Agenda

Shady Cove Regular City Council Meeting

Shady Cove City Council Chamber
22451 Highway 62, Shady Cove, Oregon
Thursday, January 7, 2016
6:00 p.m.

I. Call to Order

A. Roll call
B. Pledge of Allegiance
C. Announcements by Presiding Officer

1. This meeting is being digitally recorded.
2. The Planning Commission will hold a public hearing on January 14 at 6:30 p.m. at the Upper Rogue Community Center. This is a continuance of the public hearing related to a riparian protection ordinance.
3. The next regular meeting of the City Council will be January 21 at 6:00 p.m. in the Council Chamber.

II. Public Hearing

A. Public Hearing in the Matter of a Proposed Comprehensive Plan Amendment from Public to Commercial and a Change of Zone from P (Public Uses) to GC (General Commercial) for Property Located at 22501 Hwy 62 , Shady Cove, Oregon (pg. 3-23)

III. Public Comment

The public may comment on agenda items as they come up for discussion, but before deliberation by the Council.

IV. Presentation

None

V. Consent Calendar

A. Regular Meeting Minutes of December 3, 2015 (pg. 24-25)

VI. Written Communications

None

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).

VII. Staff Reports

Bills Paid Report, December 4, 2015 – December 30, 2015, $101,042.94 (pg. 26)

VIII. Unfinished Business

None

IX. New Business

A. First Reading – Ordinance Amending the Comprehensive Plan and Changing the Zoning Map of the City of Shady Cove (pg. 27-33)

B. Resolution 16-01 – Intent to Reduce the Marijuana Business License Fee (pg. 13)

C. Resolution 16-02 – Fee Schedule (pg. 34-40)

D. Resolution 16-03 – Investigate Reestablishing a City of Shady Cove Public Works Department (pg. 41)

E. Resolution 16-04 – Directing City Staff to Pursue a Formal Wastewater Facility Assessment (pg. 42)

X. Public Comment on Non-Agenda Items

Public must state name and address and standing to discuss issue. Issues must have city-wide impact and not be personal issues.

XI. Council Comments

XII. Executive Session

None

XIII. Adjournment

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CITY OF SHADY COVE CITY COUNCIL PACKET
PLANNING FILE NO. ZC 15-01

CONSIDER PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM PUBLIC TO COMMERCIAL AND A ZONE CHANGE FROM P (PUBLIC USE) TO GC (GENERAL COMMERCIAL) FOR PROPERTY LOCATED AT 22501 HWY 62, SHADY COVE, OREGON

PUBLIC HEARING: THURSDAY JANUARY 7, 2016, 6:00 P.M.

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BEFORE THE PLANNING COMMISSION
OF THE CITY OF SHADY COVE
COUNTY OF JACKSON, STATE OF OREGON

IN THE MATTER OF CONSIDERATION OF AN APPLICATION FOR APPROVAL OF ZC 15-01 REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE IN THE CITY OF SHADY COVE	)))))	**RECOMMENDATIONS TO CITY COUNCIL**

APPLICANT: Bellwood Properties, LLC.

RECITALS:

1) An Application for a Zone Change for the purpose of altering the zoning designations from P (Public Use) to GC (General Commercial) was filed and duly accepted by the City on September 28, 2015 and certified complete on October 28, 2015.

2) Subject property, described as tax lots 1800 & 1900 on Jackson County Assessor's Map No. 34-1W-10CD, is designated as P (Public Use).

3) Chapter 154, §§154.435 through 154.441 of the Municipal Code of the City of Shady Cove governs Plan Amendments and Zone Changes within the corporate limits of the City and requires, if approval is recommended by the Planning Commission, that the City Council of the City of Shady Cove make the final decision regarding the application. Public notice was provided through the Upper Rogue Independent, as well as notices to affected property owners via United States Postal Service. The Planning Commission finds and concludes that proper notice has been given.

4) The Shady Cove Planning Commission, after providing proper public notice, met in Public Hearing on December 10, 2015 to consider the application and receive testimony from the applicant, interested parties and staff. The staff recommendations, as submitted to the Planning Commission, are contained in reports which are part of the record.

5) On December 10, 2015, following the close of the public hearing, the Planning Commission deliberated on the record of the proceedings, after which a motion was made and duly seconded, to **recommend approval** of the Comprehensive Plan Amendment and Zone Change request. The motion passed by a roll call vote of 5 to 0.

NOW THEREFORE, the Planning Commission of the City of Shady Cove finds, concludes and recommends as follows:

1

SECTION 1: FINDINGS

1) The standards used to evaluate applications for a zone change authorization are contained in Chapter 154, §§154.435 through 154.441 of the Municipal Code of the City of Shady Cove.

2) The Planning Commission hereby incorporates by reference all oral deliberations and findings of fact established in the record of the public hearing, and cites by reference: oral testimony by the applicant and interested citizen, and the application and findings of fact which are a part of the record, the City Planner's staff report, and comments from Rogue Valley Sewer Services.

3) The Planning Commission hereby finds that it has received all information and evidence necessary to consider the application for a Comprehensive Plan Amendment and Zone Change authorization.

SECTION 2: DECISION

Based on the record of the public hearing on this matter, the Planning Commission concluded that the case for a Comprehensive Plan Amendment and Zone Change authorization has been substantiated. Therefore, based upon compliance with the relevant sections of the City of Shady Cove Municipal Code Chapter 154, the Planning Commission **recommends approval** of the Comprehensive Plan Amendment from Public to Commercial and Zone Change from P (Public Uses) to GC (General Commercial).

This RECOMMENDATION for APPROVAL is given to the Shady Cove City Council this 22 day of December, 2015, in Shady Cove, Oregon.

Lena Richardson

Lena Richardson
Planning Commission Co-Chair

Type IV Staff Report
Comprehensive Plan Amendment and Zone Change

Date: December 2, 2015 **Application No: ZC 15-01**

Owner / Applicant: Bellwood Properties, Inc.

Proposal: Comprehensive Plan Amendment from Public to Commercial and a Change of Zone from P (Public Uses) to GC (General Commercial).

Address: 22501 Highway 62, Shady Cove, OR 97539

Legal Description of Property: 34-1W-10CD, Tax Lots 1800 and 1900

Acreage: 1.01 acres

Zoning: Public Uses

The City of Shady Cove planner has reviewed an application for Comprehensive Plan Amendment and Zone Change to permit commercial uses on the property described above.

Section154.439 establishes the following criteria:

1. The proposal shall be consistent with the City's adopted goals and policies pertaining to land use, growth, and development.

Pertinent policies identified by the applicant and staff are as follows (Letters and numbers are not chronological because they reflect the format of the Comprehensive Plan):

C. Economic Development

Policy #3: the City of Shady Cove shall continue to review and refine its Land Use Regulations to ensure that they are reasonably and accurately reflect the goals and objectives of the community.

Policy #5: The City of Shady Cove shall work with landowner and developers through the Site Plan Review process to ensure that Plan concepts and actual development plans are in accordance with the City's Plans and Zoning.

Policy #9: New commercial and industrial development shall be supported by an adequate transportation system.

Finding: The property is zoned Public Uses, reflecting its former use as the site of the Masonic Lodge, a quasi-public building. "The purpose of the P District is to provide for the uses of various units of government as they serve the public interest." Now that the property is private ownership, the current comprehensive plan and zoning designations are not appropriate. The proposed commercial designation will permit a wider variety of uses than the present zoning allows. The property is at the corner of Highway 62 and Cleveland Street, but access will be limited to Cleveland Street and appears to be consistent with the stated purpose of the GC zone "to provide for the development of a centrally-located and easily accessible commercial area, primarily along Crater Lake Highway, that will accommodate a mixture of retail businesses, service and professional offices . . ." The existing building can accommodate commercial uses and the site appears large enough to accommodate additional structures and associated parking.

F. Public Facilities and Services

Policy #1: The City of Shady Cove will continue improving its wastewater disposal system, consistent with recommendations in the June 1998 Wastewater Collection and Treatment System Facility Update Plan prepared by Carollo Engineers.

Finding: The City completed updates to its wastewater treatment plant and collection system to accommodate future growth. The present treatment plant can accommodate approximately 2,597 EDUs. Rogue Valley Sewer Services commented that it had no concerns about the proposed zone change.

Policy #3: The availability and quality of public services, especially streets, sewers, and water, will be considered in approval or denial of comprehensive plan amendments, zoning map changes, and land partitioning.

Finding: Chapter 7 of the Local Street Network Plan includes several policies and strategies for improving transportation systems in Shady Cove. Those that pertain to the application are listed here.

> **Implementation Strategy 2.3.D** Identify and minimize conflict points between transportation modes (pedestrians, bicycles and vehicles) and vehicle purposes (commercial vehicles, traffic operating on residential streets and through traffic).
>
> Policy 4.4 Protect current transportation systems and accommodate future transportation needs by balancing transportation systems with land uses.

Land use ordinances and zoning codes shall reflect the purpose of the adjoining transportation system.

Implementation Strategy 4.4.A Ensure that development proposals assess and mitigate the direct and cumulative impacts of a project on the transportation system.

Finding: The current application is for a comprehensive plan amendment and zone change, and therefore OAR 660-012-0060 requires notification to ODOT for its consideration of impacts to Highway 62. ODOT participated in the pre-application conference and expressed no concern with the proposal as long as access to the site continues from Cleveland Street. The Highway 62 frontage is part of the proposed ODOT reconstruction project that will include sidewalks.

The existing building is connected to sewer. RVSS commented that location of sewer lines will affect the ability to construct new buildings unless the lines are moved.

The property is served by a well.

H. Land Use

Policy #3: Zoning regulations will include clear and objective standards for the review of conditional uses, site plans and variances.

Finding: The GC zone contains several standards for new development. Any change of use will be subject to findings of compliance with Development Review and Site Design Review standards in Section 154.310 of the Code of Ordinances.

Policy # 6: The availability and quality of public services, especially streets, sewers, storm drains, and water, will be considered in approval or denial of comprehensive plan amendments, zoning map changes.

Finding: See finding under Public Facilities element.

Policy # 8: In areas designated commercial or public, new developments, substantial modifications, or changes of use will be subject to site plan review.

Finding: Site review will be required for new or modified uses of the property.

Policy #11: The zoning regulations will contain specific requirements for off-street parking.

Finding: The site appears large enough to accommodate a variety of commercial uses, both in the existing building and future structures.

2. *The proposal shall be consistent with all applicable statewide planning goals.*

   - Goal 6: Air, Water and Land Resources Quality: The purpose of this goal is to ensure that discharges from development do not 1) exceed the carrying capacity of air, water and land resources; 2) degrade such resources; or 3) threaten the availability of such resources.

     Finding: Runoff from the property will be strictly controlled and must be designed to not exceed pre-development flows.

   - Goal 11: Public Facilities and Services: The Goal is to plan and develop a timely, orderly and efficient arrangement of public facilities to serve as a framework for urban and rural development.

     Finding: Agencies providing public facilities and services were notified of the proposal.

3. *A conceptual or specific development plan shall accompany the application to show how the site will be developed and to show that property facilities, services and utilities can be provided by the developer or other provider to serve the site needs.*

   Finding: The application includes a conceptual plan showing the existing building and an additional building near the highway. The plan demonstrates that adequate area exists to provide parking for a variety of uses, and landscaping to increase the aesthetics of the site.

Conclusion: The proposed comprehensive plan and zone change reflect the owner's desire to convert a property previously occupied by a quasi-public use to one that accommodates commercial uses. The current Public zoning no longer applies because the property is privately owned, and the property appears to support the purposes of the General Commercial District.

Staff recommends approval of the proposed Comprehensive Plan Amendment from Public to Commercial and a change of zone from P (Public Uses) to GC (General Commercial).

_____

Dick Converse, CFM, City Planner

CITY OF SHADY COVE
ZONE CHANGE APPLICATION

OFFICE USE:

Application No. ZC 15-01 Received By D. Jermain Date 9/28/15

Amount Paid $1500.00 Receipt No. 20600 Hearing Date 12-10-15 PBA

TO BE COMPLETED BY APPLICANT:

Name of Property Owner(s): Bellwood Properties, Inc.

Property Street Address: 22501 Hwy 62, Shady Cove, OR 97539

Between Hwy 62 and Cleverland streets.

County Assessor's Map & Tax Lot Number: 34 1W 10CD 1800 & 1900

Current Zoning: P Adjacent Zoning: P, R3, R1-10

Request is for a Zone Change to: CG

MATERIALS REQUIRED **(Application must include all required supplemental materials and application form at the time of filing.)**

1) **Attach a copy of recorded covenants, conditions or deed restrictions, if any, concerning the present use of this property.**
2) **Attach a copy of property plat map.**
3) **Attach a copy of a plot plan indicating the existing property lines and the proposed use. (Conceptual Plan)**
4) **Attach a list with the names and addresses of adjacent property owners within 200 feet of any boundary of the property.**
5) **Attach a metes and bounds description of the property.**

CERTIFICATION

I hereby certify that the information given above and attached hereto is true and correct, that the property owner is aware of and agrees with this application, and that falsification of fact will result in invalidation of the application. I understand that any approval given is valid for the specific project only, and is subject to all applicable laws, regulations and conditions. Further, I understand that the fee paid at the time of submitting this application does not cover any professional, legal, or consulting fees incurred by City and that I am responsible for all costs incurred by the City of Shady Cove in connection with processing this application.

APPLICANT'S SIGNATURE Bellwood Properties, Inc. Gelee Baldwin

ADDRESS P.O. Box 39 Shady Cove OR 97539 PHONE NUMBER 541-878-4477

PURSUANT TO ORS 227, THIS APPLICATION IS CONSIDERED COMPLETE WHEN REVIEWED, DATED AND SIGNED BY THE CITY PLANNER OR HIS/HER DESIGNATE

Complete X **Incomplete** _____

Signature Dick Converse **Date** 10-28-15

The proposed change is in conformance with the comprehensive land use plan of the City of Shady Cove in that:

It will allow a new business to inhabit a building long unoccupied. It will potentially bring additional visitors to Shady Cove who will theoretically partake of other businesses in the city. It will be an inviting beacon to tourists, traveling through Shady Cove, inviting them to stop and see what there is to see. This will all encourage the community's economic development and help to expand the local tourist trade season beyond 90 days. Shady Cove has always been open to change in order to promote growth.

There is a need for this type of property as follows:

This property, zoned as GC, would allow for a new business to locate in Shady Cove. A gentleman has indicated some interest in locating an automotive museum on this property. He also has an additional business of selling automotive restoration parts. These types of businesses would draw automotive enthusiasts (i.e. car clubs) and tourists, alike. This would bring additional commerce to the other businesses in Shady Cove, such as restaurants, markets (and stores such as the hardware store and Shady Kate's, etc.) and gas stations (and Phil's Frosty!)

This property meets the public need best by:

With the change in zoning to GC, the potential for a new business for Shady Cove is increased. The property has ample room for parking. A new business will allow for potential employment for locals. It will also provide an opportunity for tourists and others to see the beautiful City of Shady Cove and its surrounding area which could give rise to an opportunity to relocate to this community on the Rogue River.

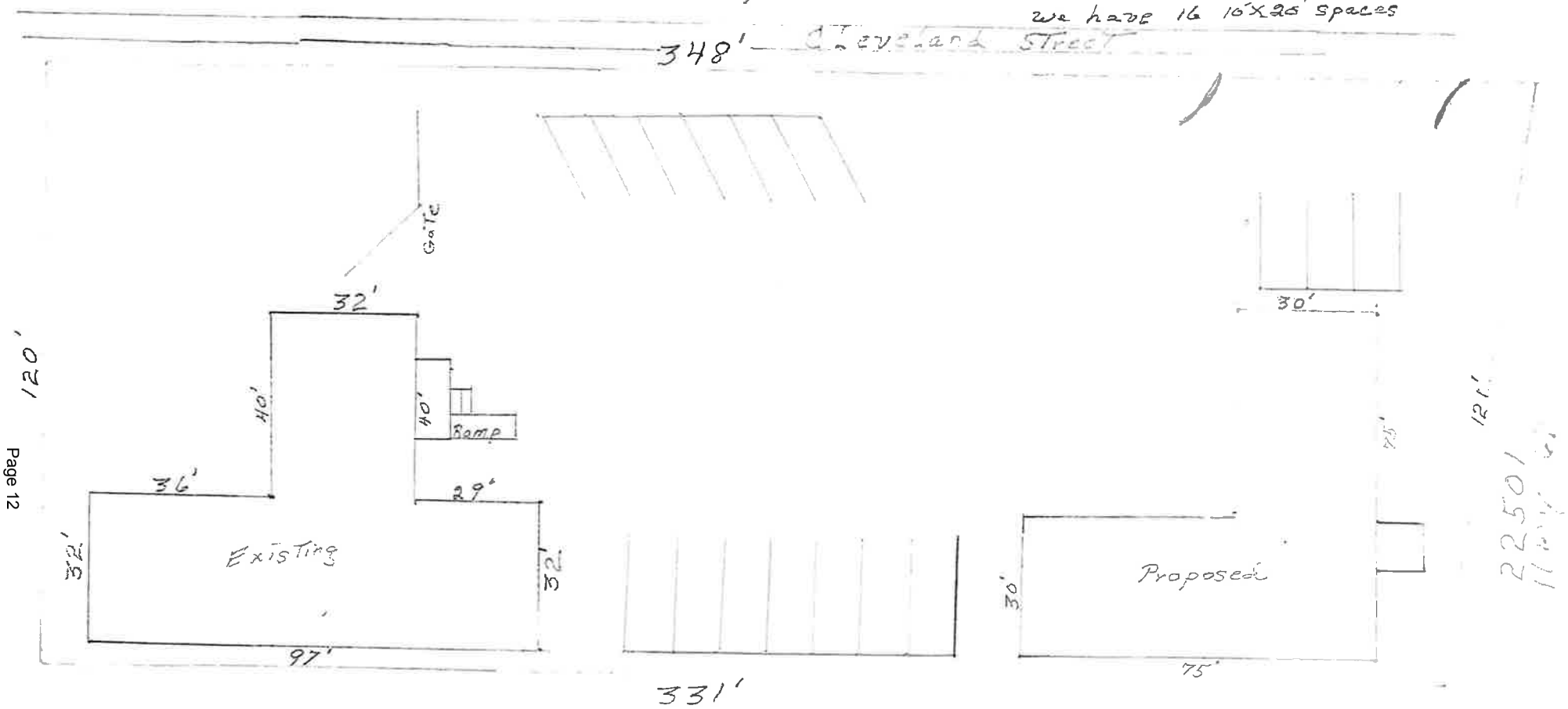
This proposed use will not be detrimental to the public health, safety and general welfare in that:

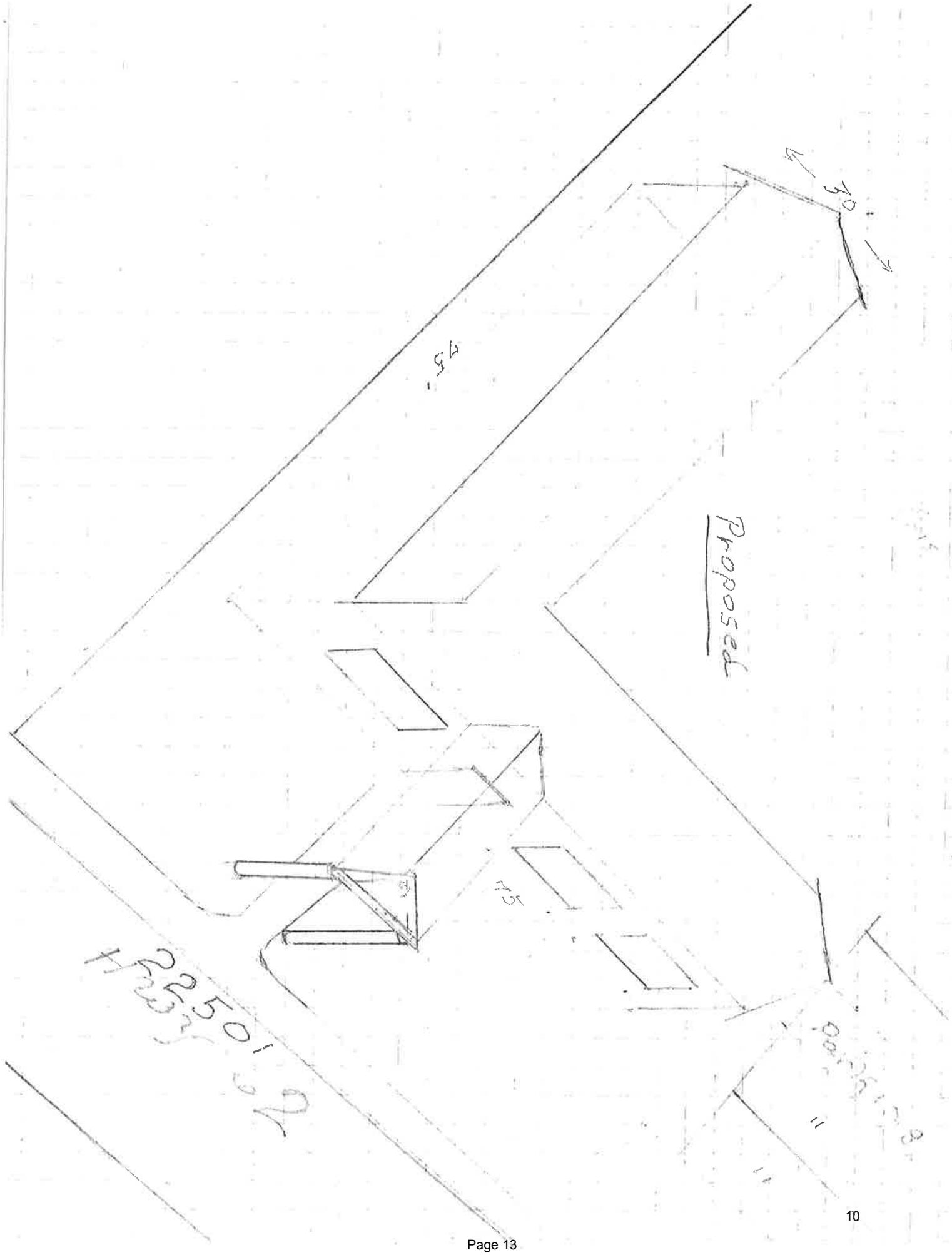
We know of no detriment to the public health, safety and general welfare.

***The proposed zoning change would be excellent for Shady Cove. A long empty building would now have the ability to be occupied, leaving one less building to be attractive to trespassers. The potential building use would be for something that interests the public in that antique automobiles are a draw for all ages. Some adjacent properties are already zoned as GC. Another adjacent property is the City Hall and Library. The existing building is quite large. It has potential for "as is" use or, perhaps, with some remodeling. Guests to the property will not block Highway 62 as the driveway is on Cleveland Street.

1" = 5'

old Building 4,400 sq FT
New Building 3,300 sq FT
7,700 sq FT = 13 Parking Spaces
we have 16 10'x20' spaces




Proposed
75'
30'
75'
22501

Mayor
Tom Anderson

Councilors
Jim Ulrich
Tom Sanderson
John Burgess
Steve Mitchell

CERTIFICATE OF MAILING

I hereby certify that on November 13, 2015, I provided a copy of the PUBLIC HEARING NOTICE REQUEST FOR AGENCY COMMENT, PLANNING FILE NO. ZC 15-01 by first class mail to the following (list attached):

Debby Jermain

Debby Jermain, Planning Technician

Scott D Pingle, PE, SE
KAS & Associates, Inc
304 S Holly Street
Medford, OR 97501

Rod Edwards
Fire District #4
PO Box 1400
Shady Cove, OR 97539

Don Morehouse
ODOT District 8
100 Antelope Road
White City, OR 97503

Carl Tappert, PE
District Manager, RVSS
PO Box 3130
Central Point, OR 97502

Aaron Prunty

Mayor
Tom Anderson

Councilors
Jim Ulrich
Tom Sanderson
John Burgess
Steve Mitchell

PUBLIC HEARING NOTICE
REQUEST FOR AGENCY COMMENT

Public Hearing December 10, 2015 at 6:30 P. M.

Date: November 13, 2015 File No: ZC 15-01
To: Agency

An application has been submitted to The City of Shady Cove Planning Department for review of the proposal described below. Please return this form with your comments to this office by December 1, 2015 so that your comments may be included in the Planning Commission agenda material. If you have any questions, contact Dick Converse at 541-423-1373 or Tuesday mornings he can be reached in Shady Cove at 541-878-8202.

Applicant:	Bellwood Properties, Inc.	Owner: Bellwood Properties, Inc.
Address:	22501 Hwy 62, Shady Cove, OR 97539	34-1W-10CD, Tax Lots 1800 & 1900
Zoning:	P (Public)	
Proposal:	**Request Comprehensive Plan Amendment from Public to Commercial and a zone change from P (Public) to GC (General Commercial). Proposed use of property is for antique automobiles and parts sales.**	

( ) We have no comment.
( ) We recommend approval with no special conditions.
( ) This property is not within our jurisdiction.
( ) Please address the following concerns:

( ) We encourage denial of this proposal because:

Agency/Prop. Owner (print) Phone #

Signature of Agency Rep./Prop. Owner Date

Note to Agencies: If your proposed conditions of approval include the dedication of land for public use or the provision of public improvements, please submit written findings with supporting data or information that justify the requirements. **Specifically, the findings must show that there is an essential connection between your requirements and a legitimate government purpose and that there is a rough proportionality between the burden of the requirement of the developer and the impacts of the proposed development on public facilities and services.**

22451 Highway 62 ◆ PO Box 1210 ◆ Shady Cove OR 97539 ◆ (541) 878-2225 ◆ FAX: (541) 878-2226
E-Mail: info@shadycove.net ◆ Web Site: http://www.shadycove.net

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Mayor
Tom Anderson

Councilors
Jim Ulrich
Tom Sanderson
John Burgess
Steve Mitchell

CERTIFICATE OF MAILING

I hereby certify that on November 13, 2015, I provided a copy of the NOTICE OF PUBLIC HEARING, PLANNING FILE NO. ZC 15-01 by first class mail to the following (list attached):

Debby Jermain

Debby Jermain, Planning Technician

Roger Tompkins
24660 Hwy 62
Trail, OR 97541

BARRETT STEVEN/ASHLEY
P O BOX 816
CRESWELL OR 97426

BARRETT STEVEN/ASHLEY
PO BOX 816
CRESWELL OR 97426

BELLWOOD PROPERTIES INC
PO BOX 39
SHADY COVE OR 97539

CAMICCIA STANLEY H /JEAN A
1503 HWY 234
EAGLE POINT OR 97524

CAMICCIA STANLEY H/JEAN A
1503 HWY 234
EAGLE POINT OR 97524

CAROTHERS RANDY/LISA
17515 HWY 62
EAGLE POINT OR 97524

DIOCESE OF OREGON
PO BOX 786
SHADY COVE OR 97539

EAGLE POINT SCHOOL DIST 9
EAGLE POINT OR 97524
PO Box 198
Maintenance

KAHN DANIEL A TRUSTEE ET AL
357 ALTA ST
ASHLAND OR 97520

LOWE PATRICK/LORRI
PO BOX 1301
SHADY COVE OR 97539

PETERSEN CAROLIN J
107 W LOCKEFORD ST
LODI CA 95240

QUAIL RUN DEVELOPMENT LIMITED PARTNE
2251 TABLE ROCK RD
MEDFORD OR 97501

REYNOLDS RAYMOND
PO BOX 132
SHADY COVE OR 97539

RILEY GEOFFREY/JOI
1706 LITHIA WAY
TALENT OR 97540

SHADY COVE CITY OF
22451 HWY 62
SHADY COVE OR 97539

STRAWN JAMES M
60 SHADY OAKS CT
SHADY COVE OR 97539 -9700

THOMAS TERRY D
50 CLEVELAND ST
SHADY COVE OR 97539

Ken Gruenwald

15

Mayor
Tom Anderson

Councilors
Jim Ulrich
Tom Sanderson
John Burgess
Steve Mitchell

NOTICE OF PUBLIC HEARING

The City of Shady Cove Planning Commission will hold a Public Hearing at 6:30 p.m. on Thursday, December 10, 2015 at the Upper Rogue Community Center, 22465 Highway 62, Shady Cove, Oregon for the following purpose:

Proposed Comprehensive Plan Amendment from Public to Commercial and a Zone Change from P (Public Use) to GC (General Commercial) for property located at 22501 Hwy 62, Assessor's Map No. 34-1W-10CD Tax Lots 1800 & 1900. **Planning File No. ZC 15-01** Applicant: Bellwood Properties, Inc.

Oral and written public testimony regarding this matter will be accepted at the public hearing. Written statements are encouraged and may be submitted at any time, but must be received by *December 1, 2015, to be included in the staff report*. Mail written comments to Planning Department, City of Shady Cove, PO Box 1210, Shady Cove, OR 97539, via fax at 541-878-2226, or via E-mail at planning@shadycove.net.

The proposed zone change and file information are available for public review at City Hall, 22451 Hwy 62, Shady Cove during regular office hours or for purchase if requested. For additional information call Shady Cove Planning Department 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.

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RECEIVED
NOV 16 2015

Mayor
Tom Anderson

Councilors
Jim Ulrich
Tom Sanderson
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Steve Mitchell

PUBLIC HEARING NOTICE
REQUEST FOR AGENCY COMMENT

Public Hearing December 10, 2015 at 6:30 P. M.

Date: November 13, 2015 File No: ZC 15-01

To: Scott D Pingle, PE, SE
KAS & Associates, Inc
304 S Holly Street
Medford, OR 97501

RECEIVED 11/16/15

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Address: 22501 Hwy 62, Shady Cove, OR 97539 34-1W-10CD, Tax Lots 1800 & 1900

Zoning: P (Public)

Proposal: **Request Comprehensive Plan Amendment from Public to Commercial and a zone change from P (Public) to GC (General Commercial). Proposed use of property is for antique automobiles and parts sales.**

(X) We have no comment.
( ) We recommend approval with no special conditions.
( ) This property is not within our jurisdiction.
( ) Please address the following concerns:

( ) We encourage denial of this proposal because:

CITY ENGINEER
Agency/Prop. Owner (print)

541-772-5807
Phone #

Scott D. Pingle
Signature of Agency Rep./Prop. Owner

11-16-15
Date

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ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

RECEIVED
NOV 18 2015

November 18, 2015

Dick Converse
Shady Cove Planning Department
PO BOX 1210
Shady Cove, OR 97539

RE: Comprehensive Plan Amendment, Tax Lots 1800 & 1900, Map 34-1W-10CD

Record maps indicate that there are two service laterals stubbed to the property from the the 12 inch sewer main on Highway 62, one of which serves the existing building.

Based on the layout of the proposed new building, it appears that this building will be put on top of the existing service lateral. In order to comply with plumbing code regulations, the existing service will need to be either re-routed around the new building or replaced using pipe material approved for use inside a building.

The new building can be served by connecting to one of the laterals along Highway 62. The permit for this connection will be issued by Shady Cove and inspected by Rogue Valley Sewer.

Feel free to contact me with any questions.

Sincerely,

Carl Tappert

Carl Tappert, PE
Manager

Cc: Aaron Prunty, City Administrator

tudents Dominate D9 Board Meeting

introduced Lori Huntley, social studies and math teacher. Lori's abilities, cheerful attitude and leadership qualities make her an easy choice for recognition. She created and guided a competitive robotics team, and helps kids who need extra learning time. She introduced Olivia Fazio, a young woman who always participates, is a junior librarian, talented art student and true leader

librarian, and competes in sports and uses his brain.

Teacher and employee's association representative Debbie Brudevold talked about overload. D9 teachers always step up to do what was asked of them, but it's taking a toll. "We can't keep up," she said, referring to the many new programs that come their way. "What will come off the plate when something new

kids are on, targeting any inappropriate activity. Whitehead recognized librarians, a group that works hard behind the scenes. He has tee shirts for them that read iBrarian.

The balance of the evening with housekeeping items.

Toni Talk

We wouldn't worry about what people think of us, if knew how seldom they do.

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The proposed zone change and file information are available for public review at City Hall, 22451 Hwy 62, Shady Cove during regular office hours or for purchase if requested. For additional information call Shady Cove Planning Department 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 toward specific criteria, copies of which are available at City Hall.

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).

regular office hours, for purchase if requested, or may be viewed website at www.shadycove.net. For additional information conc this proposed ordinance, call the Shady Cove Planning Departm 541-878-2225.

In compliance with the Americans with Disabilities Act need special assistance to participate in this meeting, please c the Planning Department at 541-878-2225. Notification 72 hou to the meeting will enable the City to make reasonable arrange to ensure accessibility to the meeting (28CFR 35.102-35 ADA T

Rogue COMMUNITY HEALTH

ACCEPTING NEW PATIENT

From a routine visit to a complex health issue, w can help you discover your way to better health.

- Primary & preventive care
- Acute & chronic illness
- Behavioral health counseling
- Pharmacy services
- Women's health

Please give us a call!

Ashland 541.482.9741 Butte Falls 541.842.7799
Medford 541.773.3863 Prospect 541.560.1180
White City 541.826.5853 *Se Habla Español*

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WWW.ROGUECOMMUNITYHEALTH.ORG

ancial Planning for Alzheimer's Disease

seating is limited so plan to arrive early.

The diagnosis of Alzheimer's disease makes planning for the future more important than ever. In this class, you will have a chance to learn about important legal and financial issues to consider, how to put plans in place, and how to access legal and financial resources near you.

This class will cover information for families and individuals dealing with Alzheimer's disease or a related dementia. Topics covered will include:

Making legal plans that fit your need

Legal documents you'll need and what they mean for you

How to find legal and financial assistance

Practical strategies for making a long-term plan of care

Tax deductions and credits

Government programs that can help pay for care

If you have any questions regarding this workshop please call Gary Endicott at 541-951-4454.

Point Economic Forum

vides a place for business owners, nd regional elected officials to come r local economy is today and what's e Point and the surrounding area. munity Center (next to Eagle Point

Eagle Point
, 10 am - noon

g Change

Historical Society at the Museum wishes to no- e public that the normal e Society have changed esday of each month to All meetings are held at ing at 10:00 a. m. The ll be on January 5, and g will be on February 2.

tory

Upper Rogue United Methodist Church

Planning Hearing

The City of Shady Cove City Council will hold a Public Hearing at 6:00 p.m. on Thursday, January 7, 2016 at the City Hall Council Chambers, 22451 Highway 62, Shady Cove, Oregon for the following purpose:

Consider a recommendation from the Planning Commission regarding a proposed Comprehensive Plan Amendment from Public to Commercial and a Zone Change from P (Public Use) to GC (General Commercial) for property located at 22501 Hwy 62, Assessor's Map No. 34-1W-10CD Tax Lots 1800 & 1900. Planning File No. ZC 15-01

Applicant: Bellwood Properties, Inc.

Oral and written public testimony regarding this matter will be accepted at the public hearing. Mail written comments to Planning Department, City of Shady Cove, PO Box 1210, Shady Cove, OR 97539, via fax at 541-878-2226, or via E-mail at planning@shadycove.net.

The proposed zone change and file information are available for public review at City Hall, 22451 Hwy 62, Shady Cove during regular office hours or for purchase if requested. For additional information call Shady Cove Planning Department 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 toward specific criteria, copies of which are available at City Hall.

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City of Shady Cove
City Council Regular Meeting Minutes
Thursday, December 03, 2015

CALL TO ORDER

Mayor Anderson called the Regular City Council Meeting to order at 6:00 p.m. in the City Council Chamber.

Council Present: Mayor Anderson, Councilor Ulrich, Councilor Sanderson, Councilor Burgess and Councilor Mitchell

Staff Present: Aaron Prunty, City Administrator; Bonnie Pickett, Administrative Assistant

ANNOUNCEMENTS

The Mayor led the audience in the Pledge of Allegiance and made the announcements on the agenda.

PUBLIC COMMENT

There were no public comments.

CONSENT CALENDAR

A. Regular Meeting Minutes of November 5, 2015

Motion to Approve Consent Calendar.
Motion: Councilor Burgess Second: Councilor Ulrich
All ayes. Motion carried 5-0.

STAFF REPORT

The City Administrator explained various charges on the bills paid report.

NEW BUSINESS

A. Discussion – Shady Cove Wastewater Treatment Plant

The City Council instructed the city administrator to draft a resolution stating the Council's intent to reestablish a public works department, including management of the wastewater treatment plant.

PUBLIC COMMENTS

The public questioned if there are any other companies that handle sewer services.

COUNCIL COMMENTS

Councilor Sanderson noted Shop the Halls will be occurring Saturday, December 5.

The Council thanked Deputy McGrath for his commitment to Shady Cove.

Councilor Mitchell advised that he has been selected to be on the Jackson County (Traffic Study) TSP Committee and gave an update.

ADJOURNMENT

There being no further business before the Council, the Mayor adjourned the regular meeting at 7:25 p.m.

Approved:

Tom Anderson
Mayor

Attest:

Aaron Prunty
City Administrator

Council Vote:

Mayor Anderson	_____
Councilor Ulrich	_____
Councilor Sanderson	_____
Councilor Burgess	_____
Councilor Mitchell	_____

Date	Check	Payee	Description	Amount
12/04/2015	42314	Mac's Diner	Recognition & Awards	75.00
12/09/2015	42315	C BAR C TRUCK SALES, LLC	2015 BIG TEX 14LX-14 Trailer	7,000.00
12/09/2015	42316	David Christian	Radiio Programming, 4 1/2 hrs.	112.50
12/09/2015	42317	DMV	Ford F350 License & Registration	104.50
12/09/2015	42318	Gifford Homes, LLC	Sewer Refund	3.94
12/09/2015	42319	Shelly M. Dent	Expense Reimbursement	65.18
12/09/2015	42320	DMV	2015 BIG TEX Trailer License & Reg.	100.00
12/28/2015	42321	Postmaster	Sewer Billing	317.72
12/30/2015	42322	American Industrial Door, LLP	Repair - Shop Door	252.50
12/30/2015	42323	Avista Corporation	Natural Gas	198.80
12/30/2015	42324	Bary Kaiser Surveying, Inc.	Surveying	63.75
12/30/2015	42325	Canon Financial Services, Inc.	Copier Lease & Copies	326.26
12/30/2015	42326	Caselle, Inc.	Software Maintenance and Support	585.00
12/30/2015	42327	Celtic Circle	Shop Rental	700.00
12/30/2015	42328	CenturyLink LD	Long Distance charges 320416598	46.02
12/30/2015	42329	CenturyLink Svc.	Phone Services 314013549	712.76
12/30/2015	42330	CIS Trust	Life Insurance	55.63
12/30/2015	42331	Crystal Fresh	Bottled Water	33.00
12/30/2015	42332	David Christian	Radio Programming, 5 hrs.	315.00
12/30/2015	42333	ELAN	Training	1,305.08
12/30/2015	42334	Hornecker Cowling, LLP	General	272.00
12/30/2015	42335	Jackson County Health & Human Services	Dead Animal Pick Up	178.56
12/30/2015	42336	Jackson County Sheriff	Law Enforcement Services	35,569.66
12/30/2015	42337	Jessie Bridgham	Professional Services	900.00
12/30/2015	42338	KDP Certified Public Accountants LLP	Audit Progress Bill	15,000.00
12/30/2015	42339	Landmark Ford, Inc.	Ford F350 Light Truck	29,332.00
12/30/2015	42340	Mary Gunderlock	Website - Monthly Update	360.00
12/30/2015	42341	Medford Fuel	Public works gasoline/diesel	136.51
12/30/2015	42342	OCCMA	Membership	143.77
12/30/2015	42343	OMA	OMA Dues	97.00
12/30/2015	42344	OWB REO, LLC	Utility Billing Refund	14.00
12/30/2015	42345	Pacific Power	Aunt Caroline's Park 32847641-005	21.87
12/30/2015	42346	Pitney Bowes Global Financial	Lease Charges	154.47
12/30/2015	42347	Prunty, Aaron	Expense Reimbursement	46.27
12/30/2015	42348	Rogue Valley Sewer Services	Weather Related - Storm Drain Assistanc	1,547.00
12/30/2015	42349	RVCOG	Computers & Support	3,598.40
12/30/2015	42350	SESAC, Inc.	Radio License Fee	149.00
12/30/2015	42351	Southern Oregon Sanitation	aunt Caroline's Park 088094	98.50
12/30/2015	42352	Talley	Radio Station - Emerg. Broadcast Syste	572.27
12/30/2015	42353	Upper Rogue Independent	Subscription Renewal	212.13
12/30/2015	42354	Winters Electric, LLC	City Hall	266.89
Grand Totals:				101,042.94

After recording, return to:
City of Shady Cove
22451 Highway 62
PO Box 1210
Shady Cove OR 97539

City of Shady Cove

Ordinance No.

AN ORDINANCE OF THE CITY OF SHADY COVE, OREGON AMENDING THE COMPREHENSIVE PLAN AND CHANGING THE ZONING MAP OF THE CITY OF SHADY COVE

Whereas, the City of Shady Cove received an application for a Comprehensive Plan Amendment from Public to Commercial and a Zoning Map Change from P (Public) to GC (General Commercial), referred to as ZC15-01 and located at the southwest corner of Cleveland Street and Highway 62; and

Whereas, a Public Hearing was convened before the Council of the City of Shady Cove on January 7, 2016, to consider a recommendation for approval from the Shady Cove Planning Commission; and

Whereas, the Council of the City of Shady Cove determined, based on the hearings record and the approved findings, that the request for a Comprehensive Plan Amendment and Zone Change is consistent with the applicable criteria and approved the request.

THE COUNCIL OF THE CITY OF SHADY COVE ORDAINS AS FOLLOWS:

The Comprehensive Plan Map Amendment and Zoning Map Change are approved as follows:

Section 1: Title	This Ordinance shall be known as the amended Comprehensive Plan and Zoning Map Ordinance of the City of Shady Cove, Oregon.
Section 2: Description	A map, attached as Exhibit B, identifies the property which is referenced as Tax Lots 1800 & 1900 on the Jackson County Assessor's Map No. 34-1W-10CD.

Section 3: Amendment The Shady Cove Comprehensive Plan Map is amended from Public to Commercial and the Zoning Map is amended to change the zoning of Tax Lots 1800 & 1900 on Jackson County Assessor's Map No. 34-1W-10CD from P (Public) to GC (General Commercial).

Section 4: The City Council adopts as its own, and incorporates by reference, the findings attached as Exhibit A.

PASSED AND APPROVED by the Council of the City of Shady Cove this _____ day of January, 2016.

Approved:

_____
Tom Anderson
Mayor

Attest:

_____
Aaron Prunty
City Administrator

Council Vote:

Mayor Anderson ____
Councilor Burgess ____
Councilor Mitchell ____
Councilor Sanderson ____
Councilor Ulrich ____

EXHIBIT A

Type IV Staff Report
Comprehensive Plan Amendment and Zone Change

Date: December 2, 2015 **Application No: ZC 15-01**

Owner / Applicant: Bellwood Properties, Inc.

Proposal: Comprehensive Plan Amendment from Public to Commercial and a Change of Zone from P (Public Uses) to GC (General Commercial).

Address: 22501 Highway 62, Shady Cove, OR 97539

Legal Description of Property: 34-1W-10CD, Tax Lots 1800 and 1900

Acreage: 1.01 acres

Zoning: Public Uses

The City of Shady Cove planner has reviewed an application for Comprehensive Plan Amendment and Zone Change to permit commercial uses on the property described above.

Section154.439 establishes the following criteria:

1. The proposal shall be consistent with the City's adopted goals and policies pertaining to land use, growth, and development.

Pertinent policies identified by the applicant and staff are as follows (Letters and numbers are not chronological because they reflect the format of the Comprehensive Plan):

C. Economic Development

Policy #3: the City of Shady Cove shall continue to review and refine its Land Use Regulations to ensure that they are reasonably and accurately reflect the goals and objectives of the community.

Policy #5: The City of Shady Cove shall work with landowner and developers through the Site Plan Review process to ensure that Plan concepts and actual development plans are in accordance with the City's Plans and Zoning.

Policy #9: New commercial and industrial development shall be supported by an adequate transportation system.

Finding: The property is zoned Public Uses, reflecting its former use as the site of the Masonic Lodge, a quasi-public building. "The purpose of the P District is to provide for the uses of various units of government as they serve the public interest." Now that the property is private ownership, the current comprehensive plan and zoning designations are not appropriate. The proposed commercial designation will permit a wider variety of uses than the present zoning allows. The property is at the corner of Highway 62 and Cleveland Street, but access will be limited to Cleveland Street and appears to be consistent with the stated purpose of the GC zone "to provide for the development of a centrally-located and easily accessible commercial area, primarily along Crater Lake Highway, that will accommodate a mixture of retail businesses, service and professional offices . . ." The existing building can accommodate commercial uses and the site appears large enough to accommodate additional structures and associated parking.

F. Public Facilities and Services

Policy #1: The City of Shady Cove will continue improving its wastewater disposal system, consistent with recommendations in the June 1998 Wastewater Collection and Treatment System Facility Update Plan prepared by Carollo Engineers.

Finding: The City completed updates to its wastewater treatment plant and collection system to accommodate future growth. The present treatment plant can accommodate approximately 2,597 EDUs. Rogue Valley Sewer Services commented that it had no concerns about the proposed zone change.

Policy #3: The availability and quality of public services, especially streets, sewers, and water, will be considered in approval or denial of comprehensive plan amendments, zoning map changes, and land partitioning.

Finding: Chapter 7 of the Local Street Network Plan includes several policies and strategies for improving transportation systems in Shady Cove. Those that pertain to the application are listed here.

> **Implementation Strategy 2.3.D** Identify and minimize conflict points between transportation modes (pedestrians, bicycles and vehicles) and vehicle purposes (commercial vehicles, traffic operating on residential streets and through traffic).

Policy 4.4 Protect current transportation systems and accommodate future transportation needs by balancing transportation systems with land uses.

Land use ordinances and zoning codes shall reflect the purpose of the adjoining transportation system.

Implementation Strategy 4.4.A Ensure that development proposals assess and mitigate the direct and cumulative impacts of a project on the transportation system.

Finding: The current application is for a comprehensive plan amendment and zone change, and therefore OAR 660-012-0060 requires notification to ODOT for its consideration of impacts to Highway 62. ODOT participated in the pre-application conference and expressed no concern with the proposal as long as access to the site continues from Cleveland Street. The Highway 62 frontage is part of the proposed ODOT reconstruction project that will include sidewalks.

The existing building is connected to sewer. RVSS commented that location of sewer lines will affect the ability to construct new buildings unless the lines are moved.

The property is served by a well.

H. Land Use

Policy #3: Zoning regulations will include clear and objective standards for the review of conditional uses, site plans and variances.

Finding: The GC zone contains several standards for new development. Any change of use will be subject to findings of compliance with Development Review and Site Design Review standards in Section 154.310 of the Code of Ordinances.

Policy # 6: The availability and quality of public services, especially streets, sewers, storm drains, and water, will be considered in approval or denial of comprehensive plan amendments, zoning map changes.

Finding: See finding under Public Facilities element.

Policy # 8: In areas designated commercial or public, new developments, substantial modifications, or changes of use will be subject to site plan review.

Finding: Site review will be required for new or modified uses of the property.

Policy #11: The zoning regulations will contain specific requirements for off-street parking.

Finding: The site appears large enough to accommodate a variety of commercial uses, both in the existing building and future structures.

2. *The proposal shall be consistent with all applicable statewide planning goals.*

   - Goal 6: Air, Water and Land Resources Quality: The purpose of this goal is to ensure that discharges from development do not 1) exceed the carrying capacity of air, water and land resources; 2) degrade such resources; or 3) threaten the availability of such resources.

     Finding: Runoff from the property will be strictly controlled and must be designed to not exceed pre-development flows.

   - Goal 11: Public Facilities and Services: The Goal is to plan and develop a timely, orderly and efficient arrangement of public facilities to serve as a framework for urban and rural development.

     Finding: Agencies providing public facilities and services were notified of the proposal.

3. *A conceptual or specific development plan shall accompany the application to show how the site will be developed and to show that property facilities, services and utilities can be provided by the developer or other provider to serve the site needs.*

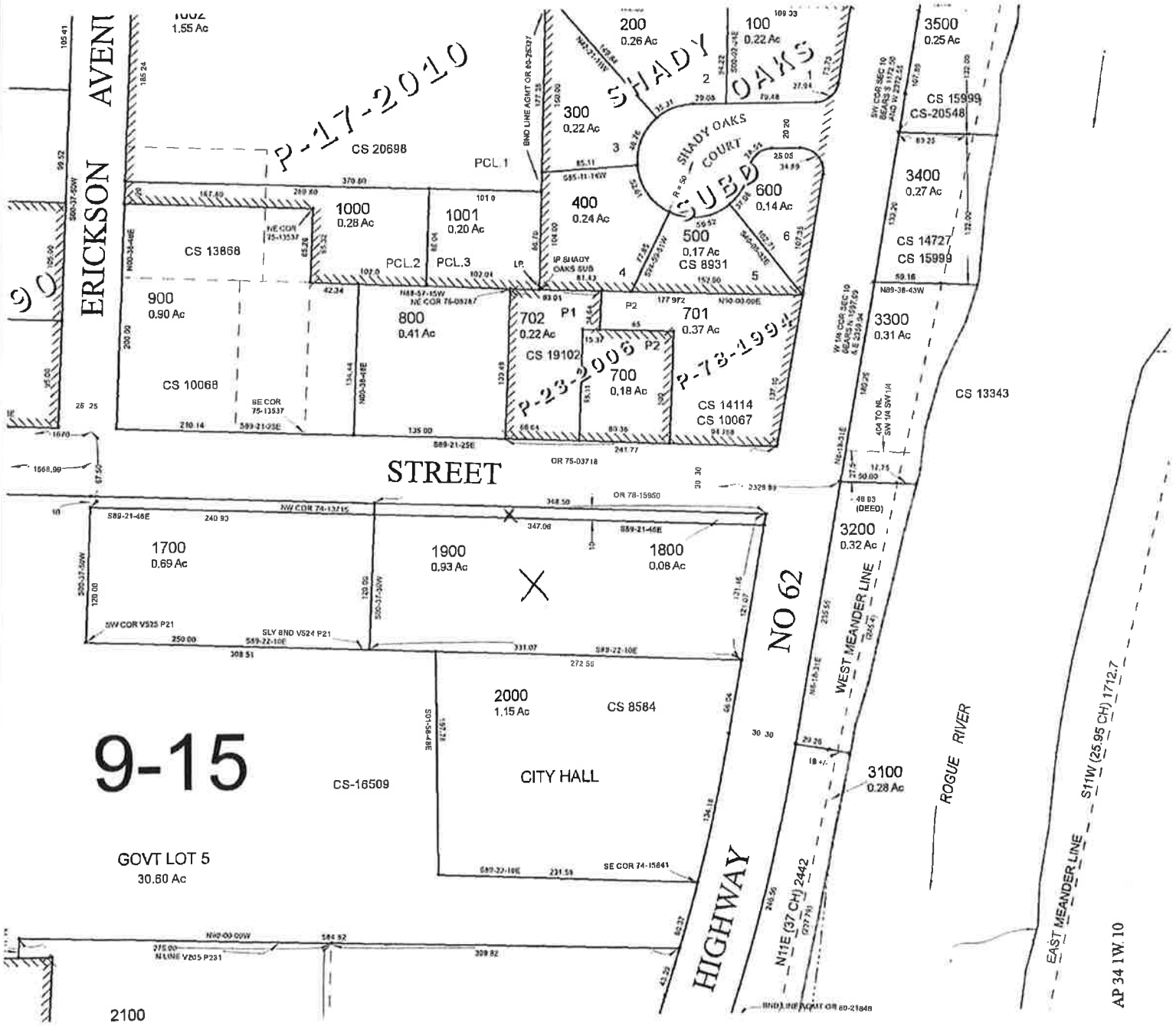
   Finding: The application includes a conceptual plan showing the existing building and an additional building near the highway. The plan demonstrates that adequate area exists to provide parking for a variety of uses, and landscaping to increase the aesthetics of the site.

Conclusion: The proposed comprehensive plan and zone change reflect the owner's desire to convert a property previously occupied by a quasi-public use to one that accommodates commercial uses. The current Public zoning no longer applies because the property is privately owned, and the property appears to support the purposes of the General Commercial District.

Staff recommends approval of the proposed Comprehensive Plan Amendment from Public to Commercial and a change of zone from P (Public Uses) to GC (General Commercial).

Dick Converse, CFM, City Planner

EXHIBIT B



34-1W-10CD TL 1800/1900

City of Shady Cove

Resolution No. 16-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHADY COVE, OREGON, STATING INTENT TO REDUCE THE SUPPLEMENTAL MEDICAL MARIJUANA FACILITY BUSINESS LICENSE FEE

Whereas, Resolution 15-13, adopted on April 2, 2015, establishes a supplemental medical marijuana facility business license fee, in addition to the basic business license fee; and

Whereas, Resolution 15-14, adopted on April 2, 2015, authorizes the City Council to determine by resolution whether to charge a sales tax or a supplemental medical marijuana business license fee; and

Whereas, the City Council has considered the impact of having medical marijuana facilities in Shady Cove and determined the impact on law enforcement services to be minimal.

Now, therefore be it resolved, by the City Council of the City of Shady Cove, Oregon, the City intends to reduce or abolish the medical marijuana facility business license fee.

Adopted by the City Council of the City of Shady Cove, Oregon this 7th day of January, 2016.

Approved:

Tom Anderson
Mayor

Attest:

Aaron Prunty
City Administrator

Council Vote:
Mayor Anderson _____
Councilor Ulrich _____
Councilor Sanderson _____
Councilor Burgess _____
Councilor Mitchell _____

City of Shady Cove

Resolution No. 16-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHADY COVE, OREGON, ESTABLISHING FEES AND CHARGES

Whereas, it is the policy of the City of Shady Cove to require the recovery of certain City costs from fees and charges levied therefore in providing City services, products and regulations; and

Whereas, the City Council has determined medical marijuana facilities to have minimal impact on City costs related to law enforcement services; and

Whereas, the City Council has deliberated and agreed to lower or abolish the supplemental fee for medical marijuana business licenses.

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1: Fees Established
Fees and charges for certain City services, products and regulations are established and set as enumerated in the attached Exhibit "A" incorporated by reference as though fully set forth herein.

SECTION 2: Rates Not Enumerated
Rates for any category, not enumerated in this Resolution, may, from time to time, be set by the City Council.

SECTION 3: Resolutions Repealed
All previous Fee Resolutions are hereby repealed.

SECTION 4: Effective Date
This Resolution shall be effective January 7, 2016.

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Adopted by the City Council of the City of Shady Cove, Oregon, this 7th day of January, 2016.

Approved:

Tom Anderson
Mayor

Attest:

Aaron Prunty
City Administrator

Council Vote:

Mayor Anderson	_____
Councilor Ulrich	_____
Councilor Sanderson	_____
Councilor Burgess	_____
Councilor Mitchell	_____

Exhibit "A"
Attachment to City of Shady Cove Fee Resolution No. 16-02
Effective Date: January 7, 2016

Administration		
Administrative Fee	45.00	Per hour, per person, after first 15 minutes.
Copies	.30	Per page
Audio Recording (CD)	5.00	Actual cost of CD and staff time to reproduce CD.
Retuned Check Fee	30.00	
Business Licenses		
Business License	85.00	All business Licenses. Businesses located in the city, out of City or Home Occupation, etc.
Duplicate Business License	10.00	
1 to 30 Day License	10.00	
License Late Fee	20%	If paid after August 1 a 20% ($17.00) late fee will be assessed.
License Reinstatement Fee	25.00	
Prorated Business License	7.00/mo. + Next Fiscal Yr.	For a new business beginning after Dec 31 through the end of the fiscal year + full rate of next fiscal year.
Medical Marijuana Business License	_____	Supplemental license, per location, in addition to the business license fee. License is prorated after Dec 31 through the end of the fiscal year + full rate of next fiscal year.
Liquor Licenses		
Change of Ownership	35.00	
Renewal	35.00	
Temporary/Special Event	15.00	
Taxes and Fees		
Raft Rental Tax	3.00	Per raft rental (Ord. 199 & 232)
Transient Occupancy Tax	6%	(Ord. 140, 140-01, & 171)

Planning		
Access Permit	75.00	Road access
Ancillary – up to 100 sq. ft.	75.00	Applies to small outdoor improvements ancillary to existing structures such as decks and stairs.
Appeal	300.00	
Conditional Use Permit	600.00	
Consulting, Legal and Professional Charges	Actual Costs	
Extensions	25.00	
Fence Permits (Non-Floodplain) (Floodplain)	25.00 100.00	
Final Plat	Half Original Fee	
Floodplain – Additional Inspections	100.00	
Floodplain Application: Minor	175.00	Minor includes one inspection.
Floodplain Application : Major	700.00	Includes up to three inspections.
Floodplain Minor File Review	75.00	No on-site inspection, includes tree removal
Lot Line Adjustment	300.00	
Land Partition Minor	600.00	No road creation
Land Partition Major	1200.00	Extension or creation of a road
Other Inspection Services	Actual Costs	
Planned Unit Development	2000.00	Plus $50.00 per lot
Pre-application Conference	400.00	$100 Credit on land use approval application

Revision to Prior Approval		Half Original Fee	
Sign Permits		25.00	Per property
Land Use Approval		175.00	
Site Development Review		175.00	Resident, Non Floodplain
Site Design Review		450.00	Resident, Floodplain & Commercial
Subdivision or Mobile Home Park		2000.00	Plus $50.00 per lot
Variance		500.00	
Zone Change Application		1500.00	
Zone Change & Annexation		3000.00	
System Development Charges			
Ordinance No. 271 & Resolution No. 15-18 – Single Family Residential/EDU			
Parks:	Single Family	1108.00	Methodology established by Ord. No. 271
Storm Water:	Single Family	698.00	Methodology established by Ord. No. 271
Transportation:	Single Family	3335.00	Methodology established by Ord. No. 271
Wastewater:	Single Family	2011.00	Methodology established by Ord. No. 271
Police			
Driver License Reinstatement		20.00	
Public Safety Surcharge		15.00	Per month per unit. Residential & Non Residential. Excludes unimproved properties
Sewer Monthly Rates			
Residential			
Equivalent Dwelling Unit (EDU)			
Single Family		46.00	
Multiple Family		46.00	Per Unit

Mobile Home Park	46.00	Per Space
Lodging		
Motel	46.00	Plus $10.00 per unit (21.7% of EDU)*
R.V. Park	46.00	Plus $10.00 per space (21.7% of EDU). * If rented for more than 30 days the full EDU rate (46.00) applies
Restaurants & Bars		
Restaurants & Bars	46.00	Plus $1.75 per seat (3.8% of EDU)*
Other Commercial		
Car Wash	46.00	Per stall
Laundromat	46.00	Plus 23.00 per washing machine (50% of EDU)*
Business/Building with 1-5 employees	46.00	
Business/Building with 6 + employees	92.00	
Other		
Churches, Other Non-Profit	46.00	
Recreation Vehicle Dumping Station	92.00	
Service Outside the City	69.00	
School	46.00	Plus $0.35 per student and employee (307)**
Sewer Late Fee	1.5% or 10.00	Assessed monthly at 1.5% or $10.00, whichever is more
Sewer Account Collection Fee	25%	25% administrative fee added to all accounts turned over to collections
Sewer Connection Fee	175.00	Per connection
Vacated Buildings Sewer Connection Maintenance fee	46.00	Full months only

*Percentage will be applied to any subsequent change in EDU rate.
**Number of students and employees will be validated each year

City of Shady Cove

Resolution No. 16-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHADY COVE, OREGON, STATING INTENT TO INVESTIGATE REESTABLISHING A PUBLIC WORKS DEPARTMENT AS WELL AS MANAGEMENT AND OPERATION OF THE SHADY COVE WASTEWATER TREATMENT PLANT

Whereas, the City Council of the City of Shady Cove wishes to maintain a financially sound city government with long-term employees; and

Whereas, the City Council of the City of Shady Cove recognizes certain benefits of having a fully staffed public works department; and

Whereas, the City Council of the City of Shady Cove wishes to investigate possible cost-saving benefits of managing and operating the Shady Cove Wastewater Treatment Plant.

Now, therefore be it resolved, by the City Council of the City of Shady Cove, Oregon, that the City intends to investigate and obtain information related to reestablishing a public works department and reestablishing management and operation of the Shady Cove Wastewater Treatment Plant.

Adopted by the City Council of the City of Shady Cove this 7th day of January, 2016

Approved:

Tom Anderson
Mayor

Attest:

Aaron Prunty
City Administrator

Council Vote:
Mayor Anderson _____
Councilor Ulrich _____
Councilor Sanderson _____
Councilor Burgess _____
Councilor Mitchell _____

City of Shady Cove

Resolution No. 16-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHADY COVE, OREGON, DIRECTING STAFF TO PURSUE A FORMAL WASTEWATER TREATMENT PLANT ASSESSMENT

Whereas, Resolution 16-03 stated the City's intent to further investigate reestablishing City management and operation of the Shady Cove Wastewater Treatment Plant; and

Whereas, City Council of the City of Shady Cove finds it necessary to obtain additional information related to the current state of the Shady Cove Wastewater Treatment Plant; and

Now, therefore be it resolved, by the City Council of the City of Shady Cove, Oregon, that City staff is directed to pursue a formal wastewater treatment plant assessment.

Adopted by the City Council of the City of Shady Cove, Oregon this 7th day of January, 2016.

Approved:

Tom Anderson
Mayor

Attest:

Aaron Prunty
City Administrator

Council Vote:
Mayor Anderson _____
Councilor Ulrich _____
Councilor Sanderson _____
Councilor Burgess _____
Councilor Mitchell _____