

# **City of Shady Cove Planning Commission Workshop**

**Shady Cove Council Chamber  
22451 HIGHWAY 62  
Thursday, December 8, 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 on December 22 will be discussed.

## **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. Discuss December 22 Planning Commission meeting

## **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:** December 8, 2011  
**Subject:** Update 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  
Nearing completion
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  
Nearing completion (Type II) FP
3. 10 Penny Court – Replace Trusses on half of single family dwelling due to fire damage - application approved work in progress (Type I)

## Applications approved

1. 22023 Highway 62 Sign Application approval for sandwich board sign (It's a Girl Thing) located in front of City Hall on nights exercise class is held.

### Pre Application Conference

1. 1030 Anglers Place – Pre-application Conference held December 5, 2011; Site Development Review; Floodplain Development Permit – New Single Family Dwelling

### Applications Received

#### Applications Incomplete

1. Application for Partition 20100 Highway 62, (Williams/Davis) request to divide one tax lot into two parcels, requested additional information regarding prior approval for Partition MIP 09-06. When was City Street Required? (Type II)
2. End of Brophy Road – Application to build a new private road extending across city tax lots to service a tax lot in the county for a single family dwelling. Noticed adjacent property owners, received comments, received engineer comments. Determined incomplete, additional information received from engineer. File available (Type II) FP

#### Applications Denied

1. 22661 Highway 62 – denied sign application (distraction)

#### Inquiries

1. 22023 Hwy 62, Busy Beaver Motel, purchase and remodel
2. 525 Yew Wood, request to remove and replace mobile home- applicant cannot meet zoning requirements 154.215 - advised about Variance process.
3. 376 Schoolhouse Rd – zoning and previous partition requirements for road, new single family dwelling
4. 527 Rogue Air Drive, request for zoning, road, sewer, SDC information, applicant is seeking to purchase property and build new single family dwelling

#### 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, 11/25/11 sent letter to owner requiring compliance.

#### Plans /Permits approved for Jackson County