

City of Shady Cove Planning Commission Workshop

**Shady Cove Council Chamber
22451 HIGHWAY 62
Thursday, October 13, 2011
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 October 27 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 2-3)

IV. Subject of Workshop

- A. Discussion on Riparian Ordinance
- B. 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: October 13, 2011
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;-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 (Type II) FP
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
House is framed (Type III) FP
3. 208 Park Drive – replacement of detached garage /storage, damaged by trees and removed – Notice of Decision mailed on 6/1/11
Building nearing completion – completed and finalized (Type II) FP

4. 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. File available (Type II) FP

Applications approved

1. Property Line Adjustment 350 and 334 Rene Drive, to complete vacation of a city street. File available

Applications Received

1. Application for Partition , request to divide one tax lot into two parcels, located at 20231 Hwy 62. File available
2. Sign permit 96 Chapparal for the Conditional Use Permit for RV parking
3. Sign permit 22661 Hwy 62 – application incomplete.

Applications Denied

Plans /Permits approved for Jackson County

Inquiries

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.