

City of Shady Cove Planning Commission Workshop

**Shady Cove Council Chamber
22451 HIGHWAY 62
Thursday, January 12, 2012
6:30 p.m.**

I. Call to Order

- A. Roll call.
- B. Announcements by Presiding Officer.

- 1. This meeting is being digitally recorded.
- 2. The next regularly scheduled Planning Commission Meeting will be held January 26 at 6:30 p.m. in the City Council Chamber.

II. Public Comment

The public may comment on agenda and non-agenda items at this time. Comment will be limited to 3 minutes per individual or 5 minutes if representing a group or organization. If you represent a group, please identify the group and any members of that group who are present.

III. Department Reports

- A. Planners Report (DeBenedetti) (pg 2-4)

IV. Subject of Workshop

- A. Discussion on Sign Ordinance

V. Commissioner Comments

VI. Adjournment

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

MEMORANDUM

To: Shady Cove Planning Commission
From: Lois De Benedetti
Date: January 12, 2012
Subject: Up date of planning/ building activities

Applications in progress

1. 33 James Place- new RV garage/ shop/ guest quarters- Notice of Decision mailed 5/31/11
Development Agreement recorded and in file
Endangered Species Act - Biological Opinion accepted by FEMA
Building plans released to go to Jackson County
Waiting for "fill" plan; N/A site not being filled just garage area within foundation; Fire department access, and recorded easement will be completed in the future
Elevation certificate received
Forms set- foundation poured, framed (Type II) FP
Exterior of building complete, no final inspection yet.
2. 31 James Place – New Single Family Dwelling- Final Order Mailed on 5/13/11
Development Agreement recorded and in file
Endangered Species Act - Biological Opinion accepted by FEMA
Engineering review of drainage plan complete
Approved building plans, building permit was issued and work is progressing
Our attorney has reviewed the proposed easement
Elevations Certificate received
Foundation poured, framed (Type III) FP
Final Inspection completed
3. Brophy Road – Application to build a new private road extending across city tax lots to service a tax lot in the county. Noticed adjacent property owners, received comments, received engineer comments. Reviewed by new city engineer – re-reviewed by city engineer. **Received ok from City Engineer on 1/4/12** (Type II) FP

4. 10 Penny Court – Replace Trusses on half of single family dwelling due to fire damage. In progress
5. 373 Country Court –Fire damage repair – in progress

Applications approved

1. 1001 Celtic Circle new single family dwelling in PUD
2. 373 Country Court –Fire damage repair

Applications Received

1. New Single Family Dwelling 1030 Anglers Place
Pre Application Conference held on 12/5/11; Site plan; excavation plan;
elevations of building and Endangered Species Act (ESA) report submitted
1/6/12 (Type II) FP

Applications Incomplete

1. Application for Partition 20231 Highway 62, request to divide one tax lot into two parcels, requested additional information regarding prior approval for Partition MIP 09-06 **referred to Planning Commission for Public Hearing and to Dick Converse to process application. Notice to adjacent property owners should be mailed on January 18 and public Hearing is scheduled for February 9, 2012**
2. 70 Chapparal drawing and letter of intent received on 12/23/11 for Auto Detail Shop in an existing structure, **no site plan review fee paid**

Applications Denied

Plans /Permits approved for Jackson County

1. 373 Country Court - building electrical and mechanical for repair of fire damage.
2. 1001 Celtic Circle new single family dwelling in PUD

Inquiries

1. Old Ferry Road inquiry to place RV on gravel pad and hook up to sewer and connect electrical. Has existing well on property, **advised not a permitted use, could apply for a Conditional Use Permit to see if Planning Commission could approve.**
2. 81-83 Erickson add two 40 foot containers to lot containing a duplex- Residential zoning to be used for personal storage, **advised would need a conditional use permit**
3. Request to place an 8 X 20 foot storage container at Resourcefully Recycled on Highway 62 – **advised would need a conditional use permit.**
4. Seeking information to remove and replace a manufactured dwelling 525 Yew Wood - new mobile could not meet Shady Cove standards. **Advised to request variance.**
5. Owner gathering information on requirements to build a new single family dwelling at 350 Penny Lane. **Sent zoning and floodplain information**
6. 20152 Hwy 62 - request to place a 1999 mobile home on a commercial lot to be used as an office for a business of outside sales of motorized vehicles (ATV's). **I advised that this would require a conditional use permit and hearing before Planning Commission; and he should check with Jackson County Building Department to see if he can use mobile for an office.**
7. 280 Riverside Dr – build small exterior deck on second floor and exterior stairway.

Compliance

1. 21911 B Hwy 62 – change in use car wash to office use (raft rental), building code violation no change in use issued, no permit to enclose the building. Jackson County handling- 10/10/11 sent request to county for status update of case. **Two letters have been sent requesting they apply for Type I review. Received a letter back from owner stating that he was told there was nothing he needed to do – no permits required when he did the work. Sent Third Notice of requirements - he does need building permits to enclose a car wash and use for a different use.**