



Mayor
Ron Holthusen

Councilors
Leith Hayes
Gary Hughes
Bill Kyle
Jim Ulrich

NOTICE OF PUBLIC HEARING

The City of Shady Cove Planning Commission will hold a Public Hearing at 6:30 p.m. on Thursday, April 28, 2011, at the Shady Cove City Hall Council Chamber, 22451 Highway 62, Shady Cove, Oregon for the following purpose:

The purpose of the Public Hearing is to consider siting of a new single family dwelling with attached garage at **31 James Place, Shady Cove, Oregon**, Map and Tax Lot: 34-1W-21A, 6702. Zoning is Low Density Residential (R1-40), 40,000 SF minimum lots.

Applicant: **Sally Stout**. File Number FPA 11-01.

Individuals may submit written comments relating to this planning action **at any time up to, and during, the public hearing**, although it is preferred that such comments be submitted to the City at least one week prior to the above scheduled hearing date so that they may be included in the agenda. The Planning Commission will consider written and oral comments at the hearing.

If you wish to offer written comments on this planning action, please do so by April 18, 2011 to City of Shady Cove, PO Box 1210, Shady Cove OR 97539. The public is invited to attend and comment at the hearing. For additional information contact Debby Jermain, Office Assistant, at 541-878-8204.

Failure to raise an issue at a hearing, in person or in writing, accompanied by statements or evidence sufficient to afford the decision maker and the applicant an opportunity to respond to the issue, shall preclude appeal to the Oregon State Land Use Board of Appeals based on that issue. All testimony and evidence must be directed towards specific criteria, copies of which are available at City Hall.

The agenda, staff report, recommendations, and any related material will be available for public review at no cost at least seven days before the hearing. Copies may be provided on request for 30 cents per page.

"Notice to mortgagee, lien holder, vendor, or seller: The Shady Cove Zoning Ordinance requires that if you receive this notice it shall be promptly forwarded to the purchaser."

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).

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APPROVAL CRITERIA

The proposal is consistent with the density, setback and dimensional standards of the base zoning district per Chapter 154 §154.035 -154.038 Zoning- Low Density Residential District, R-1, of the City of Shady Cove, Oregon Code of Ordinances.

The proposal shall be consistent with §154.379 Type III Procedure of the City of Shady Cove, Oregon Code of Ordinances.

The proposal shall be consistent with Chapter 151, Floods, of the City of Shady Cove, Oregon Code of Ordinances.

Adequate public facilities are available or can be provided to serve the proposed single family dwelling.

All proposed improvements shall meet City standards.