

**Agenda**  
**Shady Cove Regular City Council Meeting**  
**Thursday, October 19, 2023**  
**6 PM**

<https://us02web.zoom.us/j/87028398992?pwd=eTUxNlp2c0FjTDVScnJHOC9yMThFUT09>

Meeting ID: 870 2839 8992  
Passcode: 369173

One tap mobile  
+16699006833,,87028398992#,,,,\*369173# US (San Jose)  
+17193594580,,87028398992#,,,,\*369173# US

**I. Call to Order**

- A. Roll Call
- B. Pledge of Allegiance
- C. Announcements by Presiding Officer

1. This meeting is being digitally recorded.
2. The next regularly scheduled meeting of the City Council will be held on November 2, 2023 at 6 PM, both in Council Chambers and via Zoom.
3. The next regularly scheduled meeting of the Planning Commission is October 26 at 6 PM, both in Council Chambers and via Zoom.
4. The next regular meeting of the Parks, Recreation, and Tourism Commission is not scheduled yet.
5. The next meeting of the Emergency Management Commission is November 6 at 6PM at City Hall and Zoom.
6. These meeting dates and times are subject to change
7. Anyone wishing to address the City Council concerning items of interest may do so. The person addressing the Council must complete a Public Comment Card and submit it to the City Administrator prior to the meeting. All remarks will be addressed to the whole City Council and limited to 3 minutes per person. Public Comments may also be submitted by email to the City Administrator, at TCorrigan@shadycove.org, no later than 4:00 PM the day of the meeting. The Council reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

**PRESENTATION – Rogue Reimagined**

**II. Public Comment on Agenda Items**

**III. Consent Agenda (pgs.3-10)**

**A. Minutes of 10/05/23**

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).

B. Bills Paid 09/15/23 - 09/29/23 - \$5,393.95

C. Bills Paid 09/30/23 - 10/11/23 - \$5,082.59

**IV. Items Removed from Consent Agenda**

**V. Staff Reports**

A. Jackson County Deputy

B. Fire Chief Travis Crume, FD4

C. Commission/Committee Reports

D. City Administrator

**VI. Old Business**

A. Ordinance #306, Amending Sections of Ordinances 225 and 275, relative to Short-Term Rentals (pgs.11-18)

B. Reso # 23-06, A Resolution of the City of Shady Cove seeking to Repeal Measure 110

C. Natural Hazard Mitigation Plan Draft (pgs.19-55)

E. Reader Board Update

F. City Sign

**VII. New Business**

**VIII. Written Communication**

**IX. Public Comment on Non-Agenda Items**

**X. Council Comments on Non-Agenda Items**

A. Mayor Ball

B. Councilor Nuckles

C. Councilor Winfrey

D. Councilor Hubbard

E. Councilor Mitchell

**Adjournment**

City of Shady Cove  
**City Council Regular Meeting**  
Thursday, October 5, 2023, 6:00 PM  
Meeting was held at City Hall and on Zoom

**I. CALL TO ORDER**

Mayor Ball called the Regular City Council Meeting to order at 6:00 PM.

The Pledge of Allegiance was recited.

**I.C. ANNOUNCEMENTS**

Roll Call

Council Present: Mayor Ball, Councilor Nuckles, Councilor Winfrey, Councilor Hubbard, Councilor Mitchell

Staff Present: Thomas J. Corrigan, City Administrator

Mayor Ball made the announcements on the agenda.

**II. PUBLIC COMMENT ON AGENDA ITEMS**

**III. CONSENT AGENDA**

- A. Minutes of 09/21/23
- B. Bills Paid Report 09/15/23-09/29/23- \$5,393.95

**Motion to Accept Consent Agenda**-----(*Will need to re-approve this Consent Agenda*)

Motion: Councilor Mitchell

Second: Councilor Nuckles

Motion Carried: 5-0

**IV. ITEMS REMOVED FROM CONSENT AGENDA**

None

**V. STAFF REPORTS**

- A. Jackson County Deputy:

Deputy Amaya- The month of September they had 184 calls for service. 50 Traffic stops, 3 domestic violences and 2 burglaries. They have been lenient for the first month with warnings in the school zone and October 1<sup>st</sup> they started writing citations for violating the speed in school zone. He had a meeting with City Administrator about

the CSO having a conversation regarding the Wilderness Adventures parking area across the highway and parking their ATV's, trailers and other things and also on their property across from the field. The CSO had multiple statutes but it was decided on which one to cite. An address they have inspected regarding excessive debris and citations given, he would like to remind people that they are allowed only to walk up to the front door of a private residence without permission from the homeowner.

C. Commission/Committee Reports:

Planning- Commissioner Stirling- At the last meeting an agenda item was to discuss active conditions of approval and they did have couple of recommendations that have been sent to the Mayor.

-Mayor Ball- This will be an agenda item.

Parks, Recreation, and Tourism-Liaison Councilor Nuckles-The Birthday Celebration was a huge success and wants to thank everyone for all the hard work they put into it. Now working on the Harvest Festival.

-Mayor Ball-The Birthday Celebration event was one of the best events he has been to and more because the school kids were involved. Thanked PRT.

City Administrator- Tom Corrigan- New CSO is Deputy Weast. The bridge lights belong to the City and if they need repaired, we are responsible for them and they have to be on our property insurance due to cost. We are getting an estimate from two electricians. Electricians have been waiting for Pacific Power to inspect the trenches in front of City Hall. Saturday, October 14<sup>th</sup>, there will be an eclipse. There is a special event permit request form that needs to be completed for any event which may include ODOT approval. Abatements are still being worked on and the Council will need to hear any appeals and notices sent out. Office of the State Fire Marshal has approved our work plan for doing work on Hwy 62 for fuel reduction. We applied for the Transportation Growth Management Grant and we were awarded close to \$100,000.

## **VI. OLD BUSINESS**

A. Short Term Rental Ordinance:

-Tom Corrigan- Still working with Attorney.

-Mayor Ball- Will be put back on agenda for next meeting.

B. Reso # 23-06, A Resolution of the City of Shady Cove seeking to Repeal Measure 110 (Pending):

-Mayor Ball- He is still working on it and will have it to vote on at the next meeting.

## **VII. NEW BUSINESS**

A. Selection Committee Update:

-Lena Richardson- At last meeting they discussed a stakeholder list getting done so can get it to the recruiter.

-Mayor Ball- He thanked the Selection Committee for everything they have done but the City will be pulling the process back into Council and everything will be done through the City's attorney. One thing Council did need to decide on immediately was a stakeholder list and needs to include between 12 and 15 stakeholders.

**Motion that for our Stakeholders we have 5 Members of Council, 3 Members of the Selection Committee, 2 Commission Chairs and 1 or 2 Staff Members**

Motion: Councilor Nuckles

Second: Councilor Hubbard

Motion Carried: 5-0

-Mayor Ball- Need to agree on a salary now so a profile can be created. Advise from the recruiter, the salary is the key component for getting sufficient applications and Mayor suggested raising the salary to \$115-135K.

**Motion that Council Consider the Salary Range be No Less than \$115K but No More than \$135K**

Motion: Councilor Mitchell

Second: Councilor Nuckles

Motion Carried: 5-0

B. PRT Recommendations:

-Liaison Councilor Nuckles- They have one recommendation. They are requesting \$250 for the Flag Raising on November 11<sup>th</sup> to do a continental breakfast.

**Motion to Approve Request \$250 for the Special Event**

Motion: Councilor Mitchell

Second: Councilor Winfrey

Motion Carried: 5-0

C. Natural Hazard Mitigation Plan Draft:

-City Administrator-Tom Corrigan- Reviewed with the Mayor, a select committee and the former member Ed Mayer. Now we have to garner input.

-Mayor Ball- There will be no motion to approve the draft at this time. Need to discuss if any changes to be made before put out to the public for input.

**VIII. WRITTEN COMMUNICATION**

Sharon Asbill- Has concerns about the trucks using jake brakes and is requesting that a "No Jake Brakes" sign be put up at the north end of town.

-Tom Corrigan- He will get in contact with ODOT about the Jake Brakes being used in the City limits.

-Visual Calendar Update- Councilor Hubbard- The proof that was sent to the printer was

Viewed and approved by the Council.

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

None

**X. COUNCIL COMMENTS ON NON-AGENDA ITEMS**

- A. Councilor Hubbard- Thanked everyone for coming. Thinks they are going down the right path for selection of the new City Administrator.
- B. Councilor Nuckles- She hopes everyone is decorating their scarecrows and entering their address for the contest.
- C. Councilor Mitchell- Thanked everyone for coming. Thinks it is wise to have the discussion about the budget and the salary raise.
- D. Councilor Winfrey- Thanked everyone for coming and thanked those that came and supported the Birthday Party event. The fire district is participating in the Trunk-or-Treats on Halloween and will start and end before dark.
- E. Mayor Ball- Thanked Commissioner Roberts for attending the meeting. He wants to make sure to make it easy as possible for businesses and their compliance with the City ordinances and need to make sure everything is fair. Thanked everyone for coming.

**ADJOURNMENT**

There being no further business before the Council, Mayor Ball adjourned the meeting at 7:48 PM.

Approved:

Attest:

\_\_\_\_\_  
Mayor Ball

\_\_\_\_\_  
Thomas J. Corrigan  
City Administrator

**Council Vote:**

Mayor Ball \_\_\_\_\_  
Councilor Nuckles \_\_\_\_\_  
Councilor Winfrey \_\_\_\_\_  
Councilor Mitchell \_\_\_\_\_  
Councilor Hubbard \_\_\_\_\_

## Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
24	Canon Financial Services, I	31195780	Contract 09/01/2023-09/30/	1	09/11/2023	203.82	.00	203.82	50964	09/27/2023
Total 24:						203.82	.00	203.82		
43	Christian, David	09182023	Radio 09/18/2023-09/21/20	1	09/21/2023	90.00	.00	90.00	50965	09/27/2023
		09182023	Radio 09/11/2023-09/15/20	2	09/21/2023	90.00	.00	90.00	50965	09/27/2023
Total 43:						180.00	.00	180.00		
121	Pitney Bowes Global Finan	3317967556	Contract 0041353961 billin	1	08/30/2023	171.30	.00	171.30	50970	09/27/2023
Total 121:						171.30	.00	171.30		
221	Hunter Communications	435531	Phone/Internet	1	09/07/2023	705.92	.00	705.92	50967	09/27/2023
Total 221:						705.92	.00	705.92		
257	AT&T Mobility	2872860888	Cell phones	1	09/05/2023	280.58	.00	280.58	50962	09/27/2023
Total 257:						280.58	.00	280.58		
258	WECO - Carson	CP-0024488	Gas/Diesel 09/2023	1	09/18/2023	301.23	.00	301.23	50973	09/27/2023
Total 258:						301.23	.00	301.23		
268	Project A, Inc.	231110	Web Custom Development	1	09/15/2023	200.00	.00	200.00	50971	09/27/2023
Total 268:						200.00	.00	200.00		
310	Local Government Law Gr	67360	City of Shady Cove Labor	1	08/31/2023	405.00	.00	405.00	50969	09/27/2023
Total 310:						405.00	.00	405.00		
430020	Confident Staffing, Inc.	49746	P. Lybarger seasonal work	1	09/10/2023	491.45	.00	491.45	50966	09/27/2023
		49758	P. Lybarger seasonal work	1	09/17/2023	491.45	.00	491.45	50966	09/27/2023
Total 430020:						982.90	.00	982.90		
430032	JP Morgan Chase	09012023	62 Burgers and Brews	1	09/12/2023	25.00	.00	25.00	50968	09/27/2023
		09012023	Eagle Point Hardware, tren	2	09/12/2023	200.00	.00	200.00	50968	09/27/2023
		09012023	Apple.com bill	3	09/12/2023	19.95	.00	19.95	50968	09/27/2023
		09012023	Amazon prime bill	4	09/12/2023	14.99	.00	14.99	50968	09/27/2023
		09012023	bMatrix	5	09/12/2023	59.99	.00	59.99	50968	09/27/2023
		09012023	Staples, office supplies	6	09/12/2023	191.88	.00	191.88	50968	09/27/2023
		09012023	Adobe	7	09/12/2023	19.99	.00	19.99	50968	09/27/2023
		09012023	Amazon	8	09/12/2023	249.99	.00	249.99	50968	09/27/2023
		09012023	Amazon	9	09/12/2023	34.99	.00	34.99	50968	09/27/2023
		09012023	Amazon	10	09/12/2023	19.98	.00	19.98	50968	09/27/2023
		09012023	Amazon	11	09/12/2023	71.98	.00	71.98	50968	09/27/2023
		09012023	blink camera monthly bill	12	09/12/2023	10.00	.00	10.00	50968	09/27/2023
		09012023	Amazon admin stand up de	13	09/12/2023	139.99	.00	139.99	50968	09/27/2023
		09012023	zoom	14	09/12/2023	149.90	.00	149.90	50968	09/27/2023
		09012023	Rackspace	15	09/12/2023	292.92	.00	292.92	50968	09/27/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 430032:						1,501.55	.00	1,501.55		
430097	Pulcini, Mary	08242023	Music in the Park 8/27/23 d	1	08/24/2023	51.65	.00	51.65	50972	09/27/2023
Total 430097:						51.65	.00	51.65		
430099	Brewer, Jeremy	09182023	DJ for Shady Cove Anniver	1	09/18/2023	250.00	.00	250.00	50961	09/20/2023
Total 430099:						250.00	.00	250.00		
430100	Bullee Dog Signs	276	8x4 banner, 4x2 banner, m	1	09/13/2023	160.00	.00	160.00	50963	09/27/2023
Total 430100:						160.00	.00	160.00		
Grand Totals:						5,393.95	.00	5,393.95		

## Report Criteria:

Detail report type printed



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Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
13	Avista Corporation	4941620000	Natural Gas 09/2023	1	09/22/2023	20.15	.00	20.15	50974	10/10/2023
Total 13:						20.15	.00	20.15		
25	Canon Solutions America, I	6005625743	Copier	1	09/25/2023	65.36	.00	65.36	50976	10/10/2023
Total 25:						65.36	.00	65.36		
26	Cantel of Medford, Inc.	30345	lemonade, earplug orgmax,	1	05/31/2023	133.00	.00	133.00	50977	10/10/2023
Total 26:						133.00	.00	133.00		
43	Christian, David	09252023	Radio 09/25/2023-09/29/20	1	09/28/2023	90.00	.00	90.00	50978	10/10/2023
Total 43:						90.00	.00	90.00		
83	KAS & Associates, Inc.	21952	Erickson ave partition, Sch	1	09/25/2023	557.51	.00	557.51	50982	10/10/2023
Total 83:						557.51	.00	557.51		
114	Pacific Power	3284764100	Aunt Carolines Park	1	09/25/2023	76.75	.00	76.75	50984	10/10/2023
		3284764100	Street lights	2	09/25/2023	679.77	.00	679.77	50984	10/10/2023
		3284764100	City Hall	3	09/25/2023	306.40	.00	306.40	50984	10/10/2023
Total 114:						1,062.92	.00	1,062.92		
119	Perfection Cleaning	292128	City Hall office cleaning 09/	1	09/30/2023	450.00	.00	450.00	50985	10/10/2023
Total 119:						450.00	.00	450.00		
139	Shady Cove Hardware, LL	418886	brake cleaner	1	10/01/2023	8.59	.00	8.59	50987	10/10/2023
		418886	Sprinkler, lysol cleaner, stih	2	10/01/2023	60.14	.00	60.14	50987	10/10/2023
Total 139:						68.73	.00	68.73		
151	Southern Oregon Sanitatio	0925202388	2501 Indian Cr Rd	1	09/25/2023	66.80	.00	66.80	50988	10/10/2023
		0925202388	22451 Hwy 62	2	09/25/2023	45.93	.00	45.93	50988	10/10/2023
		0925202388	1008 Celtic Circle	3	09/25/2023	45.93	.00	45.93	50988	10/10/2023
Total 151:						158.66	.00	158.66		
160	Teamster Local 223	10012023	Monthly dues	1	10/01/2023	248.00	.00	248.00	50989	10/10/2023
Total 160:						248.00	.00	248.00		
192	C BAR C TRUCK SALES,	14251	trailer decal set	1	09/19/2023	80.00	.00	80.00	50975	10/10/2023
Total 192:						80.00	.00	80.00		
255	TouchPoint Networks, LLC	INV-7372	WatchGuard T40 Firebox	1	10/01/2023	116.06	.00	116.06	50990	10/10/2023
Total 255:						116.06	.00	116.06		
258	WECO - Carson	CP-0024583	Gas/Diesel 09/2023	1	09/30/2023	164.73	.00	164.73	50991	10/10/2023

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 258:						164.73	.00	164.73		
278	Nuckles, Kathryn P.	09282023	Shady Cove birthday celeb	1	09/28/2023	50.05	.00	50.05	50983	10/10/2023
Total 278:						50.05	.00	50.05		
286	City of Shady Cove - Utilitie	10012023	1008 Celtic Circle	1	09/30/2023	47.25	.00	47.25	50979	10/10/2023
		10012023	22451 Hwy 62	2	09/30/2023	47.25	.00	47.25	50979	10/10/2023
		10012023	2501 Indian Creek Rd	3	09/30/2023	46.25	.00	46.25	50979	10/10/2023
Total 286:						140.75	.00	140.75		
430020	Confident Staffing, Inc.	49772	P. Lybarger seasonal work	1	09/24/2023	491.45	.00	491.45	50980	10/10/2023
		49784	P. Lybarger seasonal work	1	10/01/2023	491.45	.00	491.45	50980	10/10/2023
Total 430020:						982.90	.00	982.90		
430097	Pulcini, Mary	09282023	Shady Cove birthday celeb	1	09/28/2023	195.13	.00	195.13	50986	10/10/2023
Total 430097:						195.13	.00	195.13		
430101	Edwards, Carol	09282023	Shady Cove birthday celeb	1	09/28/2023	97.79	.00	97.79	50981	10/10/2023
Total 430101:						97.79	.00	97.79		
430102	Winfrey, Paige	09282023	Shady Cove birthday celeb	1	09/28/2023	400.85	.00	400.85	50992	10/10/2023
Total 430102:						400.85	.00	400.85		
Grand Totals:						5,082.59	.00	5,082.59		

## Report Criteria:

Detail report type printed

**City of Shady Cove**

**Ordinance No. 306**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHADY COVE AMENDING THE SHADY COVE CODE OF ORDINANCES, INCLUDING ORDINANCES 225 AND 275, TO AMEND VACATION RENTAL DWELLINGS, (SHORT-TERM RENTALS), AS A CONDITIONAL USE IN RESIDENTIAL AND GENERAL COMMERCIAL DISTRICTS.**

**Whereas**, The City Council of the City of Shady Cove desires to update the conditions set forth for Short-Term Rentals; and

**Whereas**, The City Council of the City of Shady Cove desires to remove obsolete, redundant, and generally update the Planning Code;

**THE COUNCIL OF THE CITY OF SHADY COVE ORDAINS THE FOLLOWING AMENDMENTS:**

The title of "Vacation Rental Dwellings" is changed to "Short Term Rentals (STR)"

Section 154: Zoning table of contents is amended to reflect Short Term Rentals (STR) instead of Vacation Rental Dwellings. This change is defined in Exhibit B.

Sections 154.475 thru 154.479 are amended to include additional stipulations, delete obsolete stipulations and clarify existing stipulations for short term rentals (STR). These changes are defined in Exhibit A.

The conditional uses section contained in Section 154.037 (Low Density Residential District, R-1) of the Shady Cove Code of Ordinances is amended to reflect short term rentals (STR) instead of vacation rental dwellings, and to restrict such rentals to Residential District R-1-6. This change is defined in Exhibit B.

The conditional uses section contained in Section 154.052 (Medium Density Residential District, R-2) and Section 154.067 (High Density Residential District, R-3) of the Shady Cove Code of Ordinances is amended to reflect short term rentals (STR) instead of vacation rental dwellings. This change is defined in Exhibit B

The conditional uses section contained in Section 154.082 (General Commercial District, G-C) of the Shady Cove Code of Ordinances is amended to add short term rentals (STR) to the list of conditional uses. This change is defined in Exhibit B.

## **Exhibit A**

Amendments to Vacation Rental Dwellings Ordinance (ref. Sections 154.475 thru 154.479 in Shady Cove Code of Ordinances):

- Exhibit B changes from the original Vacation Rental Dwellings Ordinance were incorporated.
- The Ordinance name is changed from "Vacation Rental Dwellings" to "Short Term Rentals (STR)"
- Allowable zoning districts were added to the beginning
- Grandfather clause was removed
- More specificity in maximum occupancy in Standards-1
- Changed maximum vehicles to 2 in Standards-2
- Added original Ordinance Exhibit B clauses in Standards-10,11,12
- Removed exemptions for VRBO registry in Standards-12
- Added new provisions per Council discussion in Standards-12, 13, 14
- Removed attached garage provision in Safety Requirements-1
- Add additional stipulations for shared driveways/roadways and shared water source in General-4, 5
- Cleanup/clarification of language in Enforcement-1, 3, 4

## **Exhibit B**

Amendment to Zoning chapter table of contents (ref. Chapter 154 in Shady Cove Code of Ordinances):

Change	Vacation Rental Dwellings
To	Short Term Rentals (STR)

Amendment to Low Density Residential District, R-1 – Conditional Uses (ref. Section 154.037 in Shady Cove Code of Ordinances):

Change	(J) Vacation rental dwellings; and
To	(J) Short term rentals (STR) (R-1-6 only); and

Amendment to Medium Density Residential District, R-2 – Conditional Uses (ref. Section 154.052 in Shady Cove Code of Ordinances):

Change	(L) Vacation rental dwellings; and
To	(J) Short term rentals (STR); and

Amendment to High Density Residential District, R-3 – Conditional Uses (ref. Section 154.067 in Shady Cove Code of Ordinances):

Change	(L) Vacation rental dwellings; and
To	(J) Short term rentals (STR); and

Amendment to General Commercial District, G-C – Conditional Uses (ref. Section 154.082 in Shady Cove Code of Ordinances):

Change	(J) Scientific or technical research facilities and laboratories; and (K) Zoos.
To	(J) Scientific or technical research facilities and laboratories; (K) Zoos; and (L) Short term rentals (STR).

### **Appeal**

A. The owner, or person in charge protesting any citation of any sections of this Ordinance, shall file with the City, a written statement which will specify the basis for the protest. The statement will be referred to the City Council or Municipal Court Judge, as appropriate, as part of the next scheduled meeting or court date. At the time set for consideration of the abatement, the owner or other person may appear and be heard and the Council or Municipal Court Judge, as appropriate will thereupon determine whether or not a nuisance or offense, in fact, exists. If it is determined that it does exist, the owner, or other person shall, within 10 days of that determination complete the abatement.

B. If the owner, or person in charge of the property, objects to the assessment for abatement, a written objection may be heard by the City Council in the manner described in "A" above.

### **Penalties and Damages**

A. In addition to the cost and assessments provided in this Ordinance, a violation may be prosecuted in the Municipal Court of the City of Shady Cove, and be punished by a fine or not more than \$500.

B. Each day's violation constitutes a separate violation. The abatement shall not constitute a penalty for violating the Ordinance.

C. The remedies specified herein will not be deemed exclusive and the City may, at its option, seek to enforce the provisions of this Ordinance by exercising its legal or equitable remedies in any court of competent jurisdiction.

D. When an offense has been committed that results in ascertainable damages to any person, based upon conviction thereof, in addition to any other sentence, the Court may order that the defendant make restitution to the victim.

### **Infraction**

A. Neither party shall have the right to a jury trial at the trial of any infraction.

### **Severability**

A. Invalidity of a section or part of a section of this Ordinance will not affect the validity of remaining sections or parts of Sections.

**Savings Clause**

A. The amendment of any Ordinance noted in these sections will not preclude any action against any person violating this Ordinance prior to the effective date of this Ordinance.

**Adopted** by the City Council of the City of Shady Cove this 19th day of October, 2023.

**Approved:**

**Attest:**

\_\_\_\_\_  
Jon Ball  
Mayor

\_\_\_\_\_  
Thomas J. Corrigan  
City Administrator

**Council Vote:**

Mayor Ball

Councilor Nuckles

Councilor Winfrey

Councilor Hubbard

Councilor Mitchell

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT "A"

### SHORT TERM RENTALS

Approval of this ordinance adds vacation rentals as a conditional use in ~~all areas zoned residential residential districts R-1-6, R-2, R-3 and commercial district G-C for 30 days or less.~~

~~Vacation rentals that were included in the City's trial between June 1, 2014 and December 31, 2014 will be grandfathered, and exempt from the conditional use requirement, provided that the owner of that property has a valid vacation rental Business License for fiscal year 2015-2016. Should the property owner of the grandfathered residence fail to meet the foregoing or expand the size of that residence, the conditional use process will be in effect.~~

### STANDARDS

1. Maximum occupancy: ten people ~~with a limit of two persons per bedroom. Sleeping shall be confined within the residence.~~
2. Maximum number of vehicles: 24
3. Vehicles must be parked on the rental property, not on the public right of way
4. Not more than 50% of the front yard setback area may be used for parking. The balance must be "landscaped" to prevent parking
5. No outdoor activities, constituting a nuisance or loud noise are permitted after 9:00pm
6. Vacation rentals must comply with all City policies, standards and ordinances
7. Animals, other than service animals, are not permitted
8. Vacation rental property owners must subscribe to a scheduled waste collection service and provide garbage receptacles on the property
9. With the exception of enclosed barbecues, any outside fire is prohibited
- ~~10. Owner shall provide liability insurance~~
- ~~11. The City shall maintain a registry of vacation rentals~~
- ~~12. Existing members of the VRBO registry are exempt from the conditional use permit requirements unless they are to be expanded~~
- ~~12. Accessory Dwelling Units (ADU) shall not be used as a vacation rental~~
- ~~13. Short Term Rental Conditional Use approval shall be granted to the property owner~~
- ~~14. Failure to acquire or renew the Business License associated with the vacation rental, or change of ownership of the property, will void the approval on the Short Term Rental. The applicant must reapply in full for approval.~~

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### SAFETY REQUIREMENTS

1. Smoke alarms must be present and functioning. Smoke alarms 10 years and older must be replaced with new smoke alarms that have a 10-year battery and hush button. Smoke alarms must be installed on each floor of the residence, including basement ~~and attached garage, if existing~~
2. At least one 2A-10BC rated fire extinguisher must be visible and readily accessible for each floor of the residence including basement, if existing. Portable fire extinguishers shall be fully charged and serviced annually
3. Exit doors cannot be blocked to prevent egress. Corridors and exit ways must be free of obstructions. Each sleeping room will have at least one operable window for use as a secondary means of escape
4. At least one plug-in rechargeable flashlight will be readily accessible on each occupied floor of the residence
5. If on the second floor, there is no other means of escape, two story vacation rentals must provide a roll out ladder for use as a secondary means of escape

## EXHIBIT "A"

6. A carbon monoxide alarm must be present and functioning in a structure having a carbon monoxide source as defined in ORS 105.836

### GENERAL

1. A 500 foot minimum spacing between vacation rental properties, on the same side of the river, is required
2. A copy of the vacation rental standards shall be posted in a conspicuous place inside the vacation rental
3. Owners of vacation rental property must have a local contact, and provide the City Administrator with the name and telephone number for that contact
4. Written consent is required from at least 75% of affected property owners if the vacation rental property is accessed by a shared driveway or private roadways. A copy of the written consent is to be provided to the City Administrator
- 4.5. Written consent is required from at least 75% of the affected property owners if the vacation rental property uses a shared water source. A copy of the written consent is to be provided to the City Administrator.
- 5.6. Transient Occupancy Tax will apply to all rentals of 30 days or less

### ENFORCEMENT

1. Annually, prior to the issuance of a Business License for vacation rentals, the City's CSO will make a premise visit to the premise. The visit will ensure that all safety requirements (smoke alarms, fire extinguishers, flash lights and exit provisions) are in place as well as a posted sign reflecting vacation rental standards
2. Complaint handling:
  - a. Any confirmed complaint made to the City, regarding vacation rentals, will be evaluated by the City Administrator for validity. If deemed valid the complaint will be directed to the City's CSO for action
  - b. Complaints filed directly with the Sheriff's Office, will be handled by that group. Information concerning resultant action will be provided to the City Administrator
3. Valid complaint action:
  - a. A first valid complaint will result in a warning to the property owner.
  - b. A second valid complaint is subject to a fine of up to \$500.00 per day, for each day during the period of the rental which generated the complaint
  - c. A third valid complaint will result in cancellation of the Business License, and may include additional fine(s)
4. With the exception of the grandfathered property noted in this ordinance, pProperty owners offering their property for vacation rental without going through the conditional use process and/or possessing a valid Business License is a violation of this ordinance. In addition to a cease and desist order, the property owner will be subject to a fine of up to \$500.00 for each day the property is/was rented for vacation purposes.



## EXHIBIT "B"

Amendment to Zoning chapter table of contents (ref. Chapter 154 in Shady Cove Code of Ordinances):

Change	Vacation Rental Dwellings
To	<u>Short Term Rentals (STR)</u>

Amendment to Low Density Residential District, R-1 – Conditional Uses (ref. Section 154.037 in Shady Cove Code of Ordinances):

Change	(J) Vacation rental dwellings; and
To and	(J) <u>Short term rentals (STR)</u> <del>Vacation rental dwellings</del> (R-1-6 only);

Amendment to Medium Density Residential District, R-2 – Conditional Uses (ref. Section 154.052 in Shady Cove Code of Ordinances):

Change	(L) Vacation rental dwellings; and
To	(J) <u>Short term rentals (STR)</u> <del>Vacation rental dwellings</del> ; and

Amendment to High Density Residential District, R-3 – Conditional Uses (ref. Section 154.067 in Shady Cove Code of Ordinances):

Change	(L) Vacation rental dwellings; and
To	(J) <u>Short term rentals (STR)</u> <del>Vacation rental dwellings</del> ; and

Amendment to General Commercial District, G-C – Conditional Uses (ref. Section 154.082 in Shady Cove Code of Ordinances):

Change	(J) Scientific or technical research facilities and laboratories; and (K) Zoos.
--------	--

EXHIBIT "B"

To (J) Scientific or technical research facilities and laboratories; and  
(K) Zoos; and  
(L) Short term rentals (STR).

# Shady Cove Addendum to the Jackson County NHMP

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*Photos courtesy of Oregon State Archives*

**Effective:** December XX, 2023 through December XX, 2028

Prepared for  
City of Shady Cove  
P.O. Box 1210  
22451 Highway 62  
Shady Cove, OR 97539

Prepared by  
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# Introduction

## Purpose

This is an update of the Shady Cove addendum to the Jackson County Multi-Jurisdictional Natural Hazard Mitigation Plan (MNHMP, NHMP). This addendum supplements information contained in Volume I (Basic Plan) which serves as the NHMP foundation and Volume II (Appendices) which provide additional information. This addendum meets the following requirements:

- Multi-Jurisdictional **Plan Adoption** §201.6(c)(5),
- Multi-Jurisdictional **Participation** §201.6(a)(3),
- Multi-Jurisdictional **Mitigation Strategy** §201.6(c)(3)(iv) and
- Multi-Jurisdictional **Risk Assessment** §201.6(c)(2)(iii).

Updates to Shady Cove's addendum are further discussed throughout the NHMP and within Volume II, Appendix B, which provides an overview of alterations to the document that took place during the update process.

Shady Cove adopted their addendum to the Jackson County Multi-jurisdictional NHMP on [date], 2023. FEMA Region X approved the Jackson County NHMP on [date], 2023 and the City's addendum on [date], 2023. With approval of this NHMP, the City is now eligible for non-disaster and disaster mitigation project grants through [date-1], 2028.

## NHMP Process, Participation and Adoption

This section of the NHMP addendum addresses 44 CFR 201.6(c)(5), *Plan Adoption* and 44 CFR 201.6(a)(3), *Participation*.

In addition to establishing a comprehensive city level mitigation strategy, the Disaster Mitigation Act of 2000 (DMA2K), and the regulations contained in Title 44 CFR Part 201, require that jurisdictions maintain an approved NHMP to receive federal funds for mitigation projects. Local adoption, and federal approval of this NHMP ensures that the city will remain eligible for non-disaster and disaster mitigation project grants. Shady Cove was included as an addendum in the 2012 and 2018 Jackson County NHMP processes.

The Oregon Partnership for Disaster Resilience (OPDR) at the University of Oregon's Institute for Policy Research and Engagement (IPRE) partnered with the Oregon Department of Emergency Management (OEM), Jackson County, and Talent to update their NHMP. This project is funded through the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program. Members of the Talent NHMP steering committee also participated in the County NHMP update process (Volume II, Appendix B).

By updating the NHMP, locally adopting it, and having it approved by FEMA, Shady Cove maintains eligibility for FEMA Hazard Mitigation grant program funds.

The Jackson County NHMP and Shady Cove addendum are the result of a collaborative effort between citizens, public agencies, non-profit organizations, the private sector, and regional organizations. A project steering committee guided the process of developing the NHMP.

### **Convener and Committee**

The Shady Cove City Administrator served as the designated convener of the NHMP update and the Public Works Director will take the lead in implementing, maintaining, and updating the addendum to the Jackson County NHMP in collaboration with the designated convener of the Jackson County NHMP (Emergency Manager).

Representatives from the City of Shady Cove steering committee met formally and informally, to discuss updates to their addendum (Volume II, Appendix B). The steering committee reviewed and revised the City's addendum, with particular focus on the NHMP's risk assessment and mitigation strategy (action items).

This addendum reflects decisions made at the designated meetings and during subsequent work and communication with Jackson County Emergency Management and the OPDR.

The Shady Cove Steering Committee was comprised of the following representatives:

- Convener, Tom Corrigan, City Administrator
- Travis Crume, Chief, Jackson County Fire District #4
- Rowan Fairchild, Planner (RVCOG)
- Ed Mayer, Emergency Management Consultant
- Spencer McMahon, Public Works
- Kathy Nuckles, Council President

The steering committee was closely involved throughout the development of the NHMP and served as the local oversight body for the NHMP's development.

## **NHMP Implementation and Maintenance**

The City Council will be responsible for adopting the Shady Cove addendum to the Jackson County NHMP. This addendum designates a steering committee and a convener to oversee the development and implementation of action items. Because the City addendum is part of the County's multi-jurisdictional NHMP, the City will look for opportunities to partner with the County. The City's steering committee will convene after re-adoption of the Shady Cove NHMP addendum on an annual schedule. The County is meeting on a semi-annual basis and will provide opportunities for the cities to report on NHMP implementation and maintenance during their meetings. The City Administrator will serve as the convener and will be responsible for assembling the steering committee.

The convener will also remain active in the County's implementation and maintenance process (Volume I, Section 4).

The steering committee will be responsible for activities outlined in Volume I, Section 4.



The City will utilize the same action item prioritization process as the County (Volume I, Section 4 and Volume II, Appendix D).

## Implementation through Existing Programs

Many of the Natural Hazard Mitigation Plan's recommendations are consistent with the goals and objectives of the City's existing plans and policies. Where possible, Shady Cove will implement the NHMP's recommended actions through existing plans and policies. Plans and policies already in existence have support from residents, businesses, and policy makers. Many land-use, comprehensive, and strategic plans get updated regularly, allowing them to adapt to changing conditions and needs. Implementing the NHMP's action items through such plans and policies increases their likelihood of being supported and implemented.

Shady Cove's acknowledged comprehensive plan is the City of Shady Cove Comprehensive Plan administered by the Shady Cove Planning Commission. The City implements the plan through the Community Development Code.

Shady Cove currently has the following plans that relate to natural hazard mitigation. For a complete list visit the City's [website](#):

- [Comprehensive Plan](#) (2016)
- [Municipal Code](#) (Flood Ordinance updated in 2017, [Riparian Ordinance](#), 2016)
- [Emergency Operations Plan](#) (2012)
- Stormwater Master Plan
- [Building Codes and Standards: Oregon Structural Specialty Code](#) (Commercial) and [Oregon Residential Specialty Code](#).

## Mitigation Strategy

This section of the NHMP addendum addresses 44 CFR 201.6(c)(3(iv), *Mitigation Strategy*.

The City's mitigation strategy (action items) was first developed during the 2012 NHMP planning process. During this process, the steering committee assessed the City's risk, identified potential issues, and developed a mitigation strategy (action items).

During the 2017 and 2023 updates, the City re-evaluated and updated their mitigation strategy (action items). During these processes, action items were updated, noting what accomplishments had been made and whether the actions were still relevant, and new action items were defined.

## Mitigation Successes

The community of Shady Cove has several examples of hazard mitigation including the following projects funded through FEMA [Hazard Mitigation Assistance](#) and the Oregon Infrastructure Finance Authority's [Seismic Rehabilitation Grant Program](#)<sup>1</sup>.

### FEMA Funded Mitigation Successes

- 2023: DR4562-42 – Shady Cove Wildfire Mitigation Project (Rogue Basin Partnership) (\$1,118,000) - PENDING

### Seismic Rehabilitation Grant Program Mitigation Successes

- 2018: Shady Cove Fire Station (Jackson County Fire District 4) (\$166,556)

## Action Items

Table SA-1 documents the title of each action along with, the lead organization, partners, timeline, cost, and potential funding resources.

---

<sup>1</sup> The Seismic Rehabilitation Grant Program (SRGP) is a state of Oregon competitive grant program that provides funding for the seismic rehabilitation of critical public buildings, particularly public schools, and emergency services facilities.



Table SA-1 Action Items

Action Item #	Mitigation Actions	Potential Funding Resources	Lead	Partners	Timeline	Cost
<b>Multi-hazard</b>						
1.1	Incorporate hazard-resilient development design and siting of infrastructure into development code, ordinances, and updated Stormwater Master Plan.	Local Funding Resources, DLCD Technical Assistance Grant	City Administration	City Planning, City Building	O	L
1.2	Integrate the Mitigation Plan findings into planning and regulatory documents and programs including the Comprehensive Plan (particularly Goal 7).	Local Funding Resources, DLCD Technical Assistance Grant	City Planning	RVCOG, DLCD, FEMA	M	L
1.3	Enhance hazard resistant construction methods (wind, winter storm, landslide, etc.) where possible to reduce damage to utilities and critical facilities. In part, this may be accomplished by encouraging electric utility providers to convert existing overhead lines to underground lines.	Local Funding Resources	City Planning, Public Works	Utility Partners	O	L
<b>Air Quality</b>						
2.1	Sustain public outreach and education program around air quality index.	Local Funding Resources	City Administration	Jackson County Health & Human Services, OHA, Media	O	L
<b>Drought</b>						
See multi-hazard actions for applicable mitigation strategies.						

Action Item #	Mitigation Actions	Potential Funding Resources	Lead	Partners	Timeline	Cost
<b>Earthquake</b>						
4.1	Implement structural and non-structural retrofits to City Hall and other critical facilities.	Local Funding Resources, FEMA (HMA), SRGP	City Administration	Building Officials, Planning, Public Works	L	H
<b>Emerging Infectious Disease</b>						
See multi-hazard actions for applicable mitigation strategies.						
<b>Flood</b>						
6.1	Ensure continued compliance in the National Flood Insurance Program (NFIP) through enforcement of local floodplain management ordinances.	Local Funding Resources, DLCD Technical Assistance Grant	City Floodplain Management	City Planning, FEMA, DLCD	L	L
6.2	Conduct public outreach through written and online communications for target audiences on National Flood Insurance Program, mitigation activities, and potential assistance from FEMA's Flood Mitigation Assistance and Hazard Mitigation Grant Programs. Include outreach regarding strapping to mobile homeowners.	Local Funding Resources	Floodplain Management	City Planning, City Emergency Management, Upper Rogue Watershed Council, DLCD, FEMA, OEM	O	L

Action Item #	Mitigation Actions	Potential Funding Resources	Lead	Partners	Timeline	Cost
6.3	Encourage private property owners to restore natural systems within the floodplain, and to manage riparian areas and wetlands for flood abatement.	Local Funding Resources, DLCD, OEM, FEMA, OPRD (Local Government Grant Program)	City Planning	Planning Commission, Floodplain Management, FEMA, County Emergency Management, Upper Rogue Watershed, DEQ, ODFW, DLCD, RVCOG, Rogue Fly Fishers, County Parks	O	L
6.4	Protect wastewater lift stations and parks in floodplains. Include these priorities in the updated Stormwater Master Plan.	Local Funding Resources, DLCD, FEMA, ASFPM, DEQ	City Planning	City Public Works, City Floodplain Management, Rogue Valley Sewer Services, Upper Rogue Watershed Council, RVCOG	L	M
6.5	Identify current capabilities and research options to secure an early warning system (EWS) for dam failure or flood. Continue to improve emergency communications and conduct outreach with the public.	Local Funding Resources, DLCD, FEMA, ASFPM, DEQ	City Emergency Management	County Emergency Management, OEM, DLCD, USACE, Silver Jackets	M	L

Action Item #	Mitigation Actions	Potential Funding Resources	Lead	Partners	Timeline	Cost
6.6	Create a dam failure evacuation plan for the City. Coordinate with Jackson County Emergency Management and the US Army Corps of Engineers to ensure that current Inundation data is used during risk analysis and encourage collaboration and information sharing.	Local Funding Resources, PDM, FMA, HMGP, PA, Silver Jackets	City Emergency Management	County Emergency Management, USACE, Silver Jackets	S	L
<b>Landslide</b>						
See multi-hazard actions for applicable mitigation strategies.						
<b>Severe Weather (Extreme Heat, Windstorm, and Winter Storm)</b>						
8.1	Continue to ensure emergency power for critical facilities, including the Fire Department.	Local Funding Resources, FEMA (HMA)	City Emergency Management	City Hazard Mitigation Committee, Granting Organization, Upper Rogue Community Center	O	M
8.2	Develop and sustain tree-trimming and removal programs to keep trees from threatening lives, property, and public infrastructure during severe weather events.	Local Funding Resources, Utility Partners, HMA	City Emergency Management	City Public Works, Utility Partners, Local Arborists and Tree Services	S	L
8.3	Continue to support Community Center cooling centers during extreme heat events and publicize information to the public.	Local Funding Resources	City Administration	Local Organizations, Media	O	L

Action Item #	Mitigation Actions	Potential Funding Resources	Lead	Partners	Timeline	Cost
Volcanic Event						
See multi-hazard actions for applicable mitigation strategies.						
Wildfire						
10.1	Conduct public outreach for individual property owners living in the Wildland/Urban Interface (WUI), after mapping project.	Local Funding Resources, Fire and Rescue Districts, ODF, Firewise	City Emergency Management	City Hazard Mitigation Committee, JCED#4, Firewise Project Coordinator, Media, FEMA, OEM, DLCD, OSFM, ODF, BLM, USFS, Insurance and Real Estate Companies, Jackson County Sheriff's Department	O	L
10.2	Partner with Jackson County (and Rogue Reimagined) on implementation of the Rogue Valley Integrated Community Wildfire Protection Plan and outreach projects.	Fire and Rescue Districts, OEM, ODF	City Planning	Public Works, Administration, Jackson County, JCED#4, BLM - Medford District, ODF, OSFM	O	M
10.3	Reduce wildfire fuels and continue to source equipment for fuel reduction. Continue to promote and enhance "Firewise Community" Program.	Local Funding Resources, ODF, Firewise, OSFM Grant	City Emergency Management	City Hazard Mitigation Committee, JCED#4, Firewise, ODF, BLM, USFS, OSFM	O	H

Action Item #	Mitigation Actions	Potential Funding Resources	Lead	Partners	Timeline	Cost
10.4	Distribute public outreach materials and in-person signage informing residents about wildfire hazards and mitigation actions they can take to protect their property.	Local Funding Resources, ODF, Firewise	City Emergency Management	City Hazard Mitigation Committee, JCFC #4, Firewise, OSFM, ODF, BLM, USFS	S	L
10.5	Increase communication and coordination with Jackson County Fire District #4 to better prepare for hazard events. Establish regular meetings or coordination intervals and share concerns and experiences to provide better response to local needs.	Local Funding Resources	City Administration	Jackson County Fire District #4	S	L

Source: Shady Cove NHMP Steering Committee, updated 2023

Cost: L – Low (less than \$50,000), M - Medium (\$50,000-\$100,000), H - High (more than \$100,000)

Timing: Ongoing (continuous), Short (1-2 years), Medium (3-5 years), Long (5 or more years)

Priority Actions: Identified with bold text and orange highlight



# Risk Assessment

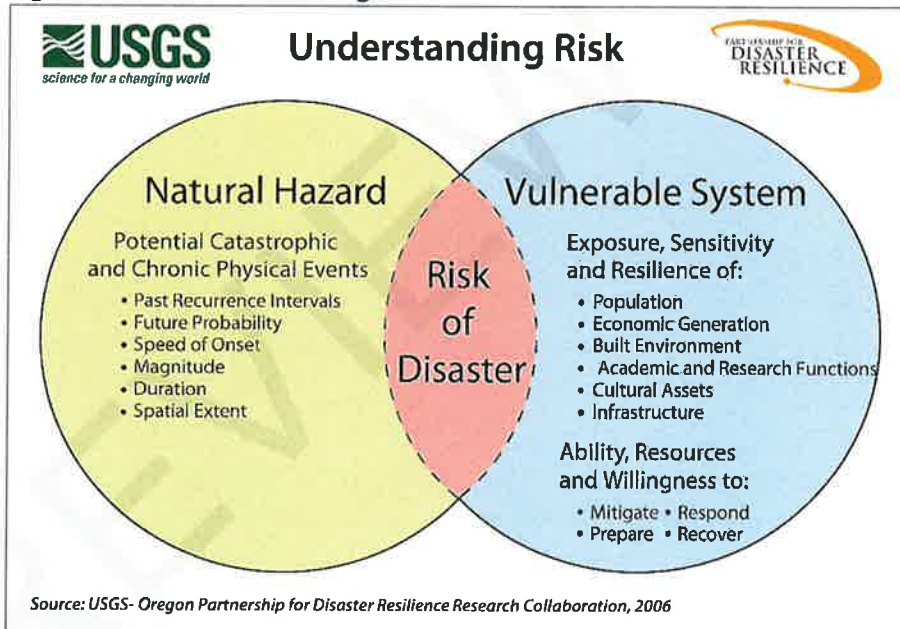
This section of the NHMP addendum addresses 44 CFR 201.6(b)(2) - Risk Assessment. In addition, this chapter can serve as the factual basis for addressing Oregon Statewide Planning Goal 7 – Areas Subject to Natural Hazards.

Assessing natural hazard risk has three phases:

- **Phase 1:** Identify hazards that can impact the jurisdiction. This includes an evaluation of potential hazard impacts – type, location, extent, etc.
- **Phase 2:** Identify important community assets and system vulnerabilities. Example vulnerabilities include people, businesses, homes, roads, historic places and drinking water sources.
- **Phase 3:** Evaluate the extent to which the identified hazards overlap with or have an impact on, the important assets identified by the community.

The local level rationale for the identified mitigation strategies (action items) is presented herein and within Volume I, Sections 2 and 3. The risk assessment process is graphically depicted in Figure SA-1. Ultimately, the goal of hazard mitigation is to reduce the area of risk, where hazards overlap vulnerable systems.

Figure SA-1 Understanding Risk



## Hazard Analysis

The Shady Cove steering committee developed their hazard vulnerability assessment (HVA), using their previous HVA and the County's HVA (Volume II, Appendix C) as a reference. Changes from the County's HVA were made where appropriate to reflect distinctions in vulnerability and risk from natural hazards unique to Shady Cove, which are discussed throughout this addendum.

Table SA-2 shows the HVA matrix for Shady Cove listing each hazard in order of rank from high to low. For local governments, conducting the hazard analysis is a useful step in planning for hazard mitigation, response, and recovery. The method provides the jurisdiction with a sense of hazard priorities but does not predict the occurrence of a particular hazard.

One catastrophic hazards (Cascadia Subduction Zone earthquake) and four chronic hazards (wildfire, emerging infectious disease, flood, and winter storm) rank as the top hazard threats to the City (Top Tier). Extreme heat, air quality, windstorm, and landslide comprise the next highest ranked hazards (Middle Tier), while drought, crustal earthquake, and volcanic events comprise the lowest ranked hazards (Bottom Tier).

**Table SA-2 Hazard Analysis Matrix – Shady Cove**

Hazard	History	Vulnerability	Maximum Threat	Probability	Total Threat Score	Hazard Rank	Hazard Tiers
Wildfire	20	50	100	56	226	#1	Top Tier
Emerging Infectious Disease	16	40	100	49	205	#2	
Earthquake - Cascadia	2	50	100	49	201	#3	
Flood	20	40	70	70	200	#4	
Winter Storm	20	50	60	70	200	#4	
Extreme Heat	20	25	70	70	185	#6	Middle Tier
Air Quality	18	40	60	63	181	#7	
Windstorm	20	20	50	70	160	#8	
Landslide	2	40	60	56	158	#9	
Drought	16	20	50	63	149	#10	Bottom Tier
Earthquake - Crustal	2	25	50	21	98	#11	
Volcanic Event	2	5	50	7	64	#12	

Source: Shady Cove NHMP Steering Committee, 2023.

## Community Characteristics

Table SA-3 and the following section provides information on City specific demographics and characteristics. For additional information on the characteristics of Shady Cove, in terms of geography, environment, population, demographics, employment and economics, as well as housing and transportation see Volume III, Appendix C. Many of these community characteristics can affect how natural hazards impact communities and how communities choose to plan for natural hazard mitigation. Considering the City specific assets during the planning process can assist in identifying appropriate measures for natural hazard mitigation.

Shady Cove is in Jackson County in southwestern Oregon. It is in the northern region of the county. Oregon Route 62 is the main road through the community, leading north 2 miles to



Trail and south 21 miles to the City of Medford, the Jackson County seat. The western boundary of Crater Lake National Park is 43 miles to the northeast via Route 62. The City and most of Jackson County are within the Rogue watershed.

Shady Cove experiences a relatively mild climate with four distinct seasons that comes from its position on the west coast of North America and within the mountains of the region. As a result of its location, Shady Cove has a climate somewhat intermediate to central California and northern Oregon. The city averages about 31 inches of rain.<sup>2</sup> Most of the rain (28.6 inches) falls between October and May.

### **Population and Income**

The City was incorporated in 1973 and has an area today of 2.01 square miles (5.21 km<sup>2</sup>), of which 1.91 square miles (4.95 km<sup>2</sup>) is land and 0.10 square miles (0.26 km<sup>2</sup>) is water. Between 2016 and 2021 the City grew by 55 people (2%), from 3,040 to 3,095. During this same period, median household incomes in the area increased by 60%.

According to the State's official coordinated population forecast, between 2021 and 2040 the City's population is forecast to increase by 10% to 3,398. Most of the population is White/Caucasian (93%) and about 6% of the population is Hispanic or Latino. The poverty rate is 11% (8% for Seniors), only 2% do not have health insurance, and 56% of renters pay more than 30% of their household income on rent (11% for owners). The city has an educated population with 92% of residents 25 years and older holding a high school degree, 19% have a bachelor's degree or higher. Approximately 25% of the population lives with a disability, and 17% are either below 18 (25%) or over 65 (31%) years of age. About 19% of the population are 65 or older and living alone and 6% are single parents.

### **Transportation, Housing, and Infrastructure**

In the City of Shady Cove, transportation has played a major role in shaping the community. Shady Cove's commercial areas developed along primary routes and residential development followed nearby. Today, mobility plays an important role in Shady Cove and the daily experience of its residents and businesses as they move from point A to point B. The City is primarily serviced by State Route 62, and is divided by the Rogue River into two halves.

By far, motor vehicles represent the dominant mode of travel through and within Shady Cove. Sixty percent (60%) of renters and 79% of owners have two or more vehicles, although 26% of renters do not have access to a car.

Development in the City includes 1.91 square miles of land. The City of Shady Cove includes a diversity of land uses but is zoned primarily residential. The city's [Comprehensive Plan](#) identifies land use needs within the city and its urban growth boundary (see [Zoning Map](#)). Since the previous NHMP (2018) the city has not annexed any land or had major development occur in the city. New development has complied with the standards of the [Oregon Building Code](#) and the city's development code including their floodplain ordinance.

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<sup>2</sup> NOAA. National Centers for Environmental Information. Summary of Monthly Normals (1991-2010). Station: SHADY COVE 0.2 S, OR US US1ORJC0018. <https://www.ncei.noaa.gov/access/services/data/v1?dataset=normals-monthly-1991-2020&startDate=0001-01-01&endDate=9996-12-31&stations=US1ORJC0018&format=pdf>

Sixty-seven percent (67%) of housing units are single-family and 21% are mobile homes. Less than one quarter of homes (19%) were built before 1970. Most (65%) were built after 1990. Newer homes are more likely to be built to current seismic, flood, wildfire, and other hazard standards. Sixty-three percent (63%) of housing units are owner occupied and 26% are renter occupied, while 5% are seasonal homes, and 6% are vacant.

The City of Shady Cove Public Works Department maintains Aunt Caroline's Park, City Streets, and a variety of other services within the City. Jackson County Public Works is contracted by the City to do heavier work such as paving of streets, ditch maintenance, and crack sealing. Not all streets are City streets. There are a variety of "shared, private drives" in Shady Cove.

### **Economy**

A diverse range of businesses have chosen to locate in Shady Cove. Shady Cove's location on the Rogue River and its proximity to Crater Lake National Park give it market access that is more favorable than usual for a rural town.

About 42% of the resident population 16 and over is in the labor force (1,277 people) and are employed in a variety of occupations including construction, extraction, and maintenance (20%), sales and related (17%), transportation and material moving (17%), professional and related (16%), and management, business, and financial (9%) occupations. Most workers drive alone to work (64%), however, 20% work at home while 10% carpooled and 4% either walk or use a bicycle.

Most workers residing in the city (93%, 757 people) travel outside of the city for work primarily to Medford and surrounding areas.<sup>3</sup> A significant population of people travel to the city for work, (84% of the workforce, 308 people) primarily from Medford, Eagle Point, and surrounding areas.<sup>4</sup>

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<sup>3</sup> U.S. Census Bureau. LEHD Origin-Destination Employment Statistics (2002-2020). Longitudinal-Employer Household Dynamics Program, accessed on August 17, 2023 at <https://onthemap.ces.census.gov>.

<sup>4</sup> Ibid.

**Table SA-3 Community Characteristics**

Population Characteristics			Household Characteristics		
<b>2016 Population Estimate</b>			<b>Housing Units</b>		
<b>2021 Population Estimate</b>			Single-Family (includes duplexes)	993	67%
<b>2040 Population Forecast*</b>			Multi-Family	173	12%
<b>Race</b>			Mobile Homes (includes RV, Van, etc.)	316	21%
American Indian and Alaska Native	1%		<b>Household Type</b>		
Asian	0%		Family Household	936	71%
Black/ African American	< 1%		Married couple (w/ children)	142	11%
Native Hawaiian and Other Pacific Islander	0%		Single (w/ children)	73	6%
White	93%		Living Alone 65+	256	19%
Some Other Race	< 1%		<b>Year Structure Built</b>		
Two or More Races	5%		Pre-1970	278	19%
<b>Hispanic or Latino/a (of any race)</b>	6%		1970-1989	237	16%
<b>Limited or No English Spoken</b>	0	0%	1990-2009	795	65%
<b>Vulnerable Age Groups</b>			2010 or later	172	12%
Less than 5 Years	113	4%	<b>Housing Tenure and Vacancy</b>		
Less than 18 Years	385	13%	Owner-occupied	936	63%
65 Years and Older	926	30%	Renter-occupied	381	26%
85 Years and Older	31	1%	Seasonal	81	5%
Age Dependency Ratio	74.4		Vacant	84	6%
<b>Disability Status (Percent age cohort)</b>			<b>Vehicles Available (Occupied Units)</b>		
Total Disabled Population	754	25%	No Vehicle (owner occupied)	29	3%
Children (Under 18)	171	44%	Two+ vehicles (owner occupied)	741	79%
Working Age (18 to 64)	239	14%	No Vehicle (renter occupied)	98	26%
Seniors (65 and older)	344	37%	Two+ vehicles (renter occupied)	227	60%
Income Characteristics			Employment Characteristics		
<b>Households by Income Category</b>			<b>Labor Force (Population 16+)</b>		
Less than \$15,000	106	8%	In labor Force (% Total Population)	1,277	42%
\$15,000-\$29,999	201	15%	Unemployed (% Labor Force)	68	5%
\$30,000-\$44,999	247	19%	<b>Occupation (Top 5) (Employed 16+)</b>		
\$45,000-\$59,999	130	10%	Construction, Extraction, & Maint.	236	20%
\$60,000-\$74,999	151	11%	Sales & Related	207	17%
\$75,000-\$99,999	65	5%	Transportation and Material Moving	200	17%
\$100,000-\$199,999	370	28%	Professional & Related	192	16%
\$200,000 or more	47	4%	Management, Business, & Financial	113	9%
<b>Median Household Income</b>	\$56,114		<b>Health Insurance</b>		
<b>Gini Index of Income Inequality</b>	0.43		No Health Insurance	55	2%
<b>Poverty Rates (Percent age cohort)</b>			Public Health Insurance	1,870	61%
Total Population	333	11%	Private Health Insurance	1,986	65%
Children (Under 18)	144	37%	<b>Transportation to Work (Workers 16+)</b>		
Working Age (18 to 64)	111	6%	Drove Alone	708	64%
Seniors (65 and older)	78	8%	Carpooled	113	10%
<b>Housing Cost Burden (Cost &gt; 30% of household income)</b>			Public Transit	18	2%
Owners with a Mortgage	84	9%	Motorcycle	0	0%
Owners without a Mortgage	15	2%	Bicycle/Walk	47	4%
Renters	213	56%	Work at Home	219	20%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates; Portland State University, Population Research Center, "Annual Population Estimates, Table 4", 2016 and 2021; and "Population Forecasts, Summary Tab", 2022.

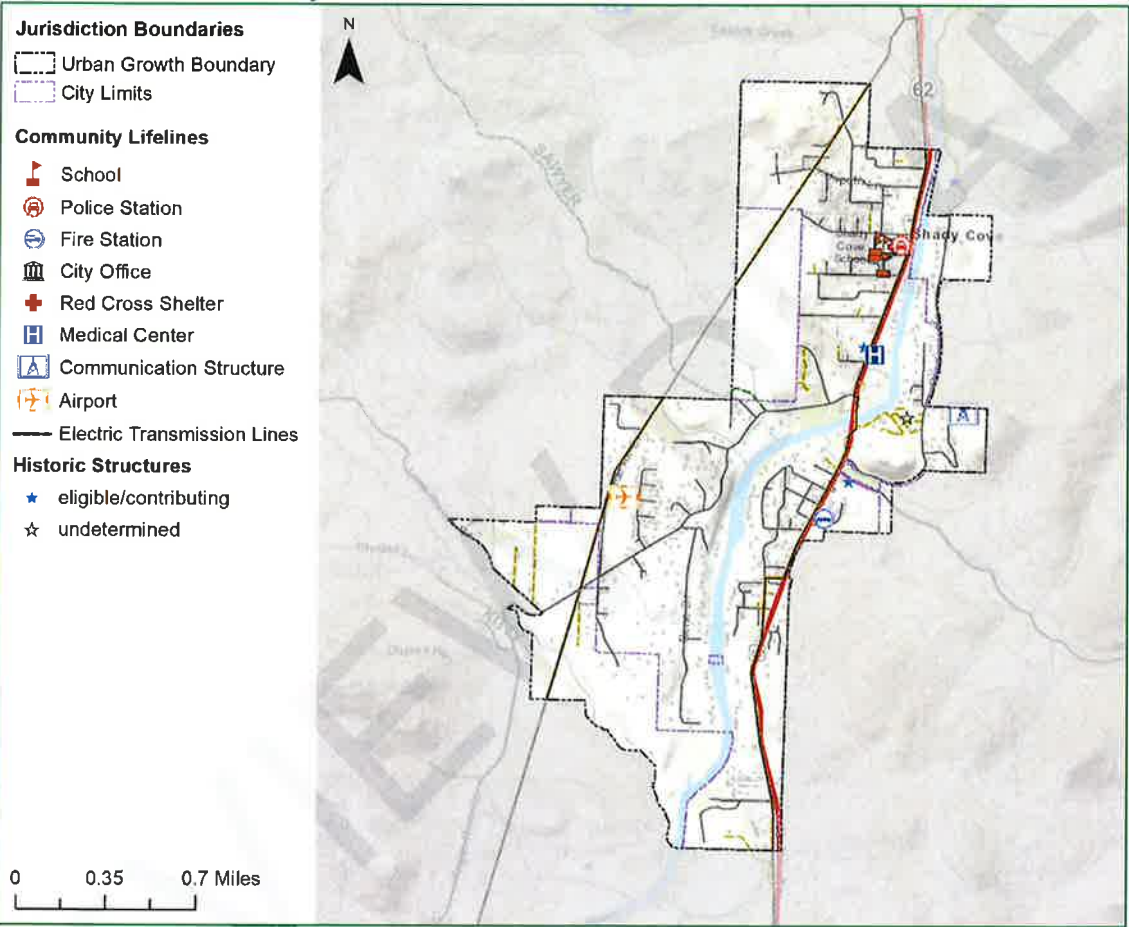
Note 1: \* = Population forecast within UGB

Note 2: ACS 5-year estimates represent average characteristics from 2017-2021. Sampling error may result in low reliability of data. This information or data is provided with the understanding that conclusions drawn from such information are the responsibility of the user. Refer to the original source documentation to better understand the data sources, results, methodologies and limitations of each dataset presented.

# Community Assets

This section outlines the resources, facilities, and infrastructure that, if damaged, could significantly impact the public safety, economic conditions, and environmental integrity of Shady Cove. Community lifelines and historic structures in Shady Cove are shown in Figure SA-2. Table SA-4 provides exposure information for some community lifelines.

Figure SA-2 Community Lifelines and Historic Structures



Source: Oregon Partnership for Disaster Resilience, Oregon Department of Geology and Mineral Industries.

**Table SA-4 Shady Cove Community Lifelines**

Facility Name	Community Lifeline Category	Lifeline Type	Earthquake-Liquefaction Hazard	Flood Hazard	Landslide Hazard	Wildfire Hazard
Upper Rogue Community Center	food, water, and shelter	red cross shelter	very high	minimal	low	low
Crater Lake Medical South	health and medical	medical facility	very high	500-Year	low	low
Shady Cove City Hall	safety and security	city hall	very high	minimal	moderate	low
Shady Cove Library	safety and security	library	very high	minimal	moderate	low
Jackson County Fire District 4 - Shady Cove	safety and security	fire station	very high	500-Year	low	low
Shady Cove Police Department	safety and security	police station	very high	500-Year	low	low
Shady Cove Public Works	safety and security	public works	very high	minimal	moderate	low
Sewer Treatment Plant	safety and security	public works	very high	minimal	moderate	moderate
Shady Cove School	safety and security	school	very high	minimal	moderate	low
Shady Cove Airpark	transportation	airport	low	minimal	low	moderate
Communication Structure	communications	communication structure	none	minimal	high	moderate

Source: Oregon Department of Geology and Mineral Industries, Shady Cove NHMP Steering Committee

## Infrastructure:

Infrastructure that provides services for the City includes:

### Transportation Networks:

- Highway 62
- Rogue River Dr
- Old Ferry Rd
- Indian Creek Rd
- Shady Cove Airfield (Rogue Air Dr)

### Water Facilities:

- 5 Wastewater Lift Stations, and about 1,000 private wells
- Wastewater Facility

### Private Utilities:

- Pacific Power
- Communication Towers
- Community Water Companies (about 15% of population served by private water)
  - Hiland Water
  - Anglers Cove/Shady Cove Heights Water Co

## Critical Facilities

Facilities that are critical to government response and recovery activities (i.e., life, safety, property, and environmental protection). These facilities include: 911 Centers, Emergency Operations Centers, Police and Fire Stations, Public Works facilities, sewer and water facilities, hospitals, bridges, roads, shelters, and more. Facilities that, if damaged, could cause serious secondary impacts may also be considered “critical.” A hazardous material facility is one example of this type of critical facility.

### Fire Stations:

- Jackson County Fire District #4

### Law Enforcement:

- Jackson County Sheriff substation

### City Buildings:

- City Hall (EOC)
- Public Works shop

### Private:

- Shady Cove Market
- Shady Cove Hardware
- Dollar Store
- Shady Cove Pharmacy

## Essential Facilities

Facilities that are essential to the continued delivery of key government services and/or that may significantly impact the public’s ability to recover from the emergency. These facilities may include City buildings such as the Public Services Building, the City Hall, and other public facilities such as schools.

### Hospitals/Immediate Medical Care Facilities:

- Shady Cove Clinic

### Public Schools:

- Shady Cove Elementary/ Middle School

### City/County/Other Buildings:

- Shady Cove Library (County)

### Potential Shelter Sites:

- All schools
- Assembly of God
- Our Lady of Fatima Parish
- Shady Cove Church of Christ
- St. Martin’s Episcopal Church
- Dependence Church
- Trail Christian (in County)
- Jehovah’s Witness Hall
- Upper Rogue Community Center

## Hazard Characteristics

The following sections briefly describe relevant information for each profiled hazard. More information on Jackson County hazards can be found in Volume 1, Section 2 *Risk Assessment* and in the [Risk Assessment for Region 4, Southwest Oregon, Oregon SNHMP \(2020\)](#).

### Air Quality

The steering committee determined that the City's probability for poor air quality is **high** (which is the same as the County's Rating) and that their vulnerability to poor air quality is also **high** (which is the same as the County's Rating). *This hazard was not assessed in the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of air quality hazards, history, how they relate to future climate projections, as well as the location, extent, and probability of a potential event. Increases in wildfire conditions have shown an increasing potential for air quality hazards.

Additional information on air quality hazards can be found in Volume I, Section 2.

### Drought

The steering committee determined that the City's probability for drought is **high** (which is the same as the County's rating) and that their vulnerability to drought is **moderate** (which is the same as the County's rating). *The probability rating stayed the same and the vulnerability rating decreased since the previous version of this NHMP.*

Volume I, Section 3 describes the characteristics of drought hazards and their history, as well as the location, extent, and probability of a potential event. Due to the climate of Jackson County, past and present weather conditions have shown an increasing potential for drought.

The City receives its main water supply directly from the Rogue River and a series of local wells (there are about 1,000 private wells and about 15% of the population receive water from private water companies). For more information on the future of Shady Cove's water supply visit their [website](#).

Please review Volume I, Section 3 for additional information on this hazard.

### Earthquake (Cascadia)

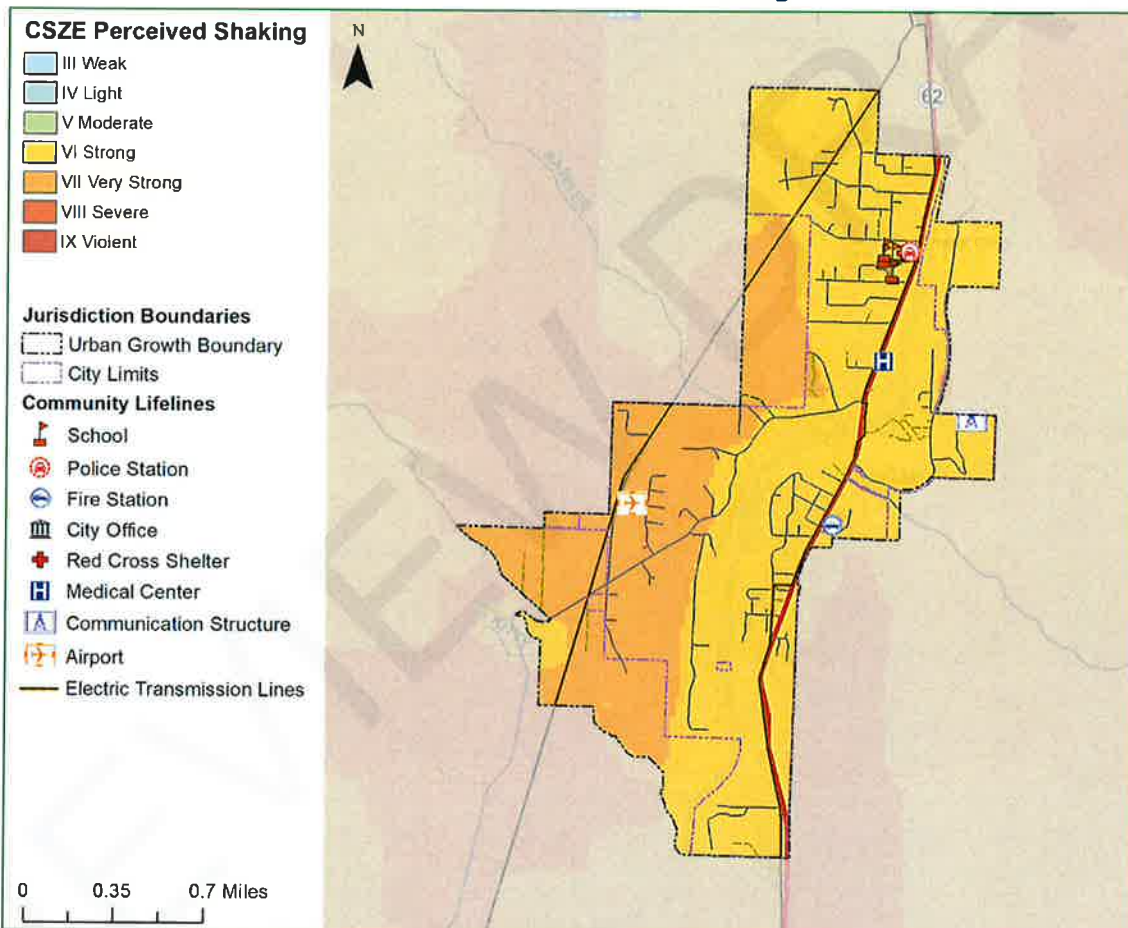
The steering committee determined that the City's probability for a Cascadia Subduction Zone (CSZ) earthquake is **moderate** (which is the same as the County's rating) and that their vulnerability to a CSZ earthquake is **high** (which is the same as the County's rating). *The probability rating decreased and the vulnerability rating stayed the same since the previous version of this NHMP.*



Volume I, Section 3 describes the characteristics of earthquake hazards and their history, as well as the location, extent, and probability of a potential event. Generally, an event that affects the County is likely to affect Shady Cove as well. The causes and characteristics of an earthquake event are appropriately described within Volume I, Section 3, as well as the location and extent of potential hazards. Previous occurrences are well documented within Volume I, Section 3 and the community impacts described by the County would generally be the same for Shady Cove as well.

Figure SA-3 displays perceived shaking hazards from a Cascadia Subduction Zone earthquake event. As shown in the figure below, the area of greatest concern within the City of Shady Cove (darker areas) is along the river and mountainous areas.

**Figure SA-3 Cascadia Subduction Zone Perceived Shaking**



Source: Oregon Partnership for Disaster Resilience. Oregon Department of Geology and Mineral Industries.  
 Note: To view detail click this [link](#) to access Oregon HazVu.

The local faults, the county's proximity to the Cascadia Subduction Zone, potential slope instability, and the prevalence of certain soils subject to liquefaction and amplification combine to give the County a high-risk profile. Due to the expected pattern of damage resulting from a CSZ event, the Oregon Resilience Plan divides the State into four distinct



zones and places Jackson County predominately within the “Valley Zone” (Valley Zone, from the summit of the Coast Range to the summit of the Cascades). Within the Southwest Oregon region, damage and shaking is expected to be strong and widespread - an event will be disruptive to daily life and commerce and the main priority is expected to be restoring services to business and residents.<sup>5</sup>

As noted in the community profile, approximately 35% the housing in Shady Cove was built after 1990, which decreases the City’s vulnerability to the earthquake hazard. Information on specific public buildings’ (schools and public safety) estimated seismic resistance, determined by DOGAMI in 2007, is shown in Table SA-5; each “X” represents one building within that ranking category. Of the facilities evaluated by DOGAMI using a Rapid Visual Survey (RVS), two (2) have a high (greater than 10% chance) collapse potential and zero (0) have a very high (100% chance) collapse potential.

In addition to building damages, utility (electric power, water, wastewater, natural gas), and transportation systems (bridges, pipelines) are also likely to experience significant damage. There is a low probability that a major earthquake will result in failure of upstream dams like Lost Creek Dam.

Utility systems will be significantly damaged, including damaged buildings and damage to utility infrastructure, including water and wastewater treatment plants and equipment at high voltage substations (especially 230 kV or higher which are more vulnerable than lower voltage substations). Buried pipe systems will suffer extensive damage with approximately one break per mile in soft soil areas. There would be a much lower rate of pipe breaks in other areas. Restoration of utility services will require substantial mutual aid from utilities outside of the affected area.

**Table SA-5 Rapid Visual Survey Scores**

Facility	Site ID*	Level of Collapse Potential			
		Low (< 1%)	Moderate (>1%)	High (>10%)	Very High (100%)
Schools					
Shady Cove School (Eagle Point SD 9) (37 Schoolhouse Ln)	Jack_sch45	X		X	
Public Safety					
Jackson County Fire District #4 (21200 Crater Lake Hwy) - See Mitigation Successes	Jack_fir01			X	

Source: DOGAMI 2007. Open File Report 0-07-02. Statewide Seismic Needs Assessment Using Rapid Visual Assessment.

“\*” – Site ID is referenced on the [RVS Jackson County Map](#)

<sup>5</sup> Ibid.

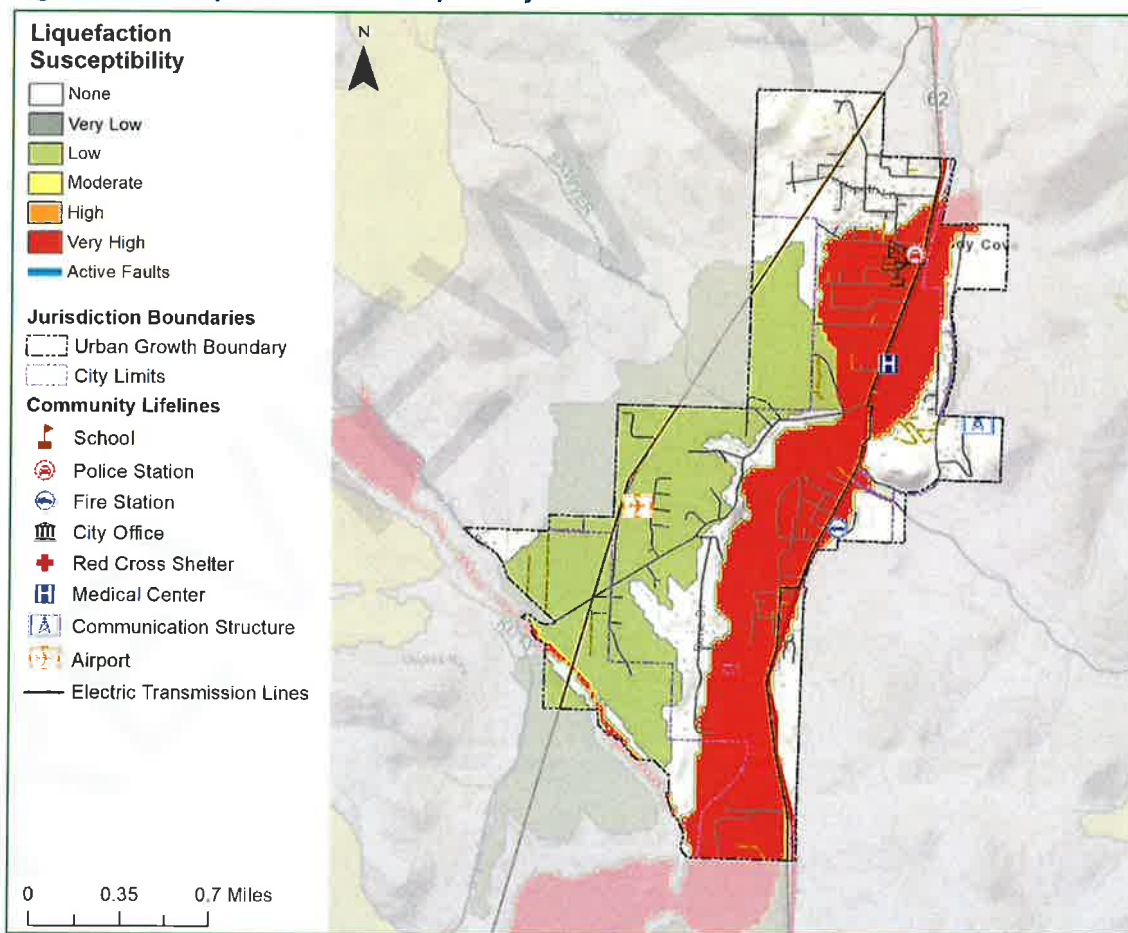
## Earthquake (Crustal)

The steering committee determined that the City's probability for a crustal earthquake is **low** (which is the same as the County's rating) and that their vulnerability to crustal earthquake is **moderate** (which is higher than the County's rating). *These ratings have not changed since the previous version of this NHMP.*

Volume I, Section 3 describes the characteristics of earthquake hazards and their history, as well as the location, extent, and probability of a potential event. Generally, an event that affects the County is likely to affect Shady Cove as well. The causes and characteristics of an earthquake event are appropriately described within Volume I, Section 3, as well as the location and extent of potential hazards. Previous occurrences are well-documented within Volume I, Section 3 and the community impacts described by the County would generally be the same for Shady Cove as well.

Figure SA-4 shows the liquefaction risk to the community lifelines and historic structures that were identified in Table SA-4 as well as the state historic building inventory.

**Figure SA-4 Liquefaction Susceptibility**



Source: Oregon Partnership for Disaster Resilience. Oregon Department of Geology and Mineral Industries.

Note: To view detail click this [link](#) to access Oregon HazVu.

Earthquake-induced damages are difficult to predict and depend on the size, type, and location of the earthquake, as well as site-specific building and soil characteristics. Presently, it is not possible to accurately forecast the location or size of earthquakes, but it is possible to predict the behavior of soil at any site. In many major earthquakes, damages have primarily been caused by the behavior of the soil.

### **Vulnerability Assessment**

Due to insufficient data and resources, Shady Cove is currently unable to perform a quantitative risk assessment, or exposure analysis, for earthquake (Cascadia subduction zone and crustal) hazards. Identified community lifelines that are exposed to this hazard are shown in Table SA-4. Note that even if a facility has exposure, *it does not mean there is a high risk (vulnerability)*. No development changes affected the jurisdiction's overall vulnerability to this hazard.

Please review Volume I, Section 2 for additional information on this hazard.

## **Emerging Infectious Disease**

The steering committee determined that the City's probability for emerging infectious disease is **moderate** (which is the same as the County's rating) and that their vulnerability is **high** (which is the same as the County's rating). *These ratings have not changed since the previous version of this NHMP.*

Emerging infectious diseases are those that have recently appeared in a population or those whose incidence or geographic range is rapidly increasing or threatens to increase. Emerging infections may be caused by biological pathogens (e.g., virus, parasite, fungus, or bacterium) and may be: previously unknown or undetected biological pathogens, biological pathogens that have spread to new geographic areas or populations, previously known biological pathogens whose role in specific diseases was previously undetected, and biological pathogens whose incidence of disease was previously declining but whose incidence of disease has reappeared (re-emerging infectious disease).<sup>6</sup>

Volume I, Section 2 describes the characteristics of emerging infectious disease and their history, as well as the location, extent, and probability of a potential event within the region. Generally, an event that affects the County is likely to affect the City as well.

Please review Volume I, Section 2 for additional information on this hazard.

## **Flood**

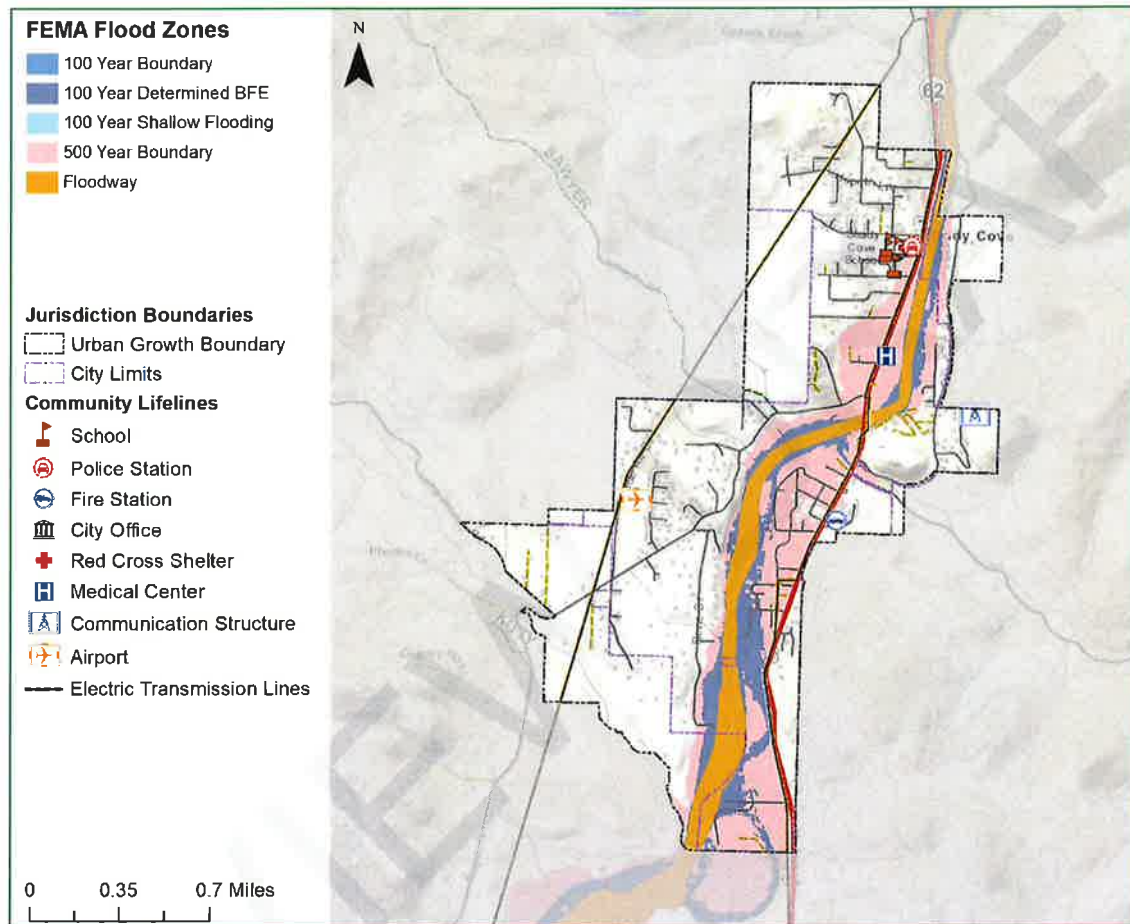
The steering committee determined that the City's probability for flood is **high** (which the same as the County's rating) and that their vulnerability to flood is **high** (which is higher than the County's rating). *These ratings have not changed since the previous version of this NHMP.*

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<sup>6</sup> Baylor College of Medicine, *Emerging Infectious Disease*, URL: <https://www.bcm.edu/departments/molecular-virology-and-microbiology/emerging-infections-and-biodefense/emerging-infectious-diseases>, accessed September 17, 2017.

Volume I, Section 2 describes the characteristics of flood hazards and their history, as well as the location, extent, and probability of a potential event. Portions of Shady Cove have areas of floodplains (special flood hazard areas, SFHA) closely concentrated around the Rogue River and Indian Creek (Figure SA-5). Furthermore, other portions of Shady Cove, outside of the mapped floodplains, are also subject to flooding from local storm water drainage.

**Figure SA-5 Flood Hazard Zones**



Source: Oregon Partnership for Disaster Resilience. Oregon Department of Geology and Mineral Industries.

Note: To view detail click this [link](#) to access Oregon HazVu.

The City is at risk from two types of flooding: riverine and urban. Riverine flooding occurs when streams overflow their banks and inundate low-lying areas. This is a natural process that adds sediment and nutrients to fertile floodplain areas. It usually results from prolonged periods of precipitation over a wide geographic area. Most areas are generally flooded by low velocity sheets of water. Urban flooding occurs as land is converted to impervious surfaces and hydrologic systems are changed. Precipitation is collected and transmitted to streams at a much faster rate, causing floodwaters that rise rapidly and peak with violent force. During urban flooding, storm drains can back up and cause localized flooding of streets and basements.

The Rogue River is the chief source of flooding events in Shady Cove. Shady Cove is also at risk from flooding from failure of the Lost Creek Dam (also known as the William L. Jess Dam). The dam is owned and operated since 1977 by the US Army Corps of Engineers (USACE) and is classified as a high hazard potential dam. A worst-case scenario failure has the potential to have flows nearly 100 feet above normal river level within one hour of failure.<sup>7</sup> These flooding events and subsequent damages are commonly caused by the Indian Creek and Long Branch Creek.

### **Vulnerability Assessment**

Due to insufficient data and resources, Shady Cove is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. Identified community lifelines that are exposed to this hazard are shown in Table SA-4. Note that even if a facility has exposure, *it does not mean there is a high risk (vulnerability)*. No development changes affected the jurisdiction's overall vulnerability to this hazard.

Floods can have a devastating impact on almost every aspect of the community, including private property damage, public infrastructure damage and economic loss from business interruption. It is important for the City to be aware of flooding impacts and assess its level of risk.

The economic losses due to business closures often total more than the initial property losses that result from flood events. Business owners and their employees are significantly impacted by flood events. Direct damages from flooding are the most common impacts, but indirect damages, such as diminished clientele, can be just as debilitating to a business. Following the January 1997, flood businesses in Shady Cove suffered direct damage from high water.

The FEMA Flood Insurance Study (January 19, 2018) has a brief history of flooding in Jackson County and Shady Cove (Volume I, Section 3). No critical or essential facilities are in the floodplain. There is a central bridge located inside the floodplain (Highway 62 bridge, lost during the 1964 flood; however, the Lost Creek Dam was built after the 1964 flood, and now mitigates risk to this bridge).

Highway 62 is a major transportation route between Medford and smaller cities to the north of Jackson County. If major flooding affected all the bridges in Shady Cove, traffic flow in and out of the City would be significantly affected, but would not cut off all routes. The amount of property in the flood plain is not a large area (a portion of approximately 273 tax lots) but damage could be significant as it would affect residential, commercial, and public property. Floodwaters can affect building foundations, seep into basements or cause damage to the interior, exterior, and contents of buildings, dependent upon the velocity and depth of the water and by the presence of floating debris. The City sewer system can overflow during flood events and cause further property damage.

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<sup>7</sup> Wright, Stacy, Identification of Areas of Mitigation Interest (AoMI) and Development of Mitigation Strategies for Shady Cove and Eagle Point, OR, 2016.

For mitigation planning purposes, it is important to recognize that flood risk for a community is not limited only to areas of mapped floodplains. Other portions of Shady Cove outside of the mapped floodplains may also be at relatively high risk from over bank flooding from streams too small to be mapped by FEMA or from local storm water drainage.

#### **National Flood Insurance Program (NFIP)**

FEMA last updated the Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) in 2018 (effective January 19, 2018). Rogue River's Class Rating within the Community Rating System (CRS) is an 8. The City complies with the NFIP through enforcement of their flood damage prevention ordinance and their floodplain management program.

The Community Repetitive Loss record for Rogue River identifies two (2) Repetitive Loss Properties<sup>8</sup> (both single-family residences) and zero (0) Severe Repetitive Loss Properties.<sup>9</sup> Table SA-6 gives details for these properties. Figure SA-5 gives the general location of these properties.

**Table SA-6 Shady Cove Repetitive Loss Properties**

RL or SRL Property	Jurisdiction Name	Insured?	Flood Zone	Occupancy	Total Paid Claims	Total Paid Amount
RL	Shady Cove	YES	C	Single-Family	3	\$40,737.55
<b>Total</b>					<b>3</b>	<b>\$40,737.55</b>

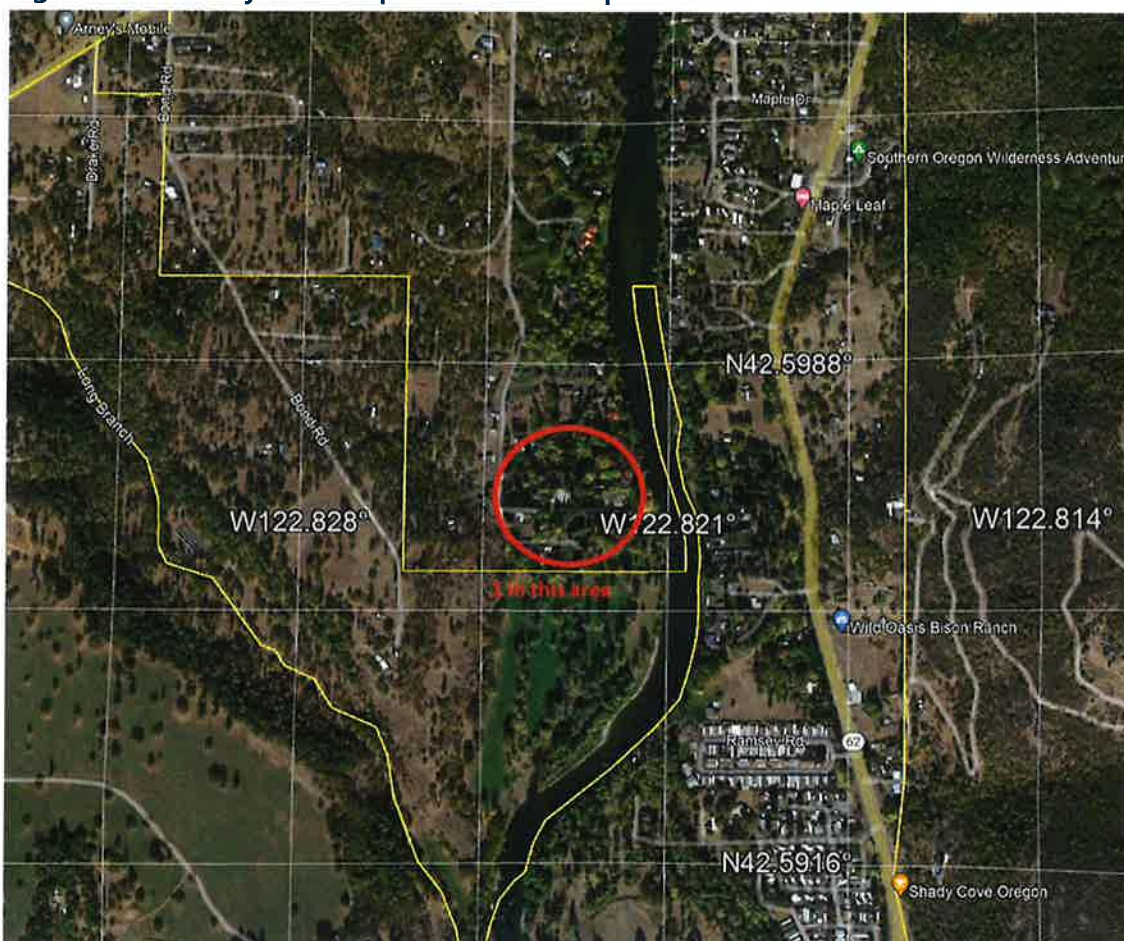
Source: FEMA Region X, Regional Flood Insurance Liaison, email February 13, 2023.

<sup>8</sup> A Repetitive Loss (RL) property is any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978. A RL property may or may not be currently insured by the NFIP.

<sup>9</sup> A Severe Repetitive Loss (SRL) property is a single family property (consisting of 1 to 4 residences) that is covered under flood insurance by the NFIP and has incurred flood-related damage for which 4 or more separate claims payments have been paid under flood insurance coverage, with the amount of each claim payment exceeding \$5,000 and with cumulative amount of such claims payments exceeding \$20,000; or for which at least 2 separate claims payments have been made with the cumulative amount of such claims exceeding the reported value of the property.



**Figure SA-6 Shady Cove Repetitive Loss Properties**



Source: FEMA Region X, Regional Flood Insurance Liaison, email February 13, 2023.

Please review Volume I, Section 2 for additional information on this hazard.

## Landslide

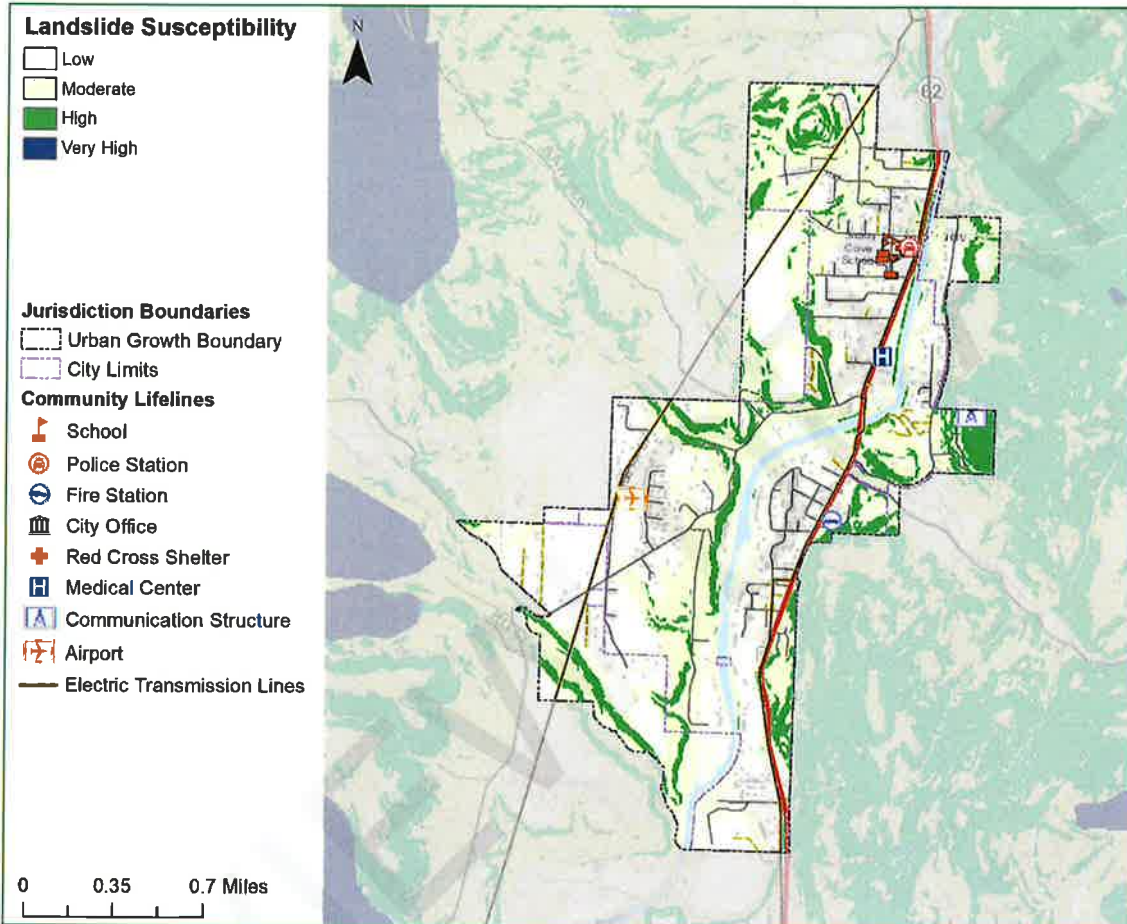
The steering committee determined that the City's probability for landslide is **high** (which is the same as the County's rating) and that their vulnerability to landslide is **high** (which is higher than the County's rating). *These ratings have not changed since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of landslide hazards and their history, as well as the location, extent, and probability of a potential event within the region. The potential for landslide in Shady Cove is high. Critical transportation routes into the City may be susceptible to landslides. The City is concerned about roads that are subsiding along Highway 62 south of the City.

Landslide susceptibility exposure for Shady Cove is shown in Figure SA-6. Most of Shady Cove demonstrates a low to moderate susceptibility to landslide exposure, with corridors of high

susceptibility. Approximately 13% of Shady Cove has high, and approximately 34% moderate, landslide susceptibility exposure.<sup>10</sup> *Note that even if a jurisdiction has a high percentage of area in a high or very high landslide exposure susceptibility zone, this does not mean there is a high risk, because risk is the intersection of hazard and assets.*

**Figure SA-7 Landslide Susceptibility Exposure**



Source: Oregon Partnership for Disaster Resilience. Oregon Department of Geology and Mineral Industries.

Note: To view detail click this [link](#) to access Oregon HazVu.

### Vulnerability Assessment

Due to insufficient data and resources, Shady Cove is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. Identified community lifelines that are exposed to this hazard are shown in Table SA-4. No development changes affected the jurisdiction's overall vulnerability to this hazard.

Please review Volume I, Section 3 for additional information on this hazard.

<sup>10</sup> DOGAMI Open-File Report, O-16-02, Landslide Susceptibility Overview Map of Oregon (2016)



## Severe Weather

Severe weather can account for a variety of intense and potentially damaging weather events. These events include extreme heat events, windstorms, and winter storms. The following section describes the unique probability and vulnerability of each identified weather hazard. Other more abrupt or irregular events such as hail are also described in this section.

### Extreme Heat Event

The steering committee determined that the City's probability for extreme heat event is **high** (which is the same as the County's Rating) and that their vulnerability to an extreme heat event is **moderate** (which is the same as the County's Rating). *This hazard was not assessed in the previous version of this NHMP.*

Jackson County's NHMP Volume I, Section 2, adequately describes the causes and characteristics of extreme heat, as well as the history, location, extent, and probability of a potential event and how extreme heat relates to future climate projections. Generally, an event that affects the County is likely to affect the City as well. A severe heat episode or "heat wave" occurs about every two to three years, and typically lasting two to three days but can last as many as five days. A severe heat episode can be defined as consecutive days of temperatures in the high 90s and above 100. Severe heat hazard in Southern Oregon can be described as the average number of days with temperatures greater than or equal to 90-degrees Fahrenheit.<sup>11</sup>

Extreme heat events can and have occurred in the city, and while they typically do not cause loss of life, they are becoming more frequent and have the potential to impact economic activity as well as quality of life and have caused threat to life in some cases.

See the Risk Assessment (Volume I, Section 2) for additional information on this hazard.

### Windstorm

The steering committee determined that the City's probability for windstorm is **high** (which is the same as the County's rating) and that their vulnerability to windstorm is **moderate** (which is the same as the County's rating). *The probability rating stayed the same and the vulnerability rating decreased since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of windstorm hazards and their history, as well as the location, extent, and probability of a potential event within the region. Because windstorms typically occur during winter months, they are sometimes accompanied by ice, freezing rain, flooding, and very rarely, snow. Other severe weather events that may accompany windstorms, including thunderstorms, hail, lightning strikes, and tornadoes are generally negligible for Shady Cove.

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<sup>11</sup> DLCD. *Oregon State Natural Hazard Mitigation Plan*. 2020.

Volume I, Section 2 describes the impacts caused by windstorms, including power outages, downed trees, heavy precipitation, building damages, and storm-related debris. Additionally, transportation and economic disruptions result as well.

Damage from high winds generally has resulted in downed utility lines and trees. Electrical power can be out anywhere from a few hours to several days. Outdoor signs have also suffered damage. If the high winds are accompanied by rain (which they often are), blowing leaves and debris clog drainage-ways, which in turn causes localized urban flooding.

Please review Volume I, Section 2 for additional information on this hazard.

### **Winter Storm (Snow/Ice)**

The steering committee determined that the City's probability for winter storm is **high** (which is the same as the County's rating) and that their vulnerability to winter storm is **high** (which is higher than as the County's rating). *These ratings have not changed since the previous version of this NHMP.*

Volume I, Section 3 describes the characteristics of winter storm hazards and their history, as well as the location, extent, and probability of a potential event within the region. Severe winter storms can consist of rain, freezing rain, ice, snow, cold temperatures, and wind. They originate from troughs of low pressure offshore that ride along the jet stream during fall, winter, and early spring months. Severe winter storms affecting the City typically originate in the Gulf of Alaska or in the central Pacific Ocean. These storms are most common from November through March.

Major winter storms can and have occurred in the Shady Cove area and while they typically do not cause significant damage, they are frequent and have the potential to impact economic activity. Road and rail closures due to winter weather are uncommon occurrences but can interrupt commuter and commercial traffic. The City maintains roads with sanding equipment and County snow plows.

Please review Volume I, Section 3 for additional information on this hazard.

### **Volcanic Event**

The steering committee determined that the City's probability for a volcanic event is **low** (which is the same as the County's rating) and that their vulnerability to a volcanic event is **low** (which is the same as the County's rating). *These ratings have not changed since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of volcanic hazards and their history, as well as the location, extent, and probability of a potential event within the region. Generally, an event that affects the County is likely to affect Shady Cove as well. Shady Cove is very unlikely to experience anything more than volcanic ash during a volcanic event.

Please review Volume I, Section 2 for additional information on this hazard.

## Wildfire

The steering committee determined that the City's probability for wildfire is **high** (which is the same as the County's rating) and that their vulnerability to wildfire is **high** (which is higher than the County's rating). *The probability and vulnerability ratings stayed the same since the previous version of this NHMP.*

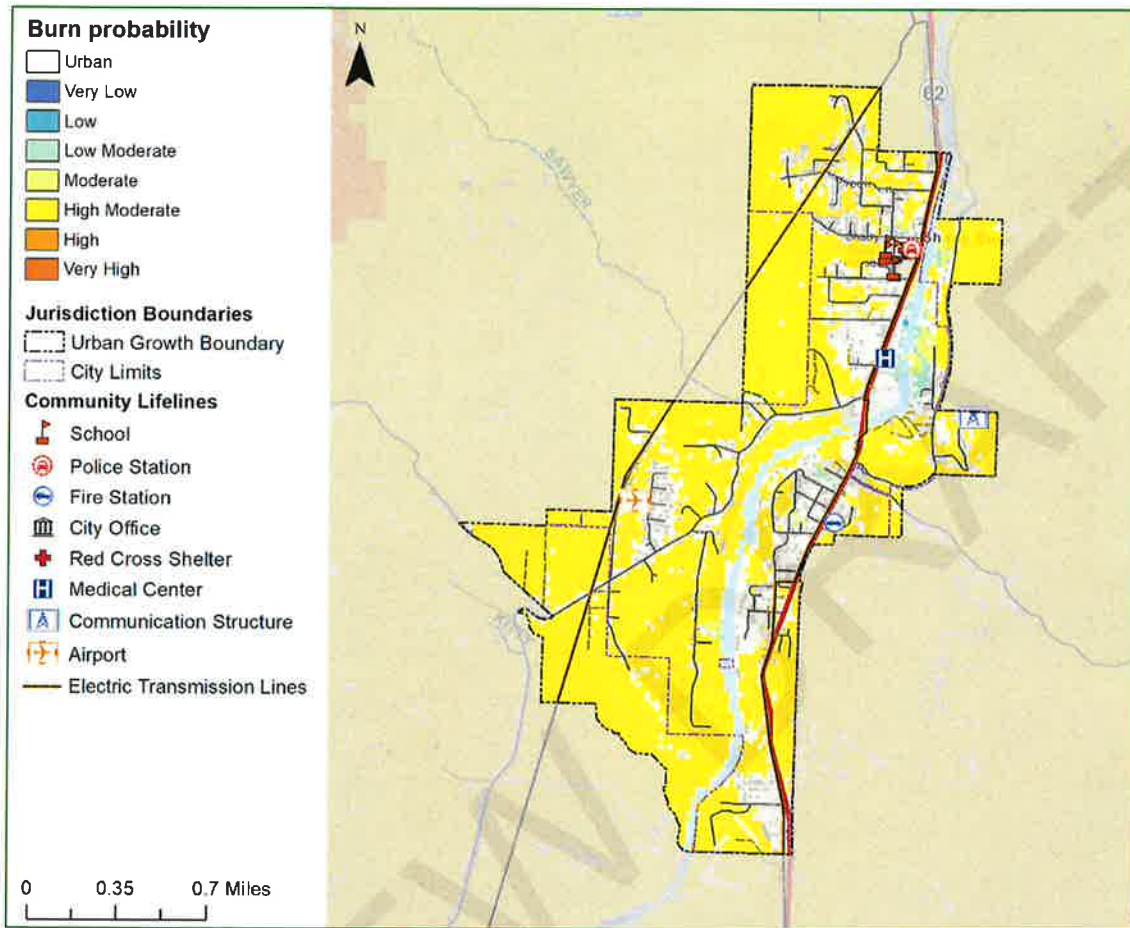
Volume I, Section 3 describes the characteristics of wildland fire hazards and their history, as well as the location, extent, and probability of a potential event within the region. The location and extent of a wildland fire vary depending on fuel, topography, and weather conditions. There have been several large wildland event in the Shady Cove area including the South Obenchain Fire in 2020 and the Tin Pan Peak Fire (2011). The South Obenchain Fire, a 32,600-acre fire, spread from Eagle Point to Shady Cove and Butte Falls. The fire destroyed 33 residences and 56 other structures. The Tin Pan Peak Fire, a 300-acre fire that destroyed businesses as it approached Shady Cove from the southeast. Additional wildfires occurred circa 1990 (Mill Fire) and August 1992 (East Evans Creek Fire; FM-2083). Weather and urbanization conditions are primarily at cause for the hazard level. Wildfires threaten subdivisions and mobile home parks on the edge of the City.

The potential community impacts and vulnerabilities described in Volume I, Section 3 are generally accurate for the City as well. The Rogue Valley Integrated Community Wildfire Protection Plan (RVIFP, updated 2017), assesses wildfire risk, maps wildland urban interface areas, and includes actions to mitigate wildfire risk. The City is included in the RVIFP and will update the City's wildfire risk assessment if the fire plan presents better data during future updates (an action item is included within Volume I, Section 4 to participate in updates to the integrated fire plan and to continue to maintain and update their RVIFP). Shady Cove is within an area of high wildfire prone urban landscape. Current wildfire mitigation activities include defensible space and fuels reduction projects. The City hereby incorporates the RVIFP into this addendum by reference to provide greater detail to sensitivity and exposure to the wildfire hazard.

Property can be damaged or destroyed with one fire as structures, vegetation, and other flammables easily merge to become unpredictable and hard to manage. Other factors that affect ability to effectively respond to a wildfire include access to the location and to water, response time from the fire station, availability of personnel and equipment, and weather (e.g., heat, low humidity, high winds, and drought).

Figure SA-7 show burn probability in Shady Cove for community lifelines and historic buildings.

**Figure SA-8 Burn Probability**



Source: Oregon Partnership for Disaster Resilience. USFS Pacific Northwest Region Wildfire Risk Assessment (PNRA)

Note: To view detail click this [link](#) to access Oregon Explorer's CWPP Planning Tool.

### **Vulnerability Assessment**

Due to insufficient data and resources, Shady Cove is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. Identified community lifelines that are exposed to this hazard are shown in Table SA-4. Note that even if a facility has exposure, *it does not mean there is a high risk (vulnerability)*. No development changes affected the jurisdiction's overall vulnerability to this hazard.

Please review Volume I, Section 3 for additional information on this hazard.

# Attachment A:

## Public Involvement Summary

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Members of the steering committee provided edits and updates to the NHMP prior to the public review period as reflected in the final document. In addition, a survey was distributed that included responses from residents of Shady Cove (Volume III, Appendix F).

To provide the public information regarding the draft NHMP addendum, and provide an opportunity for comment, an announcement (see below) was provided from **Month Day through Month Day** on the City's website. There were **XX [to be updated following public comment period]** comments provided. Additional opportunities for stakeholders and the public to be involved in the planning process are addressed in Volume III, Appendix B.

### Website Posting

Posting to be inserted

### Shady Cove Steering Committee

Steering committee members possessed familiarity with the community of Shady Cove and how it is affected by natural hazard events. The steering committee guided the update process through several steps including goal confirmation and prioritization, action item review and development, and information sharing, to update the NHMP and to make the NHMP as comprehensive as possible. The steering committee met formally on the following date:

#### **Meeting #1: Shady Cove steering committee, May 3, 2023 (via Zoom)**

During this meeting, the steering committee reviewed the previous NHMP, and were provided updates on hazard mitigation planning, the NHMP update process, and project timeline. The steering committee:

- Updated recent history of hazard events in the city.
- Reviewed and confirmed the NHMP's mission and goals.
- Discussed the NHMP public outreach strategy.
- Discussed development changes and community lifelines.
- Reviewed and provided feedback on the draft risk assessment update including community vulnerabilities and hazard information.
- Reviewed and updated their existing mitigation strategy (actions).
- Reviewed and updated their implementation and maintenance program.

#### **Meeting Attendees:**

- Convener, Tom Corrigan, City Administrator

- Kathy Nuckles, Council President
- Greg Winfrey, Chief (retired) Jackson County Fire District #4
- Ed Mayer, Emergency Management Consultant
- Spencer McMahon, Public Works
- Rowan Fairchild, Planner (RVCOG)



## AGENDA

**Meeting:** Jackson County NHMP Update: Shady Cove Addendum  
**Date:** 5/3/23  
**Time:** 2:00pm – 3:30pm  
**Location:** Zoom (link [here](#))

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### Meeting Goals:

- To share information that the student team needs to draft jurisdictional addenda, namely:
  - To review and update Shady Cove's hazard vulnerability assessment
  - To review and update Shady Cove's action items

### I. Welcome and Introductions

### II. Development Information and Community Lifelines

- Development information (if not already provided)
- Review Community Lifelines for any missed facilities

### III. Jurisdiction-Specific Risk Assessment

- Review Shady Cove-specific Hazard Vulnerability Assessment (HVA)

### IV. Jurisdiction-Specific Mitigation Strategy

- Update action items
- Prioritize action items

### V. Overview of Implementation and Maintenance

### VI. Next Steps

- We will send your jurisdiction's addendum to you for your review and give you two weeks to review the addendum and provide us with any edits

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# Attachment B:

## Action Item Changes

Volume I, Section 3 provides a summary list of actions for the City. Below is an accounting of the major changes to actions since the previous NHMP.

### *Renumbered 2017 Actions:*

2017 Action Item	2023 Action Item
Multi-Hazard #1	Multi-Hazard 1.2
Multi-Hazard #2	Multi-Hazard 1.3
Earthquake #1	Earthquake 4.1
Flood #1	Flood 6.1
Flood #2	Flood 6.2
Flood #3	Flood 6.3
Flood #5	Flood 6.5
Flood #6	Flood 6.6
Severe Weather #1	Severe Weather 8.1
Severe Weather #2	Severe Weather 8.2
Wildfire #1	Wildfire 10.1
Wildfire #2	Wildfire 10.2
Wildfire #3	Wildfire 10.3
Wildfire #4	Wildfire 10.4
Wildfire #5	Wildfire 10.5

### **Previous NHMP Actions Completed:**

- (2017) FL #4

### **New NHMP Actions:**

The following actions were added to the 2023 NHMP:

- Multi-Hazard 1.1
- Air Quality 2.1
- Extreme Heat 5.1
- Flood 6.4