

**City of Shady Cove Planning Commission
Public Hearing Agenda**

Upper Rogue Community Center

22465 Highway 62

Thursday, December 10, 2015

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 January 14 at 6:30 p.m. in the City Council Chamber.

II. New Business

- 1) A Public Hearing to Consider Adoption of a Riparian Area Protection Ordinance

Open Public Hearing.

A Public hearing to accept public testimony and consider a Comprehensive Plan amendment and Land Use Regulation amendment to adopt a riparian ordinance defining riparian corridors, regulating activities within the corridors, and establishing development review procedures. Planning File No: CPA 15-01

- A. Read Public Hearing Opening Statement.
- B. If you would like to speak before the Commission, please sign the sheet on the table.
- C. Jurisdiction Question.
- D. Conflict of Interest.
- E. Staff Comments. (Converse)
- F. Proponents' Testimony/Commission Questions.
- G. Opponents' Testimony/Commission Questions.
- H. Final Staff Comments.
- I. Close/Continue Hearing.
- J. Deliberations/Discussion/Decision

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).

2) A Public Hearing to Consider a Zone Change to General Commercial
Open Public Hearing.

A Public Hearing to accept public testimony and 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. Assessors map and tax lots 34-1W-10CD, 1800 & 1900. Applicant: Bellwood Properties, Inc. Planning File Number: ZC 15-01.

- A. Read Public Hearing Opening Statement.
- B. If you would like to speak before the Commission, please sign the sheet on the table.
- C. Jurisdiction Question.
- D. Conflict of Interest.
- E. Ex Parté Contact.
- F. Site Visit.
- G. Staff Comments. (Converse)
- H. Applicants' Testimony/Proponents' Testimony/Commission Questions.
- I. Opponents' Testimony/Commission Questions.
- J. Rebuttal
- K. Final Staff Comments.
- L. Close/Continue Hearing.
- M. Deliberations/Discussion/Decision

III. Commissioner Comments

IV. Adjournment