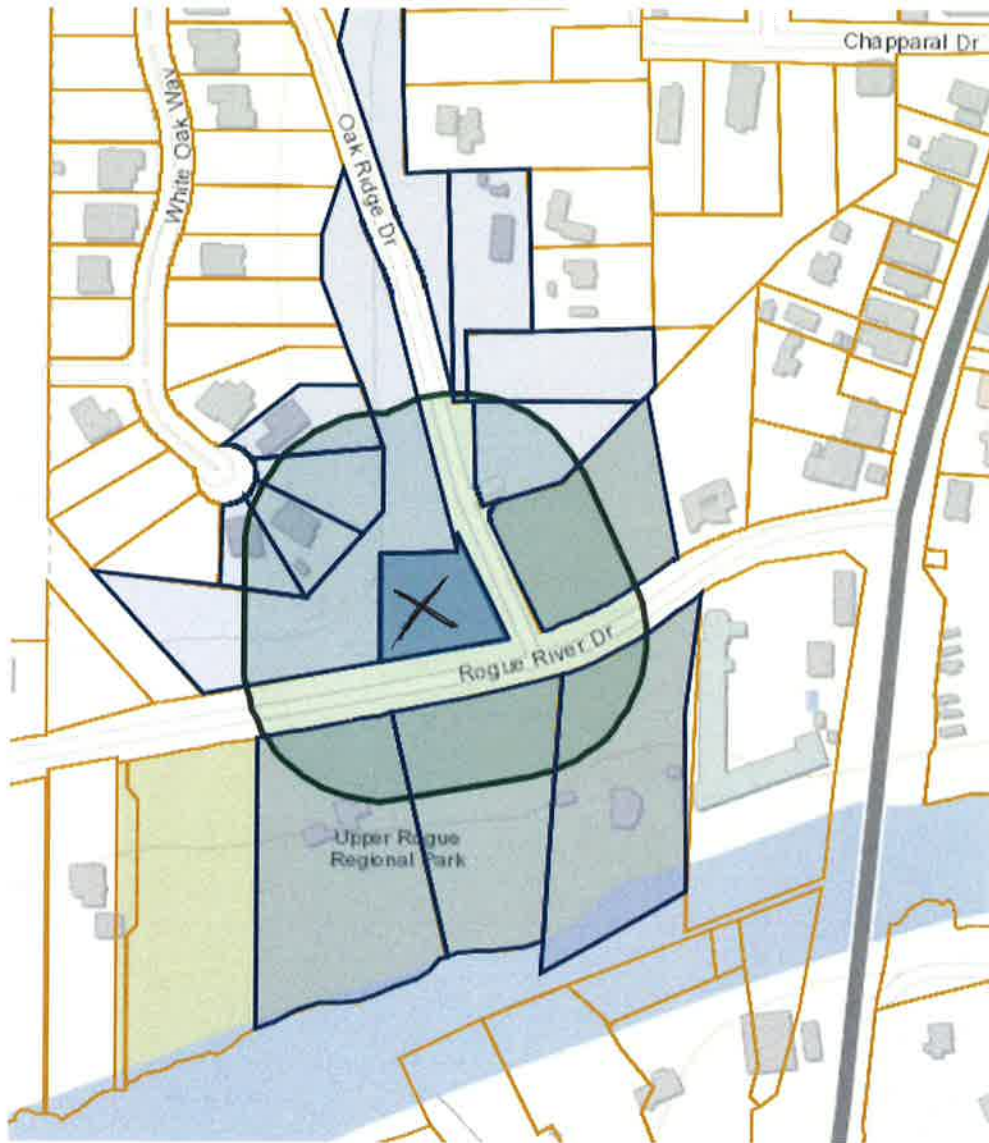
PRINTED NAME(S): _____

STREET AND MAILING ADDRESS: _____

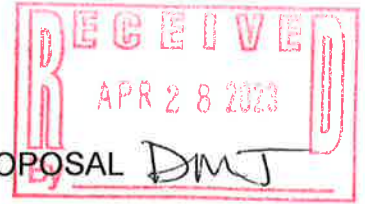
Please submit your response to: City of Shady Cove Planning Dept, PO Box 1210, Shady Cove, OR 97539

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7677 Rogue River Drive



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REMARKS: PRIOR to purchasing my property at 7677 Rogue River Dr., I made a visit to Shady Cove City Hall to enquire about building a manufactured home. I was assured at the time that I could build a mfg. home on my lot AND IS NOT part of the → SEE OTHER SIDE

SIGNATURE: Roberta Martin

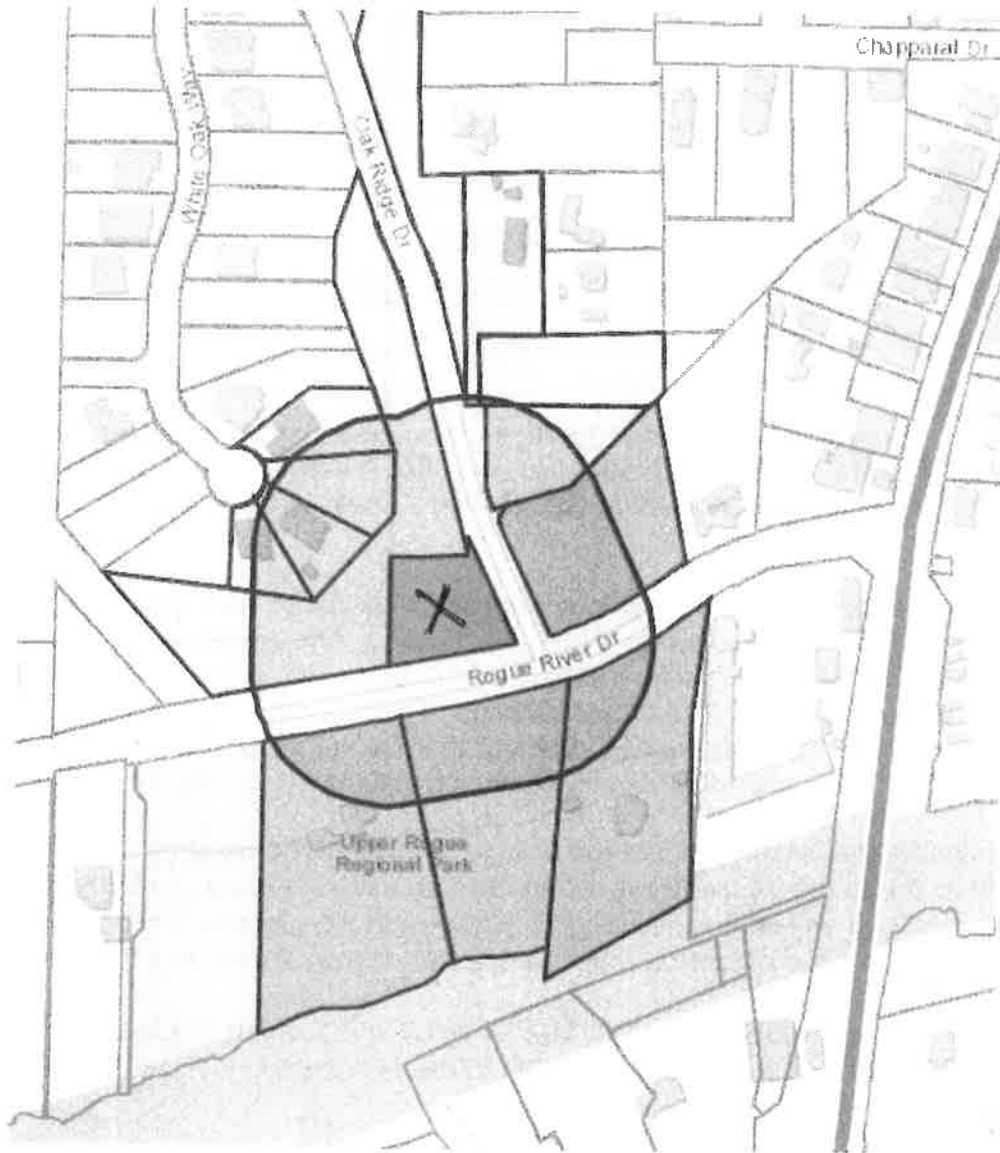
PRINTED NAME(S): Roberta Martin

STREET AND MAILING ADDRESS: 7677 Rogue River dr. Shady Cove, OR. 97539

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

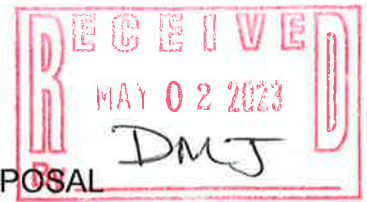
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7677 Rogue River Drive



White Oak Ridge Homeowners Association, I have followed all ORDINANCES & guidelines provided to me by the City of Shady Cove, AND CONTINUE TO follow steps & procedures for all permits and building requirements according to the City of Shady Cove Codes & ORDINANCES.

CITY OF SHADY COVE
PLANNING COMMISSION



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**** REVIEW AND COMMENT ****

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

REMARKS: Phase sec attached

SIGNATURE: [Signature]

PRINTED NAME(S): Tim Casey

STREET AND MAILING ADDRESS: 217 White Oak way

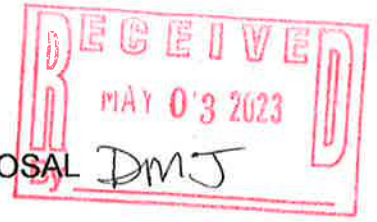
Please submit your response to: City of Shady Cove Planning Dept, PO Box 1210, Shady Cove, OR 97539

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).

Installing a manufactured home will have adverse effects on the surrounding community for a variety of reasons:

1. Property values: the surrounding community is typically known for their high property values. Installing a manufactured home is outside of HOA ordinances, and could potentially lower other property values of surrounding homes.
2. Aesthetics: A manufactured home has a different appearance and style than the traditional homes in the surrounding HOA neighborhood and because of its location would appear out of place.
3. Perception: Properties on Oak Ridge are governed under HOA standards, where manufactured homes are not allowed. A manufactured home wouldn't seamlessly fit into this HOA neighborhood. The Joint Center of Housing Studies recommends manufactured homes should be clustered so as to not create unattractive neighborhoods. To minimize the impact on the full community, site development should consider: egress and regress, set-backs, rights-of-way, easements, curbing, sidewalks, parking and storage of vehicles, RVs, boats, trailers, etc. *and the architectural standards of the surrounding community.* ("Eradicating Substandard Manufactured Homes: Replacement Programs as a Strategy," page 8, Matthew Furman, 2014 Harvard University).

CITY OF SHADY COVE
PLANNING COMMISSION



NOTIFICATION OF ADJACENT PROPERTY USE PROPOSAL

DESCRIPTION OF PROPERTY: 34-1W-15BC, Tax Lot 3100, located at 7677 Rogue River Dr.

PROPOSED CHANGE: Development Review application to place a new manufactured home

ZONING: Low Density Residential (R-1-6) PLANNING FILE #: DR 23-01

DATE AND TIME OF MEETING: Thursday, May 11, 2023 at 6:00 p.m.

LOCATION: Shady Cove City Hall Council Chamber, 22451 Highway 62 or via Zoom

RESPONSE DATE: May 3, 2023 OWNER/APPLICANT: Roberta Martin/Norma Smith

The applicable criteria and standards to be considered at the public hearing are found in the Shady Cove Code of Ordinances §§ Development Review Approval Criteria 154.312; Home Construction Standards for Manufactured Homes in Residential Zones 154.218; and 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 or 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: I'm here to support my sister. She fell in love with Shady Cove on her visits AND
chose to move here. She found the property at 7677 Rogue River Dr. AND AFTER
inquiring decided to purchase AFTER checking the zoning & being cleared to →

SIGNATURE: [Signature]

SEE OTHER SIDE

PRINTED NAME(S): DENNIS MARTIN

STREET AND MAILING ADDRESS: 204 JANE DR. / P.O. BOX 302 SHADY COVE, OR 97539

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

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build a manufactured home. I'm disssappointed in the citizens of the White ~~Ridge~~ Oak Ridge Home Owners Association for bullying her, even though this HOA has no jurisdiction on her lot. She has followed All procedured through the city & the county for her building permit. There is absolutely nothing in the zoning or regulations to stop her from being approved to move forward.



Mayor
Jon Ball

Councilors
Kathy Nuckles
Paige Winfrey
Jim Hubbard
Steve Mitchell

NOTICE OF PUBLIC HEARING

The City of Shady Cove Planning Commission will hold a Public Hearing at 6:00 p.m. on **Thursday, May 11, 2023**, at the Shady Cove City Hall Council Chamber, 22451 Highway 62, Shady Cove, Oregon or via Zoom for the following purpose:

To consider an application for a **Development Review** to place a new manufactured home on a parcel located at **7677 Rogue River Dr, Shady Cove, Oregon**. Said parcel is legally described as 34-1W-15BC Tax Lot 3100 and currently zoned Low Density Residential (R-1-6).

Owner/Applicant: Roberta Martin/Norma Smith File Number: DR 23-01

Individuals may submit written comments relating to this planning action before the meeting or attend and comment in person at City Hall or via Zoom, 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 §§ Development Review Approval Criteria 154.312; Home Construction Standards for Manufactured Homes in Residential Zones 154.218; and Procedures 154.379

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<https://us02web.zoom.us/j/87128411242?pwd=SjJyRDBxWVZScEVHMFZzNUJlOaTzTQT09>

Meeting ID: 871 2841 1242
Passcode: 956511
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+16694449171,,87128411242#,,,,*956511# US

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