

# City of Shady Cove Planning Commission

## Agenda

### Shady Cove Council Chamber

22451 HIGHWAY 62

Thursday, February 10, 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 regularly scheduled Planning Commission meeting February 24 at 6:30 p.m. will be cancelled.
  - 3. A Planning Commission Public Hearing will be held February 28 at 6:30 p.m. in the Upper Rogue Community Center.

#### **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. Consent Calendar**

- A. Planning Commission minutes of January 13, 2011.

#### **IV. Unfinished Business**

- A. Zoning Amendments Update. (Brakeman) (pg 4)

#### **V. New Business**

- A. Discuss Floodplain Ordinance Adoption Process (De Benedetti)

#### **VI. Commissioner Comments**

#### **VII. 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).

# **Shady Cove Planning Commission Regular Meeting Minutes**

City of Shady Cove Council Chambers  
22451 Highway 62  
Shady Cove Oregon

Thursday, January 13, 2011  
6:30 p.m.

## **Roll Call**

Vice Chair Barrett called the Planning Commission to order at 6:30 p.m. and announced that the meeting was being digitally recorded.

Commissioners Present: Commissioner Barrett  
Commissioner Davis  
Commissioner Gala  
Commissioner Mayer

Absent: Chair Elder

Staff present: City Administrator, Danise Brakeman  
Public Works Director, George Bostic  
City Planner, Dick Converse  
Deputy City Recorder, Debby Jermain

## **Announcements**

Vice Chair Barrett announced the meeting is being digitally recorded.

## **Public Hearing**

Vice Chair Barrett opened the public hearing at 6:31 p.m. to consider MIP 10-05, a major land partition, for property located at 19601 Hwy 62, Assessor's Map No. 34-1W-28, Tax Lot 910. Partition one lot, 16.70 acres into three parcels: Parcel 1: 9.82 acres, Parcel 2: 3.71 acres, and Parcel 3: 3.17 acres. Zoning is Low Density Residential (R1-40), 40,000 SF minimum lots. Applicant is Z. Idelle Collins.

Vice Chair Barrett read the Public Hearing Opening Statement and invited anyone who would like to speak before the Commission to please sign the sheet on the table. Jurisdiction was not questioned. There were no conflicts of interest, however, Commissioner Mayer and Davis disclosed Ex Parte contact by reading a letter to the editor dated January 11 in the Upper Rogue Independent regarding the proposed partition. Planner Dick Converse did not feel the disclosures needed to be included in the record.

Commissioners Mayer, Davis, and Barrett individually conducted a site visit.

Ian Horlacher, ODOT's Development Area Planner for Region 3 District 8 for Jackson and Josephine County, expressed ODOT's desire to be informed and participate in all land use planning along Highway 62.

Staff reports received from City Planner Dick Converse and Public Works Director George Bostic recommend denial.

Further points discussed were concerns with private road access, existing water, connectivity, and safety.

The Public Hearing was closed at 7:31 p.m.

"I MOVE THAT THE PLANNING COMMISSION DENY THE REQUEST FOR A MAJOR LAND PARTITION CONSIDERING MIP 10-05 FOR THE PROPERTY LOCATED AT 19601 HWY 62 DUE TO THE CONCERN OF CONNECTIVITY TO THE ROAD AND WATER ISSUES IN THAT PARTICULAR AREA."

Motion: Commissioner Mayer, second Commissioner Davis

Roll call: All ayes. Motion passed 4-0. (Chair Elder absent)

#### **Bonus Room**

Application for remodel of an unfinished bonus room into guest quarters in a house currently under construction. City Planner Dick Converse is concerned with separate kitchen area as this is prohibited in the Shady Cove Municipal Code. There was discussion on what the definition of a kitchen is. City Administrator will check Jackson County definitions.

#### **Comments**

Dick Converse noted an RVCOG Land Use Planning Class January 31.

#### **Adjournment**

Vice Chair Barrett adjourned the Planning Commission meeting at 7:57 p.m.

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Donna Barrett  
Commissioner Vice Chair

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Debby Jermain  
Deputy City Recorder

#### **Commissioner Vote:**

Chair Elder \_\_\_\_\_  
Commissioner Barrett \_\_\_\_\_  
Commissioner Davis \_\_\_\_\_  
Commissioner Gala \_\_\_\_\_  
Commissioner Mayer \_\_\_\_\_



Planning Commission Agenda Item Summary  
City of Shady Cove, Oregon

Meeting Date: February 10, 2011

Prepared By: Danise Brakeman

City Admin. Approval: DB

Issue/Agenda Title:  
Zoning Amendments

Issue Before the Commission:  
Zoning Amendments

Attachment List:  
None

Key Facts/Information Summary:  
The Planning Commission would like to see the Type chart within the Zoning Ordinance amended as well as adding language to give the City Official in charge of approving Type I applications the discretion to bring it before the Planning Commission.

Fiscal Notes:  
The cost of a zoning change amendment is estimated to cost \$1000

Staff Recommendation:  
There are several changes that need to be made in the zoning ordinance. For budgetary purposes the City Administrator recommends making all necessary changes at one time.

Proposed Action/Motion:  
None