Shady Cove Comprehensive Plan

Updated 2016

EXHIBIT A

Shady Cove Comprehensive Plan

Table of Contents

Section A. Introduction and Methodology

Section B. Population

Section C. Economic Development

Section D. Natural Resources and Hazards

Section E. Recreational Facilities

Section F. Public Facilities and Services

Section G. Housing

Section H. Land Use Plan

Section I. Transportation

Section J. Urbanization

Appendix A. Plan Policies and Implementation

Updated 2016

Section A. INTRODUCTION AND METHODOLOGY

This Comprehensive Plan is organized into section to address appropriate State planning goal requirements, capture City goals and opportunities, and guide the implementation of the plan.

GENERAL LOCATION

The City of Shady Cove is located on the Rogue River approximately twenty miles north of Medford on State Highway 62 in Jackson County, Oregon.

Originally a ferry crossing on the military road between Jacksonville and the gold fields of the John Day area, the City takes its name from a "shady cove" where traveler camped on the banks of the Rogue River. Section D of this plan gives more information on the history of Shady Cove.

LOCAL PLANNING HISTORY

The City of Shady Cove was incorporated in November 1972 and adopted its first Comprehensive Plan on March 20, 1975. That first plan was prepared by the consulting firm of Planning Design Associates of Medford, and involved close coordination and participation by the community and its twenty-member Citizens Advisory Committee. The City Council adopted an updated plan in December 1987 to reflect the first periodic review required at that time by the Land Conservation and Development Commission (LCDC).

On December 21, 1977, an urbanization agreement was approved between the City and Jackson County. The agreement sets out policies and procedures for administration of land in and near the City's Urban Growth Boundary (UGB). The urbanization agreement was added to the Comprehensive Plan by Ordinance No. 41, which was adopted by the City on January 19, 1978. It was not amended during the 1987 update.

STATEWIDE PLANNING GOALS

In 1973, the Oregon Legislature adopted Senate Bill 100 (ORS 197) that created the Land Conservation and Development Commission (LCDC) and charged LCDC with developing statewide planning goals and guidelines for development. Fourteen of the nineteen statewide planning goals affect Shady Cove. As an incorporated city, Shady Cove is ~~presumed to be~~ by definition "urban". The goals pertaining to forest and agricultural lands are of less concern in the city compared to other goals. These goals apply primarily to decisions about amending the urban growth boundary and approving proposals adjacent to farm or forest lands in the county.

The Shady Cove Comprehensive Plan was one of the first to be completed in Jackson County, using the new statewide planning goals. The City's plan was amended in 1978 and 1987 to add documentation pertaining to issues such as the UGB, population projections, physical factors, transportation, and public facilities.

The City contracted with the Rogue Valley Council of Governments (RVCOG) for planning assistance to revise the plan and zoning regulations. The City financed this planning effort with additional financing from LCDC.

PLAN ASSUMPTION

Some ~~present~~ current residents wish the community to remain at its present size and feel the most important planning function of the City would be to ensure a constant, stable population. But, unless the natural growth inducements of the area should disappear or the City adopts restrictive growth policies as a result of resource constraints, most people realize that some growth is inevitable.

The challenge to the community is to have all changes result in a living environment equal to, or better than, the present one. That task becomes increasingly difficult as human actions become more complicated and inter-related. An increase of population puts a strain on the environment and produces a possibility that traditional rights may have to be re-evaluated when considering the public good.

The Comprehensive Plan is based on a number of premises that should be clarified:

1) There will be continued changes and the City can and must guide these changes for the best interests of Shady Cove residents.
2) There is an obligation to have a livable city for the future residents of Shady Cove, and to ensure that the decisions of today do not eliminate all planning options for future generations.
3) If long-range goals are to be achieved, some programs and plans must be activated; delay often creates a crisis situation at some point which makes problem-solving more difficult.
4) Though the Comprehensive Plan is based on goals to be in effect until the year 20~~2~~35, it is obvious that all policies and proposals cannot be enacted immediately. Plan programs, especially those requiring direct City expenditures, must be selected by elected officials during capital improvement planning and budgeting, with due considerations to available funds and City priorities.
5) This Comprehensive Plan suggests some programs which are not immediately feasible with existing City funding levels. Rather than accepting a do-nothing attitude related to a current funding situation, the Plan makes some future funding assumptions:
    a. That the City Council can rearrange priorities based on what it thinks is important, actually changing the funding of some programs.
    b. That funding mechanisms may be changed and altered in the future.
    c. That the City will receive some funds from outside sources, i.e., County, State and Federal governments or grants from non-governmental organizations.

METHODOLOGY

Data used in this document is from the American Community Survey (ACS), an ongoing survey that provides data every year, giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than $400 billion in federal and state funds are distributed each year.

Statistics used in this Comprehensive Plan are from 2011 and 2012 data.

The Planning Commission met with the City Council before completing the Plan to discuss content topics, document structure and format. The draft version was sent to LCDC in Salem for legal review. After LCDC review, the draft Comprehensive Plan was posted to the City's website for the public to access for information prior to the public hearings leading up to the adoption of a revised Comprehensive Plan for Shady Cove.

CITIZEN INVOLVEMENT PROGRAM

The City of Shady Cove is required by Statewide Planning Goal #1 to have a Citizen Involvement Program (CIP) that clearly defines the procedures by which the general public will be involved in the on-going land use planning process. This section is to replace the CIP adopted by City Ordinance No. 110.

Shady Cove has a history of citizen involvement and open participation by the public in planning matters. Preparation of this revised Comprehensive Plan represents a broad cross-section of the community, which included cooperation between the City Council, Planning Commission and the citizens through public hearings. The Planning Commission held numerous workshops discussing the amendments to the Comprehensive Plan and posted a draft of the plan on the City website for citizen access prior to the public hearings for citizen input.

Prior revisions of the Comprehensive Plan in 1987 and 2004 were made through the formation of a Citizens Advisory Committee to prepare a draft of the revised Comprehensive Plan for adoption by the City Council.

The City of Shady Cove will involve the following agencies, as appropriate, in land use agencies and planning activities:

LOCAL – Eagle Point School District #9; Jackson County, including Jackson County Fire District #4, Jackson County Library Services, Jackson County Parks Department, Jackson County Planning, Jackson County Public Works; and the Upper Rogue Community Center.

STATE – Commerce Department, Economic Development, Energy, Environmental Quality, Geology and Mineral Industries, Fish and Wildlife Department, Department of Forestry, Land Conservation and Development, and Department of Transportation.

FEDERAL – Bureau of Land Management, U.S. Army Corps of Engineers, U.S. Forest Service, Natural Resources Conservation Service, U.S. Department of Housing and Urban Development, and the U.S. Fish and Wildlife Service.

Section B. POPULATION

Shady Cove was incorporated as a city in 1972; however, it existed as a timber industry related community for decades prior to that. After two decades of steady but modest growth, the city grew 70.8 percent in the 1990s. However, since the year 2000, population growth has slowed to a level comparable to decades prior to the 1990s.

Prior to the 1990s individual household water supplies were adequate. With the expansion of the Urban Growth Boundary ~~fu~~arther west and into steeper areas, water supplies have dwindled with reliance on shared or community wells increasing.

Beginning with the 1990s, development was less dense and homes were being built on larger parcels of land as wealthier people came to Shady Cove to live.

Table B-1. Historical Population Growth Trends

Year	Population		Population Increase		Population Change	
	Shady Cove	Jackson County	Shady Cove	Jackson County	Shady Cove	Jackson County
1980	1,097					
1990	1,351	146,389	254		23.2%	
2000	2,307	181,269	956	34,880	70.8%	23.8%
2010	2,904	203,206	597	21,937	25.9%	12.1%

Source: U.S. Census data.

Population by age group indicates that the most significant increases in population occur in older age groups for both Shady Cove and Jackson County. The aging population has resulted ~~in~~ as more retirees are attracted to the area.

Beginning in 2008, Shady Cove, as much as the rest of the county, saw a downturn in the housing market.

Table B-2. Population by Age Category

Age Category	Population					
	Shady Cove			Jackson County		
	1990	2000	2010	1990	2000	2010
Under 5	85	137	125	9,758	10,880	11,972
5-14	226	295	264	26,947	25,318	24,357
15-19	36	114	159	5,776	10,826	13,249
20-24	43	90	122	6,599	12,966	12,176
25-44	345	515	501	43,897	46,260	46,566
45-64	342	642	959	29,700	46,260	46,566
65+	274	514	774	23,712	28,991	35,834
TOTAL	1,351	2,307	2,904	146,389	181,269	203,206

Source: U.S. Census data.

Although data indicates a higher growth in population over 45 years of age, the increase is significantly higher in Shady Cove than in Jackson County as a whole.

Table B-3. Percent Population by Age Category

Age Category	Percentage of Population						Change in Percent			
	Shady Cove			Jackson County			Shady Cove		Jackson County	
	1990	2000	2010	1990	2000	2010	2000	2010	2000	2010
Under 5	6.3%	5.9%	4.3%	6.7%	6.0%	5.9%	-0.4%	-1.6%	-0.7%	-0.1%
5-14	16.7%	12.8%	9.1%	18.4%	14.0%	12.0%	-3.9%	-3.7%	-4.4%	-2.0%
15-19	2.7%	4.9%	5.5%	3.9%	6.0%	6.5%	2.3%	0.5%	2.0%	0.5%
20-24	3.2%	3.9%	4.2%	4.5%	7.2%	6.0%	0.7%	0.3%	2.6%	-1.2%
25-44	25.5%	22.3%	17.3%	30.0%	25.5%	22.9%	-3.2%	-5.1%	-4.5%	-2.6%
45-64	25.3%	27.8%	33.0%	20.3%	25.4%	29.1%	2.5%	5.2%	5.1%	3.7%
65+	20.3%	22.3%	26.7%	16.2%	16.0%	17.6%	2.0%	4.4%	-0.2%	1.6%

Source: U.S. Census data.

Table B-4. Age and Sex of Population of Shady Cove

Subject	Shady Cove city, Oregon					
	Total		Male		Female	
	Estimated number	Percent of Total	Estimated number	Percent of Total	Estimated number	Percent of Total
Total population	2,893		1,326	45.8	1,567	54.2
AGE						
Under 5 years	75	2.6	38	1.3	107	3.7
5 to 9 years	116	4.0	43	1.5	176	6.1
10 to 14 years	153	5.1	153	5.3	142	4.9
15 to 19 years	52	1.8	49	1.7	52	1.8
20 to 24 years	49	1.7	41	1.4	55	1.9
25 to 29 years	43	1.5	41	1.4	43	1.5
30 to 34 years	145	5.0	119	4.1	165	5.7
35 to 39 years	107	3.7	87	3.0	124	4.3
40 to 44 years	269	9.3	292	10.1	249	8.6
45 to 49 years	237	8.2	234	8.1	237	8.2
50 to 54 years	359	12.4	460	15.9	272	9.4
55 to 59 years	454	15.7	414	14.3	486	16.8
60 to 64 years	113	3.9	98	3.4	127	4.4
65 to 69 years	153	5.3	226	7.8	93	3.2
70 to 74 years	188	6.5	119	4.1	246	8.5

75 to 79 years	188	6.5	208	7.2	171	5.9
80 to 84 years	101	3.5	119	4.1	87	3.0
85 years and over	104	3.6	150	5.2	64	2.2
Median age (years)	53.5		53.9		52.6	
Sex ratio (males per 100 females)	84.6					

Source: 2012 American Community Survey (ACS) data.

The demographics of Shady Cove are 95.8% white, 3.2% Native American and 1.0% of two or more races.

Shady Cove ~~residents are~~ is composed of 29% native Oregonians, 40% native to the West (but not Oregon), 12% native to the South, 11.8% native to the Midwest, 4% native to the Northeastern United States, and 3.2% were born outside the United States.

Comparisons of the census data since 1980 indicate a decrease in household size that is not consistent with Jackson County and a significantly higher decrease compared to the State of Oregon. The trend in household size in Shady Cove reflects the increase in the age of its population and the influx of retirees to the area.

Families are not as attracted to Shady Cove as the retirees. Job opportunities have tended to remain in the Medford metropolitan area. Commuting costs have increased with the price of fuel, and no public transportation serves Shady Cove.

Table B-5. Persons Per Household

Year	Shady Cove	Jackson County	Oregon
1980	2.48	2.60	2.66
1990	2.38	2.50	2.52
2000	2.33	2.48	2.51
2009	2.20		
2010	2.15	2.84	2.47

Source: U.S. Census data.

The decrease in household size further emphasizes the increased older and retiree population of Shady Cove. A lack of job opportunities in Shady Cove also dampers household sizes.

Table B-6. Current Household Size

	Estimated number of households	Percent of total households
Total	1,348	
Family households	896	66.5
2-person household	605	44.9
3-person household	172	12.8

4-person household	48	3.6
5-person household	71	5.3
Nonfamily households	452	33.5
1-person household	313	23.2
2-person household	115	8.5
3-person household	24	1.8

Source: U.S. Census Bureau, 2012 American Community Survey data.

The number of households in Shady Cove grew from about 1,200 in 2005 to an estimated 1,348 in 2012.[1]

The number of households in Shady Cove represents approximately 1.2% of the total households in Jackson County.[2]

Table B-7. Shady Cove Household Types

Household Types	2000	Percentage of Total	2010	Percentage of Total	Difference between decades
Married Couples	558	56.4%	813	60.3%	3.9%
Single Parent	131	13.2%	83	6.2%	-7.1%
Single Person	232	23.5%	313	23.2%	-0.2%
Other	68	6.9%	139	10.3%	3.4%
TOTAL	989		1,348		

Source: U.S. Census data and 2012 American Community Survey (ACS) data.

Table B-8. Shady Cove Population Under 18 Years of Age

	Estimated Number	Percentage of Total
Total in households	379	
Under 3 years old	41	10.8
3 and 4 years old	34	9.0
5 years old	43	11.3
6 to 8 years old	62	16.4
9 to 11 years old	91	24.0
12 to 14 years old	66	17.4
15 to 17 years old	42	11.1

Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.

The population of children (under 18 years old) in Shady Cove is comprised of 274 (72.3%) in married couple households, 47 (12.4%) in households headed by a male with no wife present, and 58 (15.3%) in households headed by a female with no husband present.[3]

[1] U.S. Census Bureau, 2012 American Community Survey (ACS) data and American FactFinder 2005-2009 data.
[2] U.S. Census Bureau, 2012 American Community Survey (ACS) data.
[3] U.S. Census Bureau, 2012 American Community Survey (ACS) data.

It is estimated that 12.8% of the Shady Cove population is enrolled in some level of education.[4] For the population ages 3 through 17, 96.3% are enrolled in school.[5]

The highest level of education attained for the population 25 years and older is in the following table.

Table B-9. Education Attained for Shady Cove Population 25 Years and Over.

Highest Schooling Level	Estimated Number	Percent of Total
Total	2,457	
No schooling completed	5	0.2
8th grade	29	1.2
9th grade	60	2.4
10th grade	15	0.6
11th grade	172	7.0
12th grade, no diploma	58	2.4
Regular high school diploma	58	23.1
GED	124	5.0
Some college, less than 1 year	178	7.2
Some college, 1 or more years, no degree	641	26.1
Associate's degree	241	9.8
Bachelor's degree	183	7.5
Master's degree	184	7.5
phD degree	0	0

Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.

Table B-10. Marital Status for the Population of Shady Cove 15 Years and Over.

	Estimated Number	Percent of Total
Total population	2,556	
Male:	1,219	47.7
Never married	112	4.4
Now married	826	32.3
Married, spouse present	807	31.6
Married, spouse absent (separated)	19	0.7
Widowed	99	3.9
Divorced	182	7.1
Female:	1,337	52.3
Never married	103	4.0
Now married	931	36.4
Married, spouse present	812	31.8
Married, spouse absent (separated)	119	4.7
Married, spouse absent (other)	15	0.6
Widowed	129	5.0
Divorced	174	6.8

Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.

[4] Ibid.
[5] Ibid.

Veterans compose 23.6 percent of the population of Shady Cove. The following table gives a breakdown of the military service of the veteran population.

Table B-11. Military Service for Civilian Veterans in Shady Cove.

Military Service	Estimated number	Percent of Total Veterans
Gulf War	52	8.8
Gulf War and Vietnam War	18	3.0
Vietnam War	251	42.4
Korean War	80	13.5
Korean War and World War II	25	4.2
World War II	98	16.6
Served period between Vietnam War and Gulf War	53	9.0
Served period between Korean War and Vietnam War	15	2.5
TOTAL	592	

Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.

EMPLOYMENT AND INCOME

While Shady Cove is dominated by retired residents, about 50% of the population is considered in the labor force.

Table B-12. The Shady Cove Population 16 Years in Labor Force, Employed and Unemployed.

	Percent In Labor Force	Percent Employed	Percent Unemployed
Age Range			
16-19 years	29.4	29.4	0
20-24 years	39.6	2.1	94.7
25-44 years	72.8	48.2	33.7
45-54 years	76.1	65.2	14.4
55-64 years	54.7	38.3	30.0
65-74 years	12.3	12.3	0
75 years and over	10.2	10.2	0
Total	50.4	38.1	24.4

Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.

The median income of households in Shady Cove was ~~$33,182~~$36,698 in 2014. Fifty-seven Percent of the households received earnings and 36% received retirement income other than Social Security.[6] In the period of 2005 to 2009 16% of the population of Shady Cove was living below the poverty level, similar to the rate in 2014 (15.8%). ~~In 2012 this increased to 17.4% of the population of Shady Cove living below the poverty level.~~ This is compared to ~~19.7~~22.1% of the population of Jackson County below the poverty level. ~~Those at the poverty level to 149% of the poverty level are 20.9% of the population of Shady Cove. And 61.6% of the Shady Cove population is at or above 150% above the poverty level.~~[7]

[6] U.S. Census Bureau, 2009 American Community Survey (ACS) data.

[7] ~~U.S. Census Bureau, 2012 American Community Survey (ACS) data.~~

The estimated median household income is $40,013 for households below the poverty level in Jackson County.[8]

In the United States, Oregon ranked 36th for Americans living at or below the poverty level.[9]

Table B-13. Poverty Level for Households in Oregon.

	Income per Year
1 person household	$5,860
2-person household	$7,469
3-person household	$9,142
4-person household	$11,746

Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.

In 2012 19.1% of the total Shady Cove population was without health insurance. About 15% of the population of Shady Cove under 18 years of age were without health insurance; 27.8% of the population 18 to 64 years of age were without health insurance.[10]

In 2012 14.4% of the population of Shady Cove 18 years and older were employed working full time year round but without health insurance; 29.6% worked part time year round and were without health insurance, and 17.3% did not work and were without health insurance.[11]

In 2012 there were 24.4% of the Shady Cove households receiving food stamps/SNAP cards. There were 15.1% of households receiving food stamps/SNAP cards and their income was below the poverty level; and 9.3% of households received food stamps/SNAP cards with their income at or above the poverty level. There were 5.6% of Shady Cove households with income below the poverty level but not receiving food stamps/SNAP cards.[12]

In 2012, ~~there were~~ 40.7% of Shady Cove households receiveding Social Security income. This is down from the 2005 to 2009 period ~~which had~~ when 57% of the Shady Cove households receiveding Social Security.[13] There were 3.6% of the Shady Cove households receiving Supplemental Security Income benefits.[14]

Table B-14. Shady Cove Population with a Disability.

Age of Population	Male Population with a Disability	Percent of Total Population	Female Population with a Disability	Percent of Total Population	Totals
Less than 5 years old	0	0	0	0	0
5 to 17 years	7	0.24	0	0	7
18 to 34 years	29	1.0	29	1.0	58
35 to 64 years	184	6.4	170	5.9	354

[8] Institute of Portland Metropolitan Studies (http://mkn.research.pdx.edu).

[9] U.S. Census Bureau, 2011 Small Area Income and Poverty Estimates (SAIPE).

[10] U.S. Census Bureau, American FactFinder, 2012 data.

[11] Ibid.

[12] U.S. Census Bureau, 2012 American Community Survey (ACS) data.

[13] U.S. Census Bureau, 2009 American Community Survey (ACS) data.

[14] U.S. Census Bureau, 2012 American Community Survey (ACS) data.

65 to 74 years	78	2.7	19	0.7	97
75 years and older	136	4.7	105	3.6	241
Totals	434	15.0	323	11.1	757

Source: U.S. Census Bureau, 2012 American Community Survey data.

In 2012, 7.3% of the Shady Cove population ~~was with~~ had independent living difficulties; 1.6% had self- care difficulties; 9.8% had cognitive difficulties; and 13.0% of the population had ambulatory difficulties.[15]

Population Projections

Until 2013, counties in Oregon bore the responsibility of allocating countywide population projections provided by the State Office of Economic Analysis among the cities and rural areas. The Oregon state legislature now requires the Portland State University (PSU) Population Research Center to produce projections. County and city projections are to be updated every four years. Year one of the cycle will include county projections and one third of the city projections will be developed each of the next three years. Table B-6 includes projections coordinated by Jackson County in 2007. PSU will provide subsequent updates.

Table B-15. County-Adopted Population Projections for Shady Cove.

Year	Projected Population	Percent Growth	Percent of County Population
1990	1,351		1.30
2000	2,528	70.76	1.38
2005	2,645	14.65	1.49
2010	3,050	9.79	1.64
2014	2,920	-----	-----
2015	3,168	9.44	1.5
2035 (estimated)	4,343	5.51	1.7
2065 (estimated)	6,105	2.58	2.0

Source: Jackson County, Oregon and Portland State University.

[15] U.S. Census Bureau, 2012 American Community Survey (ACS) data.; U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC) at Portland State University

Section C. ECONOMIC DEVELOPMENT

GOAL 9: ECONOMIC DEVELOPMENT

From OAR 660-015-000(9) "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

"Comprehensive plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable resources; availability of land; and pollution control requirements."

"Comprehensive plans for urban areas shall:

1. Include an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends;
2. Contain policies concerning the economic development opportunities in the community;
3. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies;
4. Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses."

INTRODUCTION

For the purposes of achieving the requirements of Goal 9, Economy of the State, Oregon Administration Rule 660-015-0000(9), Shady Cove, with this Comprehensive Plan, will utilize the economic development information gathered for Jackson County for the recent adoption (2012) of the County's updated comprehensive plan. Wording from the County's Comprehensive Plan will be used where applicable to Shady Cove.

BACKGROUND

Jackson County was for many years dependent upon a strong lumber and wood products industry and agricultural industry for most of its employment, with Shady Cove being no different. A variety of factors have changed this situation, making it important to strengthen other sectors of the economy and to create new basic employment opportunities.

An economy can be divided into two generalized categories: basic and nonbasic. The basic, or export sectors, produce and sell goods for consumption outside of the area, and thus bring new income into the local economy; nonbasic industries are service or resident industries which produce and sell goods that simply circulate exiting income within the area. Therefore, the basic sector provides the flow of money into the local economy which is used to purchase the nonbasic sectors' goods and services. A healthy economy includes a wide variety of basic industrial activities and a ratio of basic to nonbasic employment which falls within the range of one basic job for every two and one-half to three nonbasic jobs.

Historically Shady Cove shared Jackson County's reliance on the lumber and wood products industry and, to a lesser degree than the County, the agricultural industry. These industries rely upon limited, and possibly diminishing, resources. It is highly unlikely that either of these industries will ever again see the activity they saw in their peak years post World War II through the 1980s due to changes in forest management practices and population growth with the resulting pressure for land and development. Further, both industries have become increasingly mechanized with decreased manpower needs. Because of these factors, what industry helped build Shady Cove is unlikely to expand now to provide more jobs or capital for the local economy in any substantial manner.

The makeup of Jackson County's economy, as well as that of Shady Cove's and the nation, has been changing substantially in the past several decades. The population has become more affluent and has shifted the direction of their buying habits to consume more goods and services. ~~Much of the increased population of~~ Many Shady Cove residents now satisfy their demand for goods and services by traveling to Medford and other parts of Jackson County.

The local trade and services sectors are dependent to an unknown degree upon the patronage of people traveling through town on the way to the Upper Rogue recreational areas, including Crater Lake National Park, or who are coming to raft the Rogue River. As such, it is relatively certain that the ratio of basic to non-basic employment far exceeds the one-to-three ratio. Those dollars brought into the local economy from people residing outside the area can be considered basic. Yet, that portion of the sector that can be considered basic does not lend strength and stability to the local economy year around as may be expected.

Much of the basic economy of Shady Cove now relies on tourism, and not the timber or agricultural industry as in the past. Tourism is very seasonal and often weather dependent. While Jackson County believes that tourism does not require the continuing services of such as police and fire protection, Shady Cove's experience is that tourism does, in fact, increase the needs for the services of emergency services.

Shady Cove collected in the 2013-2014 fiscal year $11,382 in raft rental fees and $249,886 from citizens through the public safety fee. However, the expense for the public safety contract with Jackson County Sheriff's Office for the same period was $414,117.

Providing a good setting for tourism includes activities which will be undertaken to meet other statewide planning goals, for natural resource quality, open space, and agricultural lands. It has been demonstrated, by numerous planning studies done by the state and private firms, that tourist and convention activities are one of the few growth industries in Oregon. Because of location, climate, cultural, and recreational offerings, and the physical character of the land, Shady Cove, as well as all of Jackson County, is in a position to strengthen this part of the economy.

Because of the weaknesses in traditional primary sectors, and the overemphasis on trade and service jobs which depend on those primary sectors, Jackson County, as well as Shady Cove, must further diversify its economy if it is to improve economic conditions. This can be done by:

- Stimulating development and utilization of a greater range of local labor force skills;
- Broadening the export area served from a local market to a regional market for greater stability; and
- Shifting from a seasonal economy to one that is fully operative year around.

This will be difficult to do for a number of reasons:

1. The Shady Cove population within the age range of the usual labor force has increased at a greater rate than the total population has increased.
2. The economy is now heavily weighted in trade and services sectors with many of these jobs as relatively low-paying.
3. The existing labor forces is an unbalanced mix:
    a. It contains many unskilled young people;
    b. It has many workers skilled only in the types of work for which few expansions are seen;
    c. It has many people with low levels of education;
    d. It includes more women than ever before, ~~and~~ who are often uninterested in pursuing or otherwise kept out of the 'male' manufacturing, crafts, and technical jobs; and
    e. Many people with good experience and education must take jobs where their expertise is unused.
4. The County lacks a skills training center other than the community college or university.
5. No coordinated efforts exist to match the future needs of industry to any existing job training programs.
6. Neither the County nor City itself has a program for expanding job opportunities through seeking new industry.

The chief impediment to sustained economic development in Shady Cove is the lack of a water system throughout the city. Development has potentially negative impacts on individual wells and water sources and jeopardizes the water quantity and quality available to both residents and businesses. A city-wide water system would improve conditions for sustainable business development in the community.

An evaluation of personal income statistics provides another method by which an economy can be reviewed. Such statistics give an indication of the welfare of the citizens of the area. Income tax returns are much more specific, showing the number of returns in various income categories. The number of people below the poverty level is yet another indicator of the general welfare. ~~Data utilized for the 2008 Jackson County Comprehensive Plan relied on 1976, 1977 and 1978 data.~~

Section D. NATURAL RESOURCES, NATURAL DISASTERS AND HAZARDS

The topics in the Natural Resources, Natural Disasters and Hazards Section are factors in local land use planning that relate to Statewide planning goals:

Goal 5: Open Space, Scenic and Historic Areas, and Natural Resources
Goal 6: Air, Water, and Land Resources Quality
Goal 7: Areas Subject to Natural Disasters and Hazards

Oregon faces a number of natural hazards with the potential to cause loss of life, injuries and substantial property damage. A natural disaster occurs when a natural hazard event interacts with a vulnerable human system. Natural hazards are those natural events which may result in a threat to human life, or which endanger property. Although termed "natural" hazards, it is important to note that such occurrences are often induced by people, and by definition, would not exist if not for the presence actions of people.

It is not always possible to predict exactly when a natural disaster will occur or the extent to which they may impact the community. However, communities can minimize losses from disaster events through deliberate planning and mitigation. A report submitted to Congress by the National Institute of Building Science's Multi-hazard Mitigation Council (MMC) highlights that for every dollar spent on mitigation society can expect an average savings of $4.[1]

Protection of the environment is important to the quality of life in Shady Cove and therefore the City adopts these goals:

- Use natural resources wisely.
- Preserve to the highest extent possible:
  - Air Quality,
  - Water Quality,
  - Historical Sites,
  - Scenic and Open Areas, and
  - Fish and Wildlife Habitat.
- Protect life and property from stream flooding.
- Protect life and property from wildfire.

Additional hazards may be from stream bank erosion, high groundwater and ponding and slope erosion. T~~O~~o a lesser extent Shady Cove may also be subject to earthquakes. Minimizing risk is an essential focus of public safety planning.

SETTING

Shady Cove is situated along the Rogue River from about river mile 144 to 147. The elevation of Shady Cove ranges from about 1,350 feet at the south end of the city to 1,860 feet at the eastern portion of the City. The elevation is 1,406 feet at the Rogue River Bridge in Shady Cove. The majority of the city is flat to gently sloping with the steepest

[1] National Institute of Building Science's Multi-hazard Mitigation Council. "Natural Hazard Mitigation Saves: An Independent Study to Assess the Future Savings from Mitigation Activities" 2005.

areas found in the northwest and west portions of the city, along Rogue River Drive, and along Old Ferry Road above Indian Creek.

Undeveloped areas of Shady Cove are vegetated with cottonwoods, oaks and pine.

While once a hub for the agricultural and ranching areas to the south and up Trail and Elk Creeks, and ~~had~~ the site of a sawmill for processing commercial timber from the higher elevations to the north, Shady Cove is now largely a retirement community and a gateway to the Upper Rogue recreational areas of the Rogue River, Lost Creek Lake, Diamond Lake, and Crater Lake.

AIR QUALITY

Illegal burning threatens the air quality goal of Shady Cove.

Air Quality in the Shady Cove area is regulated by both the State and Federal Department of Environmental Quality (DEQ) standards. DEQ controls open burning to preserve air quality. Shady Cove is more than 10 miles from the Medford-Ashland Air Quality Maintenance Area where air quality is more stringent. Questions about the open burning program can be made to the Oregon DEQ representative in Medford at 541-776-6010 (221 Stewart Avenue, Suite 201, Medford, OR 97501). Call 541-776-7007 before burning to determine if open burning is permissible that day to maintain air quality standards.

WATER AREAS AND WETLANDS

Water bodies within the Shady Cove Urban Growth Boundary (UGB) are the Rogue River from about river mile 144 to river mile 147, Long Branch Creek, which flows into the Rogue River at the southwest edge of the UGB, and Indian Creek, which flows into the Rogue River just downstream from the Rogue River Bridge in Shady Cove. Rogue River, Indian Creek and Long Branch Creek are Class 1 streams. There are other seasonal and unnamed creeks within the Shady Cove UGB that cause drainage problems during storm events. All rivers and creeks within Shady Cove have associated riparian fringes which have been designated as protected areas ~~that, w~~With appropriate vegetation, these areas lend shade for the fish habitat of these water bodies, and provide protected corridors for wildlife.

WATER QUALITY

SURFACE WATER

The quality of surface water of the Rogue River is high. The Shady Cove Wastewater Treatment Plant, located downstream of Shady Cove, was constructed in 1979 in response to failing septic systems. Today all housing within Shady Cove is required to connect to the City sewer system.

A Surface Water Treatment Rule took effect in 1990 regulating runoff to ensure surface water and public water systems (downstream) do not become contaminated.

GROUND WATER

There are more than 1,000 private wells and about 20 privately owned water systems providing water to homes and businesses in Shady Cove. Some wells have gone dry and many are low producing wells that require residents to bring in bulk water supplies.

The Jackson County Health Department (JCHD) regulates public water systems including commercial businesses in Shady Cove. There has been no comprehensive study of ground water in Shady Cove. Many wells in Shady Cove were drilled prior to the time of registration of wells. JCHD is aware of problems with minerals (high levels of manganese, iron and sulfur), contamination by petroleum products, bacterial contamination, and inadequate well yields that have required treatment. ~~Well drilling has caused constraints on property development in Shady Cove, particularly within the commercial business zone as a business serving food would need to have their water line be 50 feet from a sewer line (100 feet if the line is pressurized), and 100 feet from a drain field or underground storage tank. Few commercial properties can meet those criteria. Commercial business growth is inhibited by the lack of a citywide water system.~~

There are a few small neighborhood water systems in Shady Cove. A private water system, the Shady Cove Water Works, exists on the west side of the City. As of June 2014 this water system is owned by Hiland Water of Newburg, Oregon. The system currently serves the White Oak and Whispering Pines developments and those that had been served by the Northridge water system. The Hiland Water company is open to expansion to include more neighborhoods and bringing affordable, reliable water to residents of Shady Cove. Hiland is exploring the possibility of installing a bulk water station. ~~For information on this water system contact Hiland Water between 9am and 4pm at 855-554-8333.~~

TOPOGRAPHY

Terrain in most of the UGB of Shady Cove is flat to gently sloping with steeper areas (slopes up to 40 percent or more) found on the northeastern and eastern edges of the City. GIS (geographic information system) maps indicate approximately 240 acres (14 percent of the total Shady Cove UGB) have slopes at 25 percent or greater. These steeper slopes are an obvious constraint on density because of the increased cost of development, and the land needs to be divided properly in order to avoid access problems for emergency vehicles. Slopes within the Shady Cove UGB have not otherwise been identified as a natural hazard.

The total difference within Shady Cove is about 500 feet, from 1,350 feet along the Rogue River at the southern end to about 1,860 feet along the eastern edge of the City and UGB. The majority of businesses and residences are located between elevations 1,380 feet and 1,520 feet.

MINERAL AND AGGREGATE RESOURCES

While sand and gravel deposits build up in the Rogue River and its floodplain within Shady Cove, in particular river wash deposits in several gravel bars, there are no active aggregate sites within the Shady Cove UGB. Sand, gravel, and quarry (basalt, andesite and shale) sites are available on Long Branch Creek and Indian Creek within a few miles

of the vicinity Shady Cove. While the quarries operate outside of the Shady Cove UGB, haul routes still run through residential areas of the City.

OPEN SPACE

The major open space area in Shady Cove is the Rogue River. Much of the oak woodlands with open grassy areas underneath have been developed, but some remain within the western portion of the Shady Cove UGB.

Only two formally designated parks lie within Shady Cove: Aunt Caroline's Park, a city park, and the Rogue Regional County Park. Open space occurs on the school property, the airstrip on the western side of Shady Cove, ~~and~~ the undeveloped properties at the south edge of the City, and vacant lots scattered throughout the City.

HISTORIC AND CULTURAL SITES

There are few historical structures in the City of Shady Cove or within the Shady Cove UGB. Most buildings in Shady Cove are not more than 50 years old, the age at which the historical significance of structures begins to be recognized. With the history of flood events in Shady Cove it is not surprising there is a lack of historic structures.

The oldest neighborhood development in Shady Cove is the Cove neighborhood at the bend in the Rogue River upriver from the Shady Cove Bridge over the Rogue River. The oldest homes in this area were built as seasonal cabins in the 1920s, but only a few of the old cabins remain and those that do have been modified since being built.

There are three historic sites in Shady Cove:

- The Johnson-Drexler family cemetery (private) south of the Rogue River Bridge on the west side of Highway 62;
- The old ferry crossing which dates from 1877 to 1922. The site of the historic ferry crossing was on the west bank of the Rogue River north of Cleveland Street; and

Sites inventoried in 1979 by the Jackson County Planning Department:

- The J. Blass House and its stone cellar house are each inventoried. These structures sit just outside the Shady Cove UGB on Old Ferry Road (1305 Old Ferry Road) and about 200 feet south of the old historic ferry crossing site. Blass was the ferrymaster from early in the 20th century until 1922 when the ferry was discontinued at the construction of the first Rogue River Bridge in Shady Cove was completed.
- The Caroline Drexler house at 2400 Indian Creek Road [no longer exists].

An archaeological assessment of the area proposed for the wastewater treatment plant was compiled in November 1976 as part of the facilities plan prior to construction. The area had been used by the Upland & Lowland Takelma and Molalla Indians, although apparently not for permanent settlements. Sites with artifacts on the banks of the Rogue River were identified in 1976 while inventorying for a proposed project. The significance of these sites remains to be evaluated for possible designation as sites needing protection.

The Planning Commission will function as the Historic Review Board for Shady Cove until such time as the City Council determines that a separate body is more appropriate for this function.

FISH AND WILDLIFE HABITAT

The mainstem of the Rogue River is important to the maintenance of anadromous fish (steelhead, Chinook salmon, coho salmon, and sea-run cutthroat trout) in the Rogue River Basin. Indian Creek and Long Branch Creek are important tributaries of the Rogue River for their influence on downstream fish habitat. ~~Creeks and rivers are to be protected by floodplain regulations and open space setbacks for development and modification of riparian vegetation. State and Federal laws also govern activities in and near rivers and creeks.~~Healthy fish habitat includes clean, cold and flowing water. And temperature is one of the most important environmental influences on salmon and steelhead. Stream temperature controls the metabolism of the fish and influences the abundance or lack of food for the fish.

Riparian protection along all waterways was begun in earnest in 1994 throughout Oregon. Over the past 20 years riparian protection has been voluntary on private lands with varying degrees of success. With increased development in the Shady Cove area the native trees and shrubs that had helped shade the pools where fish rested disappeared. Without the shade along the stream banks stream temperatures can rise to impede fish migration and can rise to lethal levels. What seems cold to us as we wade in the Rogue River can be just marginal for the fish and their aquatic food supplies.

The State of Oregon (ODEQ) is responsible for creating direction and guidelines to help all areas of Oregon to meet the 1972 Federal Clean Water Act. All cities, Shady Cove included, must meet TMDL (Total Maximum Daily Load) standards for maintaining Oregon water quality. A TMDL is the calculated pollutant (heat, or temperature) amount that a waterbody can receive and still meet Oregon water quality standards. Riparian protection is one of the most effective ways to comply with the standards, and the City adopted a riparian protection ordinance in 2015.

Wherever possible, stands of native vegetation should be maintained for wildlife habitat. In 1987 there were 142 species of native wildflowers inventoried in the Shady Cove area. An annual Wildflower Show is held in Shady Cove displaying these native plants in bloom.

The area outside the Shady Cove UGB is designated in the Jackson County Comprehensive Plan by Oregon Department of Fish and Wildlife as "especially sensitive" deer and elk habitat. This designation establishes a minimum parcel size to be 160 acres.

ENERGY RESOURCES

There are no major energy sources in Shady Cove. Hydroelectric power plants are prohibited by State statute on the Rogue River in the Shady Cove area. On a small scale at the household level, other renewable energy sources are used, primarily wood burning for home heating and solar heating of water or for space heating where there are favorable exposures and trees do not block the solar panels.

SCENIC RESOURCES

Since the last update of the Shady Cove Comprehensive Plan, Highway 62 from Shady Cove to the junction with Highway 230 above Union Creek has been designated part of the

Rogue-Umpqua National Scenic Byway. The Oregon Department of Transportation (ODOT) maintains the standards for the byway.

The Sky Lakes Wilderness, Rogue-Umpqua Divide Wilderness, and Crater Lake National Park are all recreational areas to the northeast, northwest, and north, respectively, of Shady Cove that serves as a recreational gateway to these areas.

AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS
(STATE PLANNING GOAL 7)

The development of the Jackson County Integrated Fire Plan (JaCIFP) began in January of 2005, building on an active foundation of wildfire protection work in Jackson County. Although past efforts have been successful, the county recognized an overwhelming need for increased coordination among wildfire management agencies and a need for a greater understanding of and responsibility for wildfire safety among residents of Jackson County. Since the creation of the National Fire Plan in 2000 and passage of the Healthy Forests Restoration Act in 2003, communities have an increased opportunity to participate in federal agency wildfire fuels management planning, to receive funding for fuels management on private lands, and to be active participants in reducing wildfire risk throughout the county.

The Jackson County Natural Hazard Mitigation Plan was accepted by the Federal Emergency Management Agency (FEMA) and then approved by the Jackson County Commissioners on January 31, 2006. The plan "includes resources and information that will assist county residents, public and private sector organizations and other interested people in participating in natural hazard mitigation activities."[2]

The Oregon Office of Emergency management is responsible for maintaining current risk assessments.[3]

Emergency events can disrupt vehicular traffic making local and/or regional evacuations difficult. Hazards such as localized flooding can render roads unusable. Likewise, a severe winter storm has the potential to disrupt daily driving routines of thousands of people.

In Shady Cove there is little infrastructure available to use as emergency shelters or evacuation points for the community. People rely on the Shady Cove School, the Upper Rogue Community Center and the Jackson County Fire District 4 fire station in Shady Cove in emergencies. None of these locations have been seismically retrofitted and may likely be rendered unusable following a substantial earthquake.

Businesses in Shady Cove may be particularly sensitive to any temporary decreases in demand following even a moderate natural hazard event.

In the event of wildfire, floods, earthquakes, or other types of destructive natural disasters, residents are more likely to demand construction services and health care services. The demand for tertiary economic services provided by the retail trade and accommodation

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[2] Jackson County Natural Hazard Mitigation Plan (http://www.jackson.or.us/Oage.asp?NavID=1514)

[3] For current scores see http://www.oregonshowcase.org. Oregon Military Department – Office of Emergency management http://www.oregon.gov/OMD/OEM.

and food service sectors may decrease. These businesses should create a plan to remain economically solvent through a natural hazard event.

FIRE

Shady Cove and the surrounding Upper Rogue area is served by Jackson County Fire District 4 providing emergency response. For wildland fire the Oregon Department of Forestry provides protection.

The increasing impact of wildfires on forests[4] and the loss of life and property to wildfires each year in this country is a cause of concern to Jackson County commissioners. Recent catastrophic disasters in the United States, such as Hurricane Katrina, are exposing unprepared governments and citizens. With lessons learned from these disasters, the Jackson County Integrated Fire Plan creates opportunities for citizens and agencies to increase preparedness for wildfire and other emergencies. The Jackson County Integrated Fire Plan Mission Statement reflects the need for increased preparedness and coordination:

> *"Reduce the risk of wildfire to life, property and natural resources in Jackson County by coordinating public agencies, community organizations, private landowners, and the public to increase their awareness of and responsibility for fire issues."*
> *-JaCIFP Mission Statement*

The natural hazards mitigation plan includes seven goals that can be implemented or coordinated to help residents become less susceptible to a natural disaster. The key to implementing the seven goals is a five-year action plan. The seven goals are related to:

1. Property protection
2. Education and outreach
3. Prevention
4. Partnership and coordination
5. Structural projects
6. Natural resource protection
7. Emergency services

The County Hazard Risk Analysis rating for wildfire in Jackson County is 150 out of 240.[5]

STATE OF OREGON POLICIES

Oregon Forestland-Urban Interface Fire Protection Act (SB 360)

The Oregon Forestland-Urban Fire Protection Act of 1997 (SB 360) is intended to facilitate the development of an effective Wildland-Urban Interface (WUI) protection system in Oregon by:

- Establishing policies regarding WUI protection;
- Defining the WUI in Oregon and establishing a process and system for classifying the interface;

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[4] Agee, J. K. 1993. Fire Ecology of Pacific Northwest Forests. Island Press, Washington, DC. 493 p.
[5] Scores current as of November 2008. For current scores see http://www.oregonshowcase.org. Oregon Military Department – Office of Emergency management http://www.oregon.gov/OMD/OEM.

- Establishing fuel-reduction standards for WUI property owners so they can manage or minimize fire hazards and risks; and
- Providing the means for establishing adequate, integrated fire protections systems in WUI areas, including education and prevention efforts.

SB 360 has been implemented in Jackson County.

PROBABILITY

The natural ignition (lightning) of forest fires is primarily a function of weather, fuel and topography. Human-caused fires add another dimension to probability.

Wildfire has always been a part of the ecosystems of the forests and woodlands surrounding Shady Cove. Table D-1 displays some of the most devastating wildfires since 1987.

There is a high probability that the Shady Cove area will experience a fire. Fire frequency occurs with one incident likely within a 10 to 35 year period.[6]

Table D-1. Significant Wildfires in Southern Oregon.

Year	Name of Fire	County	Acres Burned	Remarks
1987	Bland Mountain	Douglas	10,300	Near Canyonville; 2 structures lost; started by debris burning
1987	Silver	Josephine & Curry	96,540	Lightning fire.
1992	East Evans Creek	Jackson	10,136	4 structures lost; $8.2 million in damages; lightning fire.
	Indian Creek Fire	Jackson		This fire was on the edge of Shady Cove.
1994	Hull Mountain	Jackson	8,000	1 life and 44 structures lost. Arson fire.
1994	Sprignett Butte	Jackson	1,631	Arson fire.
2000	Antioch Road	Jackson	376	
2002	Squires Peak/Wall Creek	Jackson	3,125	6 structures lost; $2 million in damages; lightning fire.
2002	Timbered Rock	Jackson	27,111	Lightning fire.
2002	Biscuit	Josephine, Curry	499,965	Estimated to be one of Oregon's largest fires in recorded history, the Biscuit Fire encompassed most of the Kalmiopsis Wilderness; 14 structures lost; $150 million in damages; lightning treefire.
2003	Cove Road	Jackson	700	Three miles east of Ashland
2008	Doubleday	Jackson	1,244	Threatened Butte Falls; lightning fire.

Source: Brian Ballou, August 2002, A Short History of Oregon Wildfires, Oregon Department of Forestry, unpublished; and Oregon Emergency Management, State Natural Hazard Mitigation Plan, 2003, Wildland/Urban Interface chapter and State Interagency Hazard Mitigation Team (2006). The sState of Oregon of Natural Hazards Mitigation Plan.

[6] Oregon Emergency Management, November 2008. County Hazard Analysis Scores.

VULNERABILITY

Shady Cove is considered a community in the urban/wildland interface and thereby has a high wildfire hazard. Fire has always been a natural component of the natural landscape of this area. However, it is important that property owners maintain their property so as to mitigate risk to minimize damage and property loss.

A detailed community inventory of factors that affect vulnerability is important in assessing specific to Shady Cove. The Firewise[7] program gives property owners the information needed to assess their property in regards to fire safety. The Oregon Department of Forestry foresters and Jackson County Fire District 4 firefighters can assess properties for fire safety and suggest mitigation measures to reduce the vulnerability of residents to fire effects.

FLOOD

The County Hazard Risk Analysis rating for flooding risk in Jackson County is 150 out of 240.[8]

Dam failures can occur at any time, but fortunately most failures result in minor damage and pose little or no risk to life safety. However, the potential for severe damage and fatalities does exist, and the National Inventory of Dams (NID) has developed a listing of High Threat Potential Hazard dams for the nation. Of the 76 dams in Jackson County, 12 pose a high threat.[9]

A number of large floods have been recorded in Jackson County, many of which were very destructive. Recurrence is virtually assured, especially in urbanized areas. The Rogue River, Indian Creek and a number of unnamed creeks flows through Shady Cove. Portions of Shady Cove, particularly the west central area of the city have drainage issues related to shallow soils to bedrock and ephemeral stream patterns.

Table D-2. Significant Floods in Oregon.

Date	Location	Characteristics	Type of Flood
Nov 1909	Rogue River (and other rivers in Oregon)	Widespread flooding in Pacific Northwest.	
Feb 1927	Rogue River (and other rivers in Oregon)	Widespread flooding in Pacific Northwest	
Mar 1931	Western Oregon	Wet, mild weather. Bridges and homes destroyed	Rain on snow
Dec 1945	Rogue River (and other rivers in Oregon)	Numerous deaths and major property damage	

[7] www.firewise.org

[8] Scores current as of November 2008. For current scores see http://www.oregonshowcase.org. Oregon Military Department – Office of Emergency management http://www.oregon.gov/OMD/OEM.

[9] Oregon Department of Energy, National Inventory of Dams (NID), Atlas of Oregon.

Date	Location	Characteristics	Type of Flood
Oct 1950	Southwest Oregon	Severe flooding; six fatalities; bridges and roads destroyed.	Rain on snow
Dec 1955	Rogue River (and other rivers in Oregon)	Numerous deaths and major property damage	
Jan 1962	Western Oregon	Heavy rain (3" – 4" in Rogue Valley); great loss of farmland.	Rain on snow
Dec 1964/ Jan 1965	Western Oregon	Infamous '64 flood that has become an Oregon benchmark. Record flows on Rogue River.	Rain on snow
Jan 1972	Western Oregon	Record flows	Rain on snow
Jan 1974	Western Oregon	Series of storms with mild temperatures; large snowmelt with rapid runoff.	Rain on snow
Nov/ Dec 1977	Western Oregon		Rain on snow
Jan 1986	Entire State	Significant flooding in western Oregon attributable to warm, intense rain.	Rain on snow
Jan 1990	Western Oregon	Significant flooding in western Oregon	Rain on snow
Feb 1996	Nearly Oregon-wide	$280 million in damage	
Nov 1996	Entire State	Tropical air mass with intense rain; landslides; power outages (FEMA-1149-DR-OR)	Rain on snow
Dec 1996/ Jan 1997	Entire State	Mild temperatures continue. FEMA declaration (FEMA-1160-DR-OR). $12 million in damages in Jackson County alone.	Rain on snow
Dec 2005	Southwest Oregon counties	$2.84 million in damages (estimated).	
June 2006	Jackson County	Heavy rain brought flash flooding to Jacksonville, but no significant damages reported.	Riverine
Aug 2007	Jackson County	Heavy rains caused flash flooding near Ashland, no major damages reported.	Riverine

Source: Taylor, George and Raymond Hatton, 1999, The Oregon Weather Book; Hazards & Vulnerability Research Institute (2007). The Spatial Hazard Events and Losses Database for the United States, Version 5.1 [Online database]. Columbia, SC: University of South Carolina. Available from http://www.sheldus.org; and

National Climatic Data Center, Storm Events.

Everyone, not just Federal agencies, must comply with the Endangered Species Act (ESA). Implementing the provisions of the National Flood Insurance Program (NFIP) and complying with ESA are not mutually exclusive actions. Communities can preserve an endangered species while at the same time reducing risk to life and property from flooding. Under current (2009) NFIP regulations, 44CFR 60.3(a)(2), a community must ensure that all necessary permits have been received from Federal, State, and local agencies before a floodplain development permit is issued.

In 2008 the City of Shady Cove adopted resolution 08-17 affirming its intention to fully comply with National Flood Insurance Program (NFIP) requirements.

PROBABILITY

The Federal Emergency Management Agency (FEMA) has mapped most flood-prone streams in Oregon. The maps depict the 1% flood (100-year) upon which the National Flood Insurance Program is based. All of Jackson County has Flood Insurance Rate Maps (FIRM). The FIRM maps for the Shady Cove area were issued May 3, 2011.

Significant flooding affecting the Shady Cove area occurs approximately every 10 to 15 years, and flood losses continue to be high.

VULNERABILITY

All development within the floodplain is subject to review by FEMA standards and award of an elevation certificate. This action is to minimize flood damages to structures built within the floodplain within Shady Cove.

FLOODPLAIN

Shady Cove lies within the floodplain of the Rogue River and historically the City has experienced severe flood events. Completion of the Lost Creek Dam and Reservoir (Lost Creek Lake) reduced the risk of severe flood events. The upper extent of the floodplain level for a 100-year flood was remapped in 2011 following re-evaluation.

A dam on Elk Creek, upriver from Shady Cove and a tributary of the Rogue River, was abandoned and notched to allow fish free passage around the remaining unfinished dam structure. Army Corps of Engineers, the agency responsible for the dam projects and property, could not guarantee absolute protection from flood hazards for Shady Cove even if Elk Creek Dam had been finished.

FLOOD INSURANCE STUDY AND PROGRAM

The City of Shady Cove participates in the Federal Emergency Management Agency (FEMA) Flood Insurance Program. A Flood Insurance Study was conducted in March 1980 to investigate the severity of flood hazards in Shady Cove. The boundary of the 100-year floodplain and the floodway were defined following that study and were redefined and re-set in 2011. The 100-year floodplain is defined as the area that has a one percent chance of being flooded in any given year. The floodway is the stream channel, plus any adjacent floodplain areas, that must be kept free of encroachment so that a 100-year flood can pass without increases in flood heights greater than one foot.

The City has adopted, and revised as required, its floodplain regulations that are administered by the City Engineer or City Planner. The floodplain regulations are necessary to qualify for the FEMA Flood Insurance Program. These regulations prohibit the placement of buildings in the floodway and restrict the location and elevation of buildings in the 100-year floodplain in order to protect life and property and minimize flood damage. The floodway and 100-year floodplain in Shady Cove are shown on Floodway Maps and Flood Insurance Rate Maps (FIRM). Current copies of these maps are on file at Shady Cove City Hall.

DROUGHT

The County Hazard Risk Analysis rating for drought in Jackson County is 173 out of 240 (high).[10]

Droughts are not uncommon in the State of Oregon and can occur in both summer and winter months. Droughts appear to be cyclic, and can have a profound effect on the State's economy, particularly the hydropower and agriculture sectors. The environmental consequences also are far-reaching, including insect infestations in Oregon forests and reduced stream flows to support endangered fish species. Drought also jeopardizes the quantity and quality of well water in Shady Cove.

Severe drought conditions have preceded large wildland fires in Oregon.

In 2014 the Jackson County Commissioners requested the Governor declare a state of emergency for Jackson County due to drought conditions. The State has addressed drought emergencies through the Oregon Drought Council. This interagency (state/federal) council meets to discuss forecasts and to advise the Governor as the need arises. Significant droughts are depicted in Table D-3.

Table D-3. Significant Droughts in Oregon.

Date	Description
1904-1905	A state-wide drought period of about 18 months.
1917-1931	A very dry period throughout Oregon punctuated by brief wet spells in 1920-21 and 1927.
1939-1941	A three-year intense drought in Oregon.
1976-1981	Intense drought in western Oregon; 1976-77 single driest year of the century.
1985-1997	Generally a dry period, capped by statewide droughts in 1992 and 1994.
2000-2001	Klamath drought intensifies; Low snowpack in mountains worsens conditions.

Source: Taylor, George H., and Ray Hatton, 1999, *The Oregon Weather Book*.

Oregon's drought history reveals many short-term and a few long-term events. The average recurrence interval for severe droughts in Oregon is somewhere between 8 and 12 years.

EARTHQUAKE

The County Hazard Risk Analysis rates the seismic risk in Jackson County as 200 out of 240.[11]

The geographical position of Jackson County makes it susceptible to earthquakes from four sources: (1) the off-shore Cascadia Fault Zone, (2) deep intra-plate events within the subducting Juan de Fuca plate, (3) shallow crustal events within the North American Plate, (4) earthquakes associated with renewed volcanic activity.

Jackson County has experienced no historic earthquakes of any significance that were centered in the region. However, the region has been shaken historically by crustal and

[10] Scores current as of November 2008. For current scores see http://www.oregonshowcase.org. Oregon Military Department – Office of Emergency management http://www.oregon.gov/OMD/OEM.

[11] Scores current as of November 2008. For current scores see http://www.oregonshowcase.org. Oregon Military Department – Office of Emergency management http://www.oregon.gov/OMD/OEM.

intra-plate earthquakes and prehistorically by subduction zone earthquakes centered outside the area. All considered, there is good reason to believe that the most devastating future earthquakes would probably originate along shallow crustal faults in the region and along the Cascadia Fault Zone. The most recent, the Klamath Falls earthquake in 1993 was felt in Jackson County, but no damage was reported.

Table D-4. Significant Earthquakes Affecting Southern Oregon.

Date	Location	Magnitude	Remarks
November, 1873	Brookings area	7.3	Chimneys fell at Port Orford, Grants Pass and Jacksonville. No aftershocks. Origin probably Gorda block of the Juan de Fuca plate. Intraplate event.
September, 1993	Klamath Falls	5.9 to 6.0	Two earthquakes causing two deaths and extensive damage, $7.5 million in damage to homes, commercial and government buildings. Crustal event (FEMA-1004-DR-OR)

Source: Ivan Wong and Jacqueline D. J. Bolt, November 1995, "A Look Back at Oregon's Earthquake History, 1841-1994", *Oregon Geology*, pp. 125-139.

Scientists estimate the chance in the next 50 years of a great subduction zone earthquake is between 10 and 20 percent, assuming that the recurrence is on the order of 400 +/-200 years. These events are estimated to have an average recurrence interval between 500 and 600 years, although the time interval between individual events ranges from 150 to 1,000 years. The last Cascadia Subduction Zone event occurred approximately 300 years ago.

The City of Shady Cove is located within the Seismic Hazard Design Zone as published in the International Building Code (IBC) and adopted by the State of Oregon as a minimum design criteria standard for new construction. Shady Cove is within Category D2. Buildings and structures, and all parts thereof, shall be constructed to safely support all seismic loads as prescribed by the IBC.[12]

PROBABILITY

Establishing a probability for crustal earthquakes is more difficult given the lack of historic events in the region. Earthquakes generated by volcanic activity in Oregon's Cascade Range are possible, but likewise unpredictable.

The probability that Jackson County will experience earthquakes is moderate, meaning that an earthquake is likely to occur within a 35 to 75 year period.

VULNERABILITY

Jackson County is especially vulnerable to earthquake hazards because much of the area is susceptible to earthquake-induced landslides, liquefaction, and/or ground shaking.

Most bridges in Jackson County have not been seismically retrofitted, creating significant risk to the commuting population and would dramatically impact any evacuation efforts during disasters.

Major infrastructure in Shady Cove could be affected by a strong earthquake, rendering services and access limited or lost. Major infrastructure that is vulnerable is the Rogue

[12] http://publiccodes.cyberregs.com/bc/2009/icod_bc_2009_16_par164.htm

River Bridge on Hwy 62, Lost Creek Dam upriver from Shady Cove, the Jackson County Fire District 4 fire station in Shady Cove, Shady Cove City Hall, the Shady Cove Post Office, the Upper Rogue Community Center, the Jackson County Library Shady Cove Branch and the Shady Cove School.

VOLCANIC

Shady Cove is close to several prominent volcanic peaks, one of which is a National Park (Crater Lake). The other volcanic peaks include Mt. Bailey and Mt. Thielsen to the north and Mt. McLoughlin to the southeast. Of the three, Crater Lake may pose the greatest risk. It is a caldera and the remnant of a mountain (Mt. Mazama) that had been nearly 12,000 ft. in elevation. The massive eruption, which produced the caldera, took place about 7,700 years ago (fairly recent in geological time). The long history at Mt. Mazama strongly suggests that this volcanic center will be active in the future.[13]

The County Hazard Risk Analysis rates the volcanic hazard in Jackson County as 64 out of 240.[14]

PROBABILITY

The average recurrence of volcanic activity interval in the Crater Lake area is about 10,000 years. The annual probability of an eruption is about one in 10,000; the 30-year probability is about 1 chance in 330.[15] The probability of a volcanic event is summarized in Table D-5 below for Jackson County.

Table D-5. Probability of Volcano-Related Hazards in Jackson County.

Volcano Related Hazards	Probability of Occurrence	Remarks
Tephra (volcanic ash) (annual probability of 1/2 inch or more accumulation from eruptions throughout the Cascades Range)	1 in 5,000 to 1 in 10,000	OFR 97-513
Lahar		Source: Crater Lake; OFR 97-487
Lava flow	No risk	OFR 97-487
Debris flow / avalanche		Source: Crater Lake; OFR 97-487
Pyroclastic flow		Source: Crater Lake; OFR 97-487

Source: USGS Open File Reports 97-487 and 97-513.

The probability that Shady Cove will experience volcanic activity is low, with one incident likely within a 75 to 100 year period.[16]

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[13] United States Geologic Survey (USGS) Open File Report 97-487, p.7.

[14] Scores current as of November 2008. For current scores see http://www.oregonshowcase.org. Oregon Military Department – Office of Emergency management http://www.oregon.gov/OMD/OEM.

[15] USGS Open File Report 97-487, p.13.

[16] Oregon Emergency Management, November 2008, County Hazard Analysis Scores.

VULNERABILITY

Jackson County overall has a low vulnerability rating for volcano-related hazards, meaning that a relatively small number of the population of the County would be affected.[17] Should there be an occurrence of volcanic action Shady Cove would be one of the most vulnerable populations within Jackson County.

WINDSTORMS

Extreme winds (other than tornadoes) are experienced in Jackson County. The most persistent high winds occur along the Oregon Coast and the Columbia River Gorge; consequently these areas have special building code standards. A historic overview of significant windstorms in Oregon is listed in Table D-6.

[17] Oregon Emergency Management, November 2008, County Hazard Analysis Scores.

Table D-6. Significant Windstorms in Oregon.

Date	Affected Area	Characteristics
Apr 1931	Western Oregon	Unofficial wind speeds reported at 78 mph. Damage to fruit orchards and timber.
Nov 10-11, 1951	Statewide	Widespread damage; transmission and utility lines affected; wind speeds 40-60 mph with gusts to 75-80 mph.
Dec 1951	Statewide	Wind speed 60 mph recorded in Willamette Valley with 75 mph gusts. Damage to buildings and utility lines.
Dec 1955	Statewide	Wind speeds 55-65 mph with 69 mph gusts. Considerable damage to buildings and utility lines.
Nov 1958	Statewide	Wind speeds at 51 mph with 71 mph gusts. Every major highway blocked by fallen trees.
Oct 1962	Statewide	Columbus Day Storm; Oregon's most destructive storm to date. Winds recorded at 116 mph in Willamette Valley. Estimated 84 homes destroyed, with 5,000 homes severely damaged. Total damage estimated at $170 million ($1.3 billion in 2014 dollars).
Mar 1971	Most of Oregon	Greatest damage suffered in Willamette Valley. Homes and power lines destroyed by falling trees.
Nov 1981	Most of Oregon	Highest winds recorded since the Columbus Day Storm of 1962. Wind speed recorded at 71 mph in Salem. Marinas, airports and bridges severely damaged.
Jan 1990	Statewide	Heavy rain with winds exceeding 75 mph. One fatality. Significant damage.
Dec 1995	Statewide	This event followed the path of the Columbus Day Storm of 1962. Wind speeds recorded at 62 mph in Willamette Valley. Damage to trees and homes. Hwy 62 above Prospect (north of Shady Cove) closed by falling trees.
Nov 1997	Western Oregon	Wind speed recorded at 52 mph in Willamette Valley. Trees uprooted. Considerable damage to small airports.
Feb 2002	Western Oregon	Many downed power lines and falling trees; damage to buildings. Estimated damage costs of $6.14 million statewide.
Feb 2004	Jackson County	Heavy winds caused $4,000 in reported damages.
Jul 2007	Jackson & Josephine Counties	Severe thunderstorms with winds up to 60 mph cause trees to fall damaging vehicles and buildings. $100,000 in reported damage in Jackson County. Lightning struck a steeple of a church in Josephine County causing $60,000 in damages.

Source: Taylor, George H., and Ray Hatton. (1999), the Oregon Weather Book, p. 151-175, Hazard Mitigation Team Survey Report, Severe Windstorms in Western Oregon, February 7, 2002 (FEMA-1405-DR-OE); Hazards & Vulnerability Research Institute (2007). The Spatial Hazard Events and Losses Database for the United States, Version 5.1 [Online database]. Columbia, SC: Univ. of South Carolina. Available from http://www.sheldus.org; and

National Climatic Data Center, Storm Events.

The County Hazard Risk Analysis did not rate the windstorm hazard in Jackson County.[18]

PROBABILITY

The recurrence interval of a windstorm on the magnitude of the Columbus Day Storm (1962) is about 100 years; a windstorm on the order of the February 2002 event has a 10 to 12 year recurrence period. The probability of windstorms in Jackson County was not analyzed.

VULNERABILITY

The vulnerability of Jackson County to windstorm effects was not evaluated by the Oregon Emergency Management office.

WINTERSTORMS

Severe winter weather is characterized by extreme cold, snow, ice, and sleet. Although such conditions are expected in the Cascade Mountains, they are considered to be unusual for Shady Cove and much of the valley areas of Jackson County. Usually severe weather conditions do not last long in Shady Cove, and this is cause for many people to relegate winter-preparedness to a low priority. A historic summary of extreme winter conditions in southwest Oregon is shown in Table D-7.

Table D-7. Significant Winterstorms in Oregon.

Date	Affected Area	Characteristics
Dec 1861	Statewide	First snow of the year covered the entire Pacific Northwest. Snowfall varied between 1 and 3 feet.
Jan 1916	Statewide	Two snow storms, each totaling 5 inches or more.
Jan 1932	SW Oregon mountains	Crater Lake record snowfall up to this date: 879 inches (73.25 feet)!
Jan-Feb 1937	Statewide	Heavy snow throughout the state.
Jan 1950	Statewide	Heaviest snowfall since 1890. Many highway closures. Considerable property damage.
Jan 1951	Crater Lake	New annual record snowfall at Crater Lake.
Jan 1956	Western Oregon	Packs snow became ice. Many vehicle accidents throughout the region.
Mar 1960	Statewide	Snowfall: 3-12 inches, depending on location.
Jan 1969	Statewide	Three to $4 million in property damage reported statewide.
Jan 1980	Statewide	A series of storms brings snow, ice, wind and freezing rain. Six fatalities reported.
Feb 1985	Statewide	Western valley received 2-4 inches of snow; massive power failures (tree limbs broke power lines).

[18] Scores current as of November 2008. For current scores see http://www.oregonshowcase.org. Oregon Military Department – Office of Emergency management http://www.oregon.gov/OMD/OEM.

Date	Affected Area	Characteristics
Dec 2013	Statewide	Record cold temperatures.

Source: Taylor, George H., and Ray Hatton. (1999), the Oregon Weather Book, p. 118-122.

PROBABILITY

Severe winterstorms occur about every four years. The probability of a winterstorm affecting this area is high with one incident likely within a 10 to 35 year period.[19]

VULNERABILITY

The vulnerability of Jackson County to winterstorm effects is based on the perceptions of area emergency managers. The vulnerability of Jackson County to winterstorms is high, with at least 10% of the population affected with a major incident.[20]

OREGON STATEWIDE LAND USE PLANNING GOAL 7

The intent of Oregon Statewide Land Use Planning Goal 7 for areas subject to Natural Hazards, such as the Shady Cove area, is to protect people and property from natural hazards. Goal 7 directs local governments to adopt comprehensive plans (inventories, policies and implementing measures) to reduce risk to people and property from natural hazards. Goal 7 also indicates that new hazard inventory information provided by federal and state agencies shall be reviewed by the Oregon Department of Land Conservation and Development (DLCD) in consultation with affected state and local government representatives. After such consultation, the DLCD shall notify local governments if the new hazard information requires a local response. Local governments shall respond to new inventory information on natural hazards within 36 months after being notified by the DLCD, unless extended by the Department.[21] In relationship with the Oregon Department of Forestry, as new data is identified, and particularly high hazard areas identified through Senate Bill 360, local governments will need to address the provisions of Goal 7.

Shady Cove is an Oregon community at risk for wildfire.

The financial and social costs of wildfires impact lives and property, as well as the negative short and long-term economic and environmental consequences they cause.

Life safety enhancement and cost savings may be realized by appropriate mitigation measures, starting with coordinated fire protection planning by local, state, tribes, federal agencies, the private sector, and community organizations. Additionally, and often over-looked, is the role that individual WUI property owners should play in this coordinated effort.

Wildfire suppression costs escalate dramatically when agencies must adjust suppression tactics because of the presence of structures. Additionally, the associated costs of structural protection also rise significantly, especially when there is a need to mobilize personnel and equipment from across the state. Costs may also be incurred by non-fire agencies in order to provide or support evacuations, traffic control, security, public

[19] Oregon Emergency Management, November 2008, County Hazard Analysis Scores.
[20] Oregon Emergency Management, November 2008, County Hazard Analysis Scores.
[21] http://www.lcd.state.or.us/goalpdfs/goal 07.pdf

information, and other needed support services during WUI fire incidents. These other agency costs vary widely and have not been well documented.

The number of people living in Oregon's WUI areas is increasing. Where people move into these areas, the number of wildfires has escalated dramatically. Many people arriving from urban settings expect a level of fire protection similar to what they had prior to moving. The reality is many WUI homes are located in portions of the state with limited capacity structural protection and sometimes no fire protection whatsoever. While Oregon's Emergency Conflagration Act helps protect WUI communities who've depleted their local resources when threatened by an advancing wildfire, the escalating number of fires has led to the recognition that citizens in high fire risk communities need to provide mitigation and an appropriate level of local fire protection.

Oregon's seller disclosure requires a statement of whether or not property is classified as forestland - urban interface. Oregon is developing many educational efforts under Firewise, through the Oregon Forestland Urban Interface Fire Protection Act, through the Office of State Fire Marshal and Keep Oregon Green.

Some neighborhoods in Shady Cove have committed to the Firewise program to mitigate the fire risks to their neighborhood. The Firewise program[22] is embraced by the Oregon Department of Forestry as a method to assist property owners to meet the intention of Senate Bill 360 for the protection of property.

While many homes already exist in wildland urban interface areas, increasing construction in vulnerable areas also increases risk for vulnerable populations. The initial role of land use, such as Oregon's Goal 4 and Goal 7 play critical roles and guidance to development in these areas2. Life safety enhancement and cost saving mitigation measures include Community Wildfire Protection Plans (CWPP), coordinated fire protection planning and coordination by local, state, tribal, federal agencies, the private sector, and community organizations. The role of individual WUI property owners is key in this coordinated effort. Many local communities use their CWPP as their wildland fire chapter in their FEMA Natural Hazards Mitigation Plan.

Overabundant, dense forest fuels, particularly on public lands, are a focus of mitigation discussion. The Healthy Forest Restoration Act is focused on reducing overly dense vegetation and trees to create fuel breaks, provide funding and guidance to reduce or eliminate hazardous fuels in National Forests, improve forest fire fighting, and research new methods to reduce the impact of invasive insects. Oregon's efforts in and near WUI areas are a massive task, but are resulting in improvements. Not only does it take many years, sustaining the work requires a substantial, ongoing financial commitment. Progress is often challenging because fuel mitigation methods are not universally accepted and are often controversial. However, recurring WUI fires continue to bring the issue into public focus as well as unite communities and stakeholders in a common set of values.

[22] http://www.firewise.org

Section E. RECREATION

INTRODUCTION

Shady Cove's current logo depicts fishing on the Rogue River, underscoring the river's importance to the City and to recreation. Shady Cove is also known as the gateway to the Upper Rogue River, Crater Lake and other summer and winter recreational opportunities in the southern Cascades. Crater Lake National Park alone attracts 500,000 visitors annually many of them traveling through Shady Cove to reach the park. Crater Lake National Park is the only National Park in Oregon. At a more regional level, Lost Creek Lake (reservoir) and Stewart State Park draw around 100,000 visitors each year for camping, fishing, rafting and boating, hiking and biking. Fishing and rafting represents the bulk of recreational use along the Rogue River through Shady Cove. Several raft rental shops and professional guide services are located in Shady Cove to accommodate these uses. The other businesses benefit from tourists passing through town.

While Shady Cove serves as a hub for the abundant opportunities for outdoor recreation in the region, the City itself is deficient in recreational resources. The Upper Rogue Regional Park (originally the Shady Cove Park) operated by Jackson County and Aunt Caroline's Park operated by the City of Shady Cove are the only public parks within Shady Cove. River access for most residents is restricted to the County park. Other recreational opportunities are generally associated with uses such as the Shady Cove School, the Upper Rogue Community Center, or fraternal organizations.

Recreational issues in Shady Cove can be divided into four general areas:

1. River access
2. Youth center/activities
3. County and City parks
4. Bike and pedestrian paths

RIVER ACCESS

Shady Cove developed along both sides of the Rogue River, and now includes about three miles of river frontage on each bank with nearly all privately owned. While the river is a significant public recreational resource, a very high proportion of the river frontage is inaccessible to the public.

As more housing is developed along the river frontage, the potential to develop additional public river access diminishes. Two areas between Hwy 62 and the river, north of the bridge, have been identified as candidates for picnic sites and river viewing as they sit perched above the river. These sites, one across from City Hall and the other near the Mallory Lane intersection with Hwy 62, would provide a sense of open space that will become more important as the city grows. Cost of acquiring such property for City park space has not been investigated and is unknown at this time. There may be other opportunities within the city where floodplain precludes development of structures, but could be maintained for park purposes.

Outside city limits but within the Shady Cove Urban Growth Boundary (UGB) lies 40 acres of a large tract of federal land managed by the Bureau of Land Management (BLM). This area has been identified as being important to any water system for Shady Cove due to

the elevation for placement of a storage tank providing adequate pressure for water delivery from the existing Shady Cove Water Works. The BLM has been open to uses of the 40 acre area for recreation as well and undeveloped recreation use such as walking and hiking paths would be supported. It is recommended that a formal lease agreement be developed between the City of Shady Cove and the BLM. The lease expense would be very minimal per year. The Parks and Recreation Committee for Shady Cove would be available to assist the City to complete this process.

UPPER ROGUE REGIONAL PARK

The primary point of river access in Shady Cove is the Upper Rogue Regional Park, located at 7660 Rogue River Drive, west of the intersection of Rogue River Drive with Hwy 62. This park includes a boat ramp, a swimming beach, picnic facilities, a children's playground and ADA accessible restrooms and fishing platform. The Riverhouse is available for rent as a group venue ~~(for more information see http://jacksoncountyor.org/parks/Day-Use/Upper-Rogue-Regional)~~.

Jackson County maintains the park and charges a per-vehicle daily parking fee ~~of $4 per vehicle~~ or season pass ~~for $30~~. An auxiliary parking area is directly across the street. There is no charge for pedestrian use of the park. The park is for daylight hours use only.

END OF BROPHY ROAD

When the parcels of land at the end of Brophy Road are developed one tax lot is designated to be kept as parkland/open space for use of the community. This piece of land is located at T. 34S, R. 1W, Sec 28, Tax Lot 402. Total acreage is 2.54 acres, but about 1.25 acres are within the Rogue River and another approximately 0.7 acres is on land but within the floodway. The remaining approximately 0.6 acres is higher up on land but still ~~below~~within ~~the~~ the 100 year flood plain ~~elevation level~~. This area will provide future river access to the community.

YOUTH CENTER / ACTIVITIES

In 1995, the Rogue Institute for Ecology and Economy published a report Growing Like Topsy: A Community Assessment of Shady Cove, Oregon. The report was built on information derived from interviews and public meetings. A recurring theme was the lack of youth activities. Since the report came out a youth activities center was started but was discontinued due to a lack of financing from the adult community.

The only ball fields in Shady Cove are on the Shady Cove School grounds. A football field, running track and a baseball diamond are located on the lower part of the school grounds near the school buildings. These facilities are available to the public when school is not in session. There are no tennis courts or formal skateboard facilities. Playground equipment is available at Aunt Caroline's Park and the Upper Rogue Regional Park.

The Jackson County Library Shady Cove Branch offers programs for children and teens as well as adults. Popular is the summer reading program. The Shady Cove Library has WiFi available and computers for use. ~~Open hours are Tuesdays Noon to 6 pm, Wednesdays 1 to 7 pm, and Fridays 10 am to 2 pm~~.

The Upper Rogue Youth Activities group offers after school programs through the Upper Rogue Community Center.

OPEN SPACE AND PARKLAND STANDARDS

The National Recreation and Park Association (NRPA) has established recommended standards for local developed open space. NRPA suggests that a park system be composed, at a minimum, of a core system of parklands with a total of 6.25 to 10.5 acres of open space per 1,000 population.

AUNT CAROLINE'S PARK

Currently the only formal City park is Aunt Caroline's Park, located on 3.19 acres along Indian Creek. This park was deeded to the City with restrictions on the kinds of activities that are permitted in this space.

This park is located at the intersection of Indian Creek Road and Hwy 62. Indian Creek runs through this park. The park has picnicking facilities, a basketball court, horseshoe pit (horseshoes available on loan from City Hall), and a children's playground. A short walking trail follows Indian Creek upstream. The Parks & Recreation Committee of the City sponsors programs and events in the park June through September.

UPPER ROGUE REGIONAL PARK

The Upper Rogue Regional County Park is 5.27 acres, including the area of the Riverhouse available only on a rental basis.

END OF BROPHY ROAD

The tax lot (402) at the end of Brophy Road will provide 1.25 to 2.54 acres of open space/parkland. Delete?

BUREAU OF LAND MANAGEMENT LAND

Currently there are no parks in the western portion of Shady Cove and the Shady Cove School is the only open space or parkland in the north portion of the city. However, within the Shady Cove UGB lies 40 acres of Bureau of Land (BLM) managed federal land that could potentially be considered part of the open space of Shady Cove. The BLM is open to the idea of this area being utilized for recreation and it is suggested that a formal lease agreement be put in place to identify this area as recreational open space for Shady Cove under the category of Community Park in a natural condition intended for walking, hiking and nature viewing.

The Bureau of Land Management (BLM) manages the public land located within the Shady Cove Urban Growth Boundary (UGB) at t. 34S, R. 1W, Sec 9, ~~SE ¼ of NE ¼ of~~ Tax Lot 100.

Recognizing the strong desire by the public for parks and recreational areas with public access, the Congress, in 1954, enacted the Recreation and Public Purposes Act (68 Statute 173; 43 United States Code 869 et. Seq.) as a complete revision of the Recreation Act of 1926 (44 Stat. 741). This law is administered by the BLM. The act authorizes the sale or lease of public lands for recreational or public purposes to state and local governments and to qualified nonprofit organizations.

A 27-page pamphlet designed to guide applicants in obtaining lands and benefits under the act was published by the BLM in 1996. This guide can be downloaded from http://www.blm.gov/pgdata/etc/medialib/blm/wo/MINERALS_REALTY_AND_RESOURCE_PROTECTION/W0350/lands.Par.26687.File.dat/Rec_and_Public_Purposes_Act_Info_Sheet_9_2013.pdf

There is no acreage limit to what can be leased from the BLM, and it is recommended that the City Council look at leasing portions of the BLM adjacent to the UGB to maintain open space for the future of Shady Cove.

Total acreage of existing (2014) developed park space within Shady Cove is 8.46 acres. This acreage is below the NRPA standards for the population size of Shady Cove. By NRPA standards Shady Cove should have at least 18 acres of open space and park land for public use for a population of 2,900 and the optimal range for a population of 2,900 would be 18 to 30.5 acres. The System Development Charge Ordinance based fees on achieving open space and parkland area of 5 acres per 1,000 population.

Table E-1. Recommended Park Sizes by Category.

Component	Use	Service Area	Desirable Size	Acres/ 1,000 population	Desirable Site Characteristics
Mini-park	Specialized facilities that serve a concentrated or limited population or specific group, such as tots or senior citizens	Less than ¼ mile radius	1 acre or less	0.25 to 0.5 acre	In neighborhoods and in proximity to apartment complexes, townhouse development or housing for the elderly
Neighborhood Park or Playground	Area for intense recreational activities, such as field games, crafts, playground apparatus areas, skating, picnicking, wading pools, etc.	¼ to ½ mile radius to serve a population up to 5,000 (a neighborhood)	15+ acres	1 to 2 acres	Suited for intense development. Easily accessible to neighborhood population (geographically centered for safe walking and biking access). May be developed as a school-park facility.
Community Park	Areas of Diverse environmental quality. May include areas suited for intense recreation facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing sitting, picnicking. May be any combination of the above, depending upon the site suitability and community need.	1 to 2 mile radius (several neighborhoods)	25+ acres	5 to 8 acres	May include natural features, such as water bodies and areas suited for intense development. Easily accessible to neighborhoods served.
Total close-to-home space = 6.25 to 10.5 acres per 1,000 population					

Table E-2. Shady Cove Park Sizes by Category.

Component	Location	Size	Type of Activity
Mini-park	At City Hall	Pocket park	Seating area near water feature
Neighborhood Parks	Aunt Caroline's Park	3.19 acres	Picnicking, playground equipment, basketball court, horseshoe pit. Summer events sponsored by City. Indian Creek.
	Upper Rogue Regional Park	5.27 acres	Picnicking, playground equipment, boat ramp; Rogue River access
	Brophy Road River Park	1.25 acres	River access, fishing access; (no boat ramp)
Community Park	BLM parcel	40 acres	Hiking

Two private recreational vehicle parks are located in Shady Cove:

- Fly Casters RV Park – 48 spaces
- Rogue River RV Park – 68 spaces

Not all spaces within these RV parks are available for overnight accommodations. Most spaces are occupied by longer-term or even permanent renters. Other RV parks and campgrounds are found to the north of Shady Cove approximately one mile outside the city limits.

BIKE AND PEDESTRIAN PATHS

Bicycling is limited to the shared use of streets and roads in Shady Cove. No separated bike path exists at this time, but is scheduled to be included in the Hwy 62 Enhancement Project slated for Shady Cove in 2016~~8~~. This project is to also develop sidewalks in the downtown area that would greatly improve the friendliness of Shady Cove to pedestrian traffic. One percent of the State's gas tax is allocated to the development of bike paths.

RECREATIONAL USES FUNDING

The Transient Occupancy Tax (TOT) and raft rental taxes are revenues that are specifically used to promote recreation and tourism. ~~Twenty~~ Approximately 27 percent of the revenues are allocated to promotion and tourism. These funds are used for activities that promote City attractions, services and community activities.

SYSTEMS DEVELOPMENT CHARGES

On July 1, 1997, the City Council adopted a System Development Charge (SDC) Ordinance as a means of generating revenue for the capital improvements, including parks and recreational facilities. These fees are imposed at the time building permits are issued, and are restricted to infrastructure capacity increases. Among the five qualifying categories are Parks and Recreation, with funds dedicated to mini-neighborhood parks, neighborhood parks, community parks, public open space and trail systems, recreational buildings, courts, fields and other like facilities.

The SDC Ordinance outlines a process for determining SDCs, with the final amount based on the average anticipated number of persons per unit. A fresh look at the SDC charges through a study ~~is to be~~ was completed ~~in by November 2014~~May 2015.

Table E-3. Park System Development Charges (SDCs).

Housing Type	Persons Per Unit	SDC Per Housing Unit (EDU or lot)
Single-family detached units	2.53	$1,175.72
Multi-family: Two or more attached units	2.40	$1,115.31
Mobile Home Park units (one per space)	2.28	$1,059.54

The amount budgeted for Parks and Recreation is part of the General Fund budget and does not have a separate allocation.

Upper Rogue Recreation and Tourism Alliance (URRTA)

The Upper Rogue Recreation and Tourism Alliance (URRTA) was formed for the purpose of promoting the area northward from Eagle Point as a tourist destination. URRTA has obtained grants to publish brochures that attractively portray recreational opportunities in northern Jackson County.

URRTA is incorporated with the State of Oregon as a not-for-profit corporation since September 24, 1991. It is now known as the Shady Cove-Upper Rogue Chamber, Visitors & Convention Bureau, Inc. This merger includes the Shady Cove Business Association since 2007. ~~The Chamber office is located at 21800 Hwy 62 and is open M-F from 10am to 4pm.~~

Section F. PUBLIC FACILITIES AND SERVICES

WASTEWATER

Shady Cove has operated a wastewater facility since 1981. The wastewater treatment plant is approximately 1.5 miles downstream from the Shady Cove city limits. The wastewater plant consists of two extended aeration package plants with processes that include preliminary treatment, an activated sludge system, gravity sand filters, disinfection, aerobic digestion, sludge thickening, and sludge drying beds.

Carollo Engineers completed a Wastewater Collection and Treatment Systems Facility Update Plan in June 1998, recommending improvements to the system that will accommodate increased flows and meet new regulatory requirements pertaining to water quality. These requirements include Department of Environmental Quality (DEQ) and Department of Fish and Wildlife (ODFW) standards for the temperature of water entering the Rogue River from the treatment plant.

The 1998 Plan identified existing deficiencies, noting that although the gravity collector system was installed in 1981, its condition was typical of systems that were are least 50 years old. One of the lift stations (LS#2) had insufficient capacity during extremely wet weather. This resulted in the release of untreated sewage into the Rogue River in violation of the City's discharge permit. This situation at LS#2 was corrected by replacing the lift station and installing a new force main under the Rogue River. Both improvements became operational on December 1, 2000.

The wastewater collection conveys wastewater away from individual residences and businesses. This system ranges in size from 6-inch to 12-inch diameter PVC pipes and consists of more than 15 miles of piping. A three-mile long main interceptor consisting of 15-inch and 18-inch pipes conveys all wastewater generated in Shady Cove.

The 1998 Plan notes that during wet weather months "infiltration and inflow generate a significant portion of the total flow entering the wastewater plant"." Most inflow comes from stormwater and most infiltration comes from groundwater. DEQ guidelines indicate that infiltration and inflow may be excessive if:

- During periods of high groundwater, the flow based on the highest weekly (7-day) average exceeds 120 gallons per capita per day (gpcpd); or
- The total daily flow during a 24-hour period exceeds 275 gpcpd and causes chronic operational problems such as backups, bypasses and overflows.

The 1998 plan found that both guidelines were being exceeded. No evaluation was made regarding how much of the inflow and infiltration could be removed through system rehabilitation.

The 1998 Plan recommended several improvements to the wastewater treatment system. The following has been accomplished to implement those recommendations:

- The City applied for and received funding to complete the design and construction of the wastewater treatment plant upgrade (implemented August 2004);
- The City applied for and received funding to complete the design and recommended repair of Lift Stations #3 and #4;
- Lift Station #2 and pressure line replaced (completed December 2000);

- The City applied for and received partial funding for an inventory of manholes needing repair or replacement (completed by 2004); and
- Evaluation of a photographic study of the sewer lines (completed by 2004) to serve as a basis for the manhole rehabilitation project,

ALTERNATIVES TO SYSTEM IMPROVEMENTS

The cost of system improvements has caused the City to consider the option of connecting to Bear Creek Sanitary Authority (BCVSA – now Rogue Valley Sewer Services (RVS)) for wastewater collection. A 1998 comparison of costs, however, demonstrated that the 20-year "present worth" of capital, operation and maintenance costs for connecting to BCVSA would be approximately $13.34 million. Costs for the same period to upgrade and continue use of the City's system are approximately $5.3 million. The evaluation concluded that improving the City's wastewater treatment system was significantly more cost effective than abandoning the treatment plant and constructing the lifting and pipeline infrastructure for conveying the City's wastewater to the BCVSA (RVS) system. In July 2011, the City executed an intergovernmental agreement with RVS to manage wastewater collection and treatment in Shady Cove.

TREATMENT PLANT

The treatment plant was sized for a capacity of 0.45 million gallons per day. In preparing the 1998 Plan the engineers found the treatment plant to be in relatively good physical condition. The plant was designed to serve a population of 4,500, assuming an average wastewater flow of 100 gallons per capita per day. The plant was retrofitted and upgraded to 2 million gallons per day capacity in 2004 (for cost of $3.969 million). This capacity should serve the City until at least 2040.

Several wastewater treatment plant improvement projects were recommended in the 1998 Plan:

1. Replace influent lift station (LS#1) [completed in 2004 by demolishing old LS#1 and constructing new influent lift station (LS#1)]
2. Install a screen to remove plastics, rags, and other debris from wastewater [cylindrical fine screen installed 2004]
3. Add a larger secondary clarifier [new 50 ft. diameter secondary clarifier installed in 2004]
4. Add two dredge pumps [completed 2004]
5. Install a chlorine mixer [completed 2004]
6. Upgrade existing chlorination building to comply with Uniform Fire Code [office/laboratory building brought to code in 2004]
7. Install a dechlorination system [new dechlorination pump station installed 2004]
8. Expand sludge drying beds [completed 2004]
9. Install a recycle flow pump station [completed 2004]

Completed upgrades to the wastewater treatment plant to address recommendations in the 1998 Plan were completed in 2004 by TEK Construction and Carollo Engineers.

SOLID WASTE DISPOSAL

Solid waste disposal service in Shady Cove is operated by franchise by Southern Oregon Sanitation of Grants Pass. Service has been enhanced by the location of a substation north

of Eagle Point at Hwy 62 and Ball Road (42 Ball Road). Weekly collections of garbage, recycling materials and yard debris are available. ~~The Ball Road office of Southern Oregon Sanitation is open M-F 8 am to 4 pm.~~

Solid waste, recycling and yard debris can also be disposed of at the transfer station operated by Rogue Disposal & Recycling at 8001 Table Rock Road in White City. ~~The transfer station is open 8 am to 4 pm Monday through Friday and 7 am to 4 pm Saturdays; closed Sundays and some holidays.~~

WATER SYSTEM

Shady Cove is the ~~only known~~ largest incorporated city in Oregon without a municipal water system. Approximately 1,000 private wells and 20 privately owned independent water companies provide water to homes and businesses in the City.

HGE Engineering was commissioned in 1999 to prepare a municipal water system planning study for Shady Cove. At that time the study anticipated the population to increase to 4,875 by the year 2020 (note the population estimates for 2020 and beyond have been reduced (see Sections B and G)).

The threat of well contamination increases and well yields decrease as the community grows. This is most ~~likely~~apparent in the northwestern portion of the City where the depth to drill to groundwater is greatest and in the areas zoned R1-6 where the density of residences ~~(~~and wells~~)~~ ~~are~~ is the greatest.

Testing of individual wells has shown the presences of coliform bacteria and a high mineral content in many areas of the City. Some residents have witnessed their wells go dry, have significantly reduced volumes, or have no water at the end of summer before fall rains begin to recharge the groundwater.

The 1999 study updated privately funded work completed in 1991 by Gary Dyer & Associates, in preparation for a bond measure to construct a municipal water system, which failed to be passed by voters. Findings of the updated study were used to propose a bond measure for a municipal water system in September 1999 which also failed to be passed by voters.

In January 2003 Lee Engineering, Inc. completed the Shady Cove Water Master Plan Update which included a review of the 1991 and 1998 studies as well as an analysis if population trends, demand capacity, water sources, and feasibility of the development of a communitywide water treatment facility and distribution system. This updated study was funded in part with a grant from the Oregon State Lottery through the Regional Investment Fund program administered by the State of Oregon, Economic and Community Development Department. Concurrent with the updated study, the Shady Coe Water District, an independent voter-approved utility, was formed in 2002. Voters approved the formation of the water district and its boundaries which were the city limits of Shady Cove minus the mobile home parks. The 2003 study gave an approximate cost of $15 million to implement a communitywide water system. Yet another attempt was made to propose the construction of a municipal water system (now at a cost of $21 million), but voters once again rejected the bond measure in fall 2012.

In 2012 the Shady Cove Water Works, a private water system outside the city limits of Shady Cove (but within the UBG), was acquired by AmericanWest Bank~~, and serves a small~~

~~number of residences on the west side of Shady Cove~~. In June 2014 AmericanWest Bank sold the Shady Cove Water Works to Hiland Water company based in Newburg, Oregon. Hiland Water is actively seeking neighborhoods willing to connect to this system to provide water and fire hydrants for their neighborhood. As of 2016, ~~4 a few neighborhoods~~ 190 connections on the northwest and west side of the City have ~~connected~~been made to this water system with the remaining residents of the City still relying on wells for their water.

EMERGENCY SERVICES

There are several emergency service providers in Shady Cove.

LAW ENFORCEMENT

The City now contracts with Jackson County Sheriff's Office for law enforcement. State police are available for enforcement of traffic laws on Oregon State Hwy 62.

FIRE AND EMERGENCY MEDICAL RESPONSE

Jackson County Fire District #4, with a main station in Shady Cove at 21200 Hwy 62 and a substation at McGregor Park near Lost Creek Lake, provides fire suppression and emergency medical response to not only Shady Cove, but serve the 55 square miles of rural/residential area of the Upper Rogue surrounding Shady Cove as far north as Lost Creek Lake. Fire District #4 as well as other fire districts and companies of Jackson County operate under a mutual aid agreement to assist neighboring districts and receive their assistance when needed.

MEDICAL

Shady Cove has a medical clinic staffed with one full time medical provider and one part-time provider. ~~The Shady Cove Medical Clinic at 21990 Hwy 62 offers urgent care Monday through Thursday 8am to 5pm and Friday 8am to 3pm; closed Noon to 1:30pm each day for lunch.~~

A dental office is located at 21300 Hwy 62, Suite 100 in Shady Cove ~~and is open Monday through Thursday 8am to 5pm~~.

Ambulance (both air and ground transportation) services are available from Mercy Flights, a non-profit organization. Memberships are available to make use of this service either at no or little cost. Mercy Flights is dispatched by calling 911.

EMERGENCY BROADCAST STATION

Shady Cove is served by a low power radio station that was initiated as emergency information broadcast station, and has now broadened the content to serve the community by making public service announcements as well as playing music for all ages. The call name for the station is KSHD and is found at 94.3 on the FM radio dial.

SCHOOLS

There is one public school in Shady Cove serving children Kindergarten through Middle School, operated by Jackson County School District #9. Students in grades 9 to 12 attend

Eagle Point High School. With the formation of charter schools in both Butte Falls and Prospect, students may be enrolled at those locations instead of at Shady Cove.

There are ~~an~~ unknown numbers of home schooled children in the area.

A day care facility is located in Shady Cove serving pre-school children.

An after school program, the Upper Rogue Youth Activities, is hosted by the Upper Rogue Community Center at 22465 Hwy 62 (behind City Hall).

OTHER PUBLIC FACILITIES AND UTILITIES

CITY HALL

The Shady Cove City Hall serves the community with administrative services, police and public safety services, building permits and planning services, as well as financial administration of the City. A business license, available through City Hall (located at 22451 Hwy 62), is required of all doing business in Shady Cove. ~~Open hours for City Hall are Mondays, Tuesdays, Thursdays and Fridays 9 am to Noon and 1 to 5 pm (except major holidays).~~

LIBRARY

There is a branch of the Jackson County Library system in Shady Cove located at 22477 Hwy 62 next to City Hall. The Shady Cove Library has a conference room available by reservation. ~~The Library is open Tuesdays Noon to 6 pm, Wednesdays 2 to 7 pm, and Fridays 10 am to 5 pm~~.

COMMUNITY CENTER

The Upper Rogue Community Center (URCC), located at 22465 Hwy 62 (behind City Hall), serves people of all ages in the community. URCC hosts activities for the youth, and offers space for meetings and exercise~~, provides a hot meal on Wednesdays at Noon, has a food pantry for those in need, and provides transportation to medical appointments. The URCC office is open M-F from 9 am to 5 pm.~~ The URCC has a thrift store to help finance URCC activities. The URCC was incorporated in1981 with a Mission Statement "To attract, initiate and maintain services and activities to benefit the people of the Upper Rogue.' URCC provides transportation for seniors, special needs clients and children, filling a need in the Upper Rogue. URCC has a food pantry affiliated with ACCESS and a Wednesday Lunch Program intended to provide ~~nutrition~~ a hot meal for people in need.

UTILITIES

Electricity is provided to the Shady Cove area by Pacific Power.

Telephone service is provided by Embarq/CenturyLink.

A cell tower located within Shady Cove provides coverage for most wireless devices. Public WiFi is available from the Shady Cove branch of the Jackson County Library.

Cable television service is no longer available in Shady Cove. Television service is through satellite companies such as Dish Network or DirecTV.

Avista provides natural gas to most areas of Shady Cove. Other sources of heating are either electric, fuel oil, wood or propane delivered.

Section G. HOUSING

The Residential Buildable Lands Inventory is an assessment of the existing supply of land for residential use within the Shady Cove Urban Growth Boundary (UGB). This section summarizes the methodology, assumptions, and results of the Shady Cove Buildable Lands Inventory. Later sections will compare the supply of buildable lands with the anticipated demand to determine if an adequate supply of buildable land exists.

Shady Cove was required to complete a Buildable Lands Inventory (BLI) because it experienced a growth rate that exceeded the average rate of growth for Oregon in at least three of the five years prior to 1997. The information derived from the study was also useful in guiding decisions about other phases of the periodic review of the Comprehensive Plan. The BLI is particularly useful in determining whether adequate land exists within the UGB to accommodate anticipated population growth. At present, the city has ample land to accommodate projected population growth. A UGB amendment in 2005 added 100 acres.

SETTING

The City followed guidelines of the document titled "Planning for Residential Growth – A Workbook for Oregon's Urban Areas" which outlined several steps for estimating the amount of buildable land in the UGB:

Step 1. Update land use and zoning in the computer mapping system (Geographic Information System [GIS]) by Rogue Valley Council of Governments.
Step 2. Determine gross vacant areas, including whole or partial tax lots.
Step 3. Determine constrained use and unbuildable land.
Step 4. Determine the percentage of acres needed for public facilities.
Step 5. Determine residential redevelopment potential.

STEP 1. UPDATE LAND USE AND ZONING THROUGH USE OF GIS

The Rogue Valley Council of Governments (RVCOG) maintains geographic information supplied by Jackson County. Shady Cove periodically informs the County of changes to zones and partitions/divisions of tax lots that are then added to the County's data base. RVCOG produced a GIS map product showing the most recent available information, and submitted the map to the City of Shady Cove. The BLI map, dated May 21, 1999, may be reviewed at City Hall. Discrepancies between the Assessor's information and actual land use were noted. It was determined that the area around the Rogue Air Airstrip, which is an Airpark Development Overlay Comprehensive Plan designation, should be evaluated as low density residential, consistent with its present R 1-20 zoning designation. The airstrip itself is zoned Airpark Commercial (AC) and its acreage is not included in this inventory.

STEP 2. DETERMINE GROSS VACANT ACREAGE

Gross vacant acres include all fully vacant lands, plus those that contain a residence but have additional land that can be developed. Vacant lots containing a minimum of 0.10 acre were counted. Smaller parcels were not inventoried because they were found to be unbuildable. Partially vacant parcels over 0.75 acre were considered to have potential for additional dwellings and this potential is shown on the inventory map. In determining acreage available for development, 0.25 acre was subtracted from each parcel over 0.75 acre already containing a dwelling. As an exception to the practice of including parcels

larger than 0.75 acre, many of the parcels located along the Rogue River are larger than 0.75 acre, but are long, narrow lots with a portion in the floodway or floodplain. The homes are generally situated in such a way that additional dwellings are unlikely, and encouragement of crowding additional housing into the floodplain was found to be inconsistent with the goal of reducing development in hazardous areas. To reflect these development constraints, the parcels fitting this description were removed from the vacant lands inventory, after field visits were conducted to confirm current location of structures and verify the situation.

Table G-1. Gross Vacant Acres and Partially Vacant Acres by Plan Designation

Plan Designation	Acres	Percent of Total Vacant
Low Density Residential (R1)	608.95	93.3
Medium Density Residential (R2)	15.86	2.4
High Density Residential (R3)	27.83	4.3
TOTAL	652.64	100.0

Source: U.S. Census data.

Shady Cove contains approximately 1,940 acres, of which around 1,622 ~~acres~~are usable. Approximately 45 percent of the area within the UGB is available for additional residential development, including both vacant and partially vacant lands.

STEP 3. DETERMINE UNBUILDABLE AND CONSTRAINED USE LANDS

Some lands cannot be developed because of steep slopes, location in a floodway, location within a floodplain, or designation as wetlands on the National Wetland Inventory. Only one non-river related wetland feature is located within Shady Cove, at the site of a former aggregate operation at the southern edge of the City. ~~A local wetland inventory is anticipated to be completed in the 1999-2000 biennium and may expand the number of identified wetland sites. The i~~I Other identified wetland features are along the Rogue River, Indian Creek, Long Branch Creek, and two unnamed Rogue River tributaries on either side of Sawyer Road. The 50-foot setback for these streams will not significantly affect the ability to develop adjoining parcels.

Other lands are constrained because they are in public ownership. While portions of the community are lacking in public or community water system, it is assumed that the area within Shady Cove will have access to a water system service within the 20-year planning cycle.

Shady Cove is the ~~only~~ largest city within Oregon without a municipal water system. A bond levy to fund a municipal water system was defeated by voters in 1992, 1999 and again in 2012.

Nearly 174 acres that are considered to be undevelopable were removed from the inventory. Information from the City's topographic maps were used to determine slopes greater than 25 percent, which are identified as "steep slopes".

STEP 4. DETERMINE PERCENTAGE OF ACRES NEEDED FOR PUBLIC FACILITIES

As a community develops, land is needed for roads, parks, schools, places of worship, meeting halls, and other public and semi-public uses. The "Planning for Residential Growth" workbook suggests a range of 23 to 31 percent of the total area be reserved for these purposes, with smaller communities generally requiring a lower percentage of the total land

area. Shady Cove is similar in size to other communities in Oregon that have used a 25 percent allowance for public and semi-public uses. Approximately 134 acres have been subtracted to reserve this land for future public facilities.

STEP 5. DETERMINE REDEVELOPMENT POTENTIAL

Redevelopment potential is found on land where development has already occurred but which is likely to be replaced by new construction within the next 20 year planning period. Using the planning workbook rule-of-thumb, properties in Shady Cove were evaluated to determine which parcels contained buildings whose value was 30 percent or less of the total property value (structure plus land). Because Shady Cove is a relatively young community with few houses remaining from the period prior to the 1940s, its housing is generally in good condition. Using the 30 percent formula, a total of 12.28 acres were found to be redevelopable.

SUMMARY OF RESULTS

The following three tables reflect research using GIS. Land use information from the Jackson County Assessor's Office was used to identify vacant, partially vacant, and developed residential lands. The information was verified and revised as necessary by Staff. In 1999 when this process was done, the Citizen Advisory Committee assisted the Staff in this process. In each table, acreage is broken into three categories: Low Density, Medium Density, and High Density. Low Density refers to R1 zones, Medium Density lands are zones R2, and High Density lands are zoned R3. The total acreage inside the Shady Cove UGB is 1,622.

Table G-2. Shady Cove Buildable Lands Inventory Data[1]

	Fully Vacant Land		Partially Vacant Land		Redevelopable Land	
	# of parcels	Acres minus public use and floodway area	# of parcels	Acres minus public use and floodway area	# of parcels	Acres minus public use and floodway area
Low Density (R1)	168	222.08	159	219.44	38	5.96
Medium Density (R2)	18	8.28	4	3.51	7	1.56
High Density (R3)	16	19.20	8	6.26	3	0.50
TOTAL	202	249.56	171	229.21	48	7.52

ACTUAL DENSITY AND MIX OF HOUSING

The 2010 Census of Population and Housing listed 1383 housing units in Shady Cove. Nearly 56 percent of the units were single-family detached dwellings, and about 33 percent were manufactured homes. Another two percent were single units attached to other uses, such as apartments connected with a commercial structure, leaving about six percent of the housing as multi-family units.

[1] Shady Cove Buildable Lands Inventory dated May 21, 1999.

Between 1990 and 1998 Shady Cove added approximately 357 dwelling units and increased the population from 1,351 to 2,315 residents. Approximately 133 constructed single-family dwellings were added to the Assessor's roles during this period, representing more than 37 percent of new housing. Approximately 200 manufactured dwellings were added between1990 and 1998, both on individual tax lots and in mobile home parks. Shady Cove remains a community with a preponderance of single-family dwellings, but approximately 68 apartment units were constructed since 1990, ~~including a 24-unit senior apartment complex,~~ increasing the percentage of multiple-family units to more than 10 percent, not including manufactured dwellings in mobile home parks. For the period since 1990, multiple-family housing has accounted for 19 percent of the new housing. The density of all dwellings in the R3 zone is about three units per acre; however, most of the four-plexes representing newer apartment development were built on parcels no larger than 0.28 acre for a density of about 14 units per acre. Quail Run ~~Senior~~ Apartments, ~~the~~ a24-unit complex, is located on a 0.84 acre parcel for a density of more than 28 units per acre.

Table G-3. Developed Parcels by Zone Within City Limits[2]

Zone	Acres	Single-Family Dwelling Units	Manufactured Homes in Mobile Home Parks	Multi-Family Dwelling Units	Total Number of Dwelling Units	Average Acres Per Dwelling Unit	Median Acres Per Dwelling Unit
R1-6	36.08	90	0	0	90	0.35	0.25
R1-10	65.95	111	0	0	111	0.49	0.34
R1-20	465.74	276	0	0	276	1.51	0.64
R1-40	119.03	80	0	0	80	1.22	1.20
R2	62.95	71	132	12	215	0.25	---
R3	33.45	19	51	71	141	0.29	---
GC	93.68	10	40	14	64	2.22[3]	---
TOTAL	876.88	657	223	97	977	---	---
Average						0.81	

[2] Data as of 2015.

[3] Not statistically relevant because many of the GC (General Commercial) parcels are dominated by commercial uses and dwellings are accessory or secondary uses.

Table G-4. Developed Parcels by Zone Within City Limits Since 2003

Zone	Acres	Single-Family Dwelling Units	Manufactured Homes in Mobile Home Parks	Multi-Family Dwelling Units	Total Number of Dwelling Units	Average Acres Per Dwelling Unit	Median Acres Per Dwelling Unit
R1-6	1.62	9			9	.20	.21
R1-10	8.90	26		2	30	.39	.23
R1-20	48.83	73		2	77	.65	.29
R1-40	10.93	9			9	1.21	1.51
R2	6.65	17		2	17	.39	.22
R3	2.24	9		10	19	.11	.11
GC	.64	3			3	.21	.21
TOTAL	81.38	146		18	164	.50	.40

HOUSING NEEDS ANALYSIS

PROJECTED NEEDED HOUSING UNITS

~~On June 24, 1999, the Board of County Commissioners adopted coordinated population projections for all jurisdictions within Jackson County. While the initial figures were for 2015, the Office of Economic Analysis had provided a county-wide projection for the year 2020, which the jurisdictions used during a joint meeting in advance of the Board decision. The coordinated projections established a population of 4,400 in Shady Cove for the year 2020, an increase of 2,085 from the 1998 population estimate of 2,315. Using the present household size of 2.33, approximately 894 additional housing units will be required to meet the need.~~

In June 2015, Portland State University published a coordinated population forecast for Jackson County. The Oregon Legislature vested the authority for preparing estimates to PSU after previous efforts resulted in uneven application of population coordination statutes through the state. The PSU forecast begins in 2015 and extends to 2065. PSU estimated a population of 3,168 in 2015. Earlier local forecasts prepared for the Jackson County Comprehensive Plan indicated that Shady Cove would increase to 4,400 by 2020. The PSU forecast significantly lowered the total to 3,421 in 2020, then rising to 4,247 in 2045, and 5,545 by 2065. Current forecasts for 2015 show 3,462. Using the present household size of 2.33, approximately 294 additional housing units will be required to meet the need.

Table G-5. Population by Age Category in Shady Cove

Age Category	Percentage of Population						Change in Percent			
	Shady Cove			Jackson County			Shady Cove		Jackson County	
	1990	2000	2010	1990	2000	2010	2000	2010	2000	2010
Under 5	6.3	5.9	4.3	6.7	6.0	5.9	-0.4	-1.6	-0.7	-0.1
5-14	16.7	12.8	9.1	18.4	14.0	12.0	-3.9	-3.7	-4.4	-2.0
15-19	2.7	4.9	5.5	3.9	6.0	6.5	2.3	0.5	2.0	0.5
20-24	3.2	3.9	4.2	4.5	7.2	6.0	0.7	0.3	2.6	-1.2

25-44	25.5	22.3	17.3	30.0	25.5	22.9	-3.2	-5.1	-4.5	-2.6
45-64	25.3	27.8	33.0	20.3	25.4	29.1	2.5	5.2	5.1	3.7
65+	20.3	22.3	26.7	16.2	16.0	17.6	2.0	4.4	-0.2	1.6

Table G-6. Number of Bedrooms in Housing Units.

	Estimated Number of Units	Percentage of Total
Total	1,480	
No bedroom	101	6.8
1 bedroom	145	9.8
2 bedrooms	354	23.9
3 bedrooms	668	45.1
4 bedrooms	205	13.9
5 or more bedrooms	7	0.5

Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.

The majority of housing in Shady Cove are three and four bedroom houses (59%). Housing ranges from studio apartments (no bedrooms) to five or more bedroom homes.[4]

Shady Cove has an aggregate number of rooms of 7,707 which is an average of 2.6 rooms per capita.[5]

Owner occupied housing units account for 70.5% of housing in Shady Cove; renter occupied housing accounts for 29.5% of housing.[6]

Sixty-five percent of homes in Shady Cove have a mortgage. The median value of mortgaged owner occupied housing is $244,400. The median household income for owners of mortgaged housing is $55,234 per year. The median amount of mortgage on mortgaged housing is $1,426 per month. The median amount of real estate taxes on mortgaged housing is $2,016 per year.[7]

Table G-7. Types of Housing Structures in Shady Cove.

	Estimated Number	Percentage of Total
Total:	2,891	
Owner occupied	1,930	66.8
Single family dwelling	1,391	48.1
Manufactured and Mobile homes	513	17.7
Recreational Vehicle (RV)	26	0.9
Renter occupied	961	33.2
Single family dwelling	439	15.2
2 to 4 units	79	2.7
5 or more units	221	7.6
Manufactured and Mobile homes	222	7.7

[4] Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.
[5] Ibid.
[6] Ibid.
[7] Ibid.

Source: U.S. Census Bureau, 2012 American Community Survey data.

Ninety-one percent (91%) of housing units are occupied and only 9% of housing units are vacant with the vacancies due to the house being up for sale or is only utilized seasonally. There is more demand than supply for rental units.[8]

A little more than 25 percent (25.4%) of the population of Shady Cove live in a manufactured dwellings or mobile home. A little more than 48 percent (48.1%) of the Shady Cove population lives in owner occupied single family dwellings. Approximately 15 percent (15.2%) of the population lives in a rented single family dwelling. About 10 percent (10.4%) of the population lives in a rented multi-unit dwelling. Less than 1 percent (0.9%) live in a recreational vehicle (RV).[9]

There are approximately 398 rental units in Shady Cove (29.5% of total housing is rental property). Eighty-five percent of rental units have cash rents ranging from $150 to $1,249 per month.[10]

Table G-8. Heating Source for Dwellings in Shady Cove.

Heating Source	Percent of Total Dwellings
Electricity	77.9
Wood	9.6
Fuel oil	5.0
Liquid propane	4.8
Natural gas utility	2.7

Source: U.S. Census Bureau, American Community Survey (ACS) data.

Table G-9. Age of the Housing Structures in Shady Cove.

Built (in years)	Percentage of Structures
2 years of less	0
3 to 12	20.2
13 to 22	32.7
23 to 32	17.9
33 to 42	5.5
43 to 52	7.2
53 to 62	7.8
63 to 72	6.2
Greater than 73 years	2.5

Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.

[8] U.S. Census Bureau, 2012 American Community Survey (ACS) data.
[9] Ibid.
[10] Ibid.

Section H. LAND USE PLAN

This section considers the existing and planned land uses within Shady Cove and the Shady Cove Urban Growth Boundary (UGB). The land use designations on the Shady Cove Comprehensive Plan Map and their relation to the Shady Cove Zoning Map are explained. Discussion of land use needs required by Statewide Planning Goals 9 [Economy], 10 [Housing], and 14 [Urbanization] is included in other sections of this Comprehensive Plan.

SUMMARY OF LAND USE DESIGNATIONS AND ZONING

Like other cities in Oregon, Shady Cove's land use program includes a Comprehensive Plan Map and a Zoning Map. The Comprehensive Plan lays the foundation for the Zoning Map. Courts have determined that zoning must be consistent with the Comprehensive Plan Map. In urban areas, land use designations generally increase in density and intensity from Single Family Residential (low density) to Multiple Family Residential (high density), to Commercial, and finally to Industrial. It is permissible for zoning on a property to be less intensive or dense than the Comprehensive Plan designation, but it is not permissible for the zoning to be more intensive or dense than the Comprehensive Plan indicates. For example, a property may be shown as Commercial or Industrial on the Comprehensive Plan Map, but be zoned R1 (Single Family Residential). Until the zoning is changesd to Commercial or Industrial, only R1 (Single Family Residential) uses will be allowed. The primary intent of a different Comprehensive Plan designation is for a city to express its long-term interest in establishing more intensive uses in the future rather than expanding the Urban Growth Boundary.

A third category is provided in addition to Comprehensive Plan designations and zoning. Overlays affect the uses otherwise permitted by a zoning district. While the R1 (Single Family Residential) zone allows dwellings and accessory buildings, airport overlays restrict the presence or height of structures near a runway. Flood (FEMA) regulation also set additional standards for placement of structures on the property to remain eligible for the Flood Insurance program.

The Shady Cove Comprehensive Plan has six land use designations for the area within the Shady Cove Urban Growth Boundary (UGB). The land use designations are:

- Public
- Commercial
- Industrial
- High Density Residential
- Medium Density Residential
- Low Density Residential

Compatible zoning districts for each of the Comprehensive Plan designations are shown in Table H1.

Table H1 also explains the land use plan designations and their relation to existing land uses and to existing zoning.

Table H1. Shady Cove Land Use Plan and Zoning District Consistency

Land Use Designation	Zoning Districts	Primary Purpose
Low Density Residential	RR-5* R1-6 R1-10 R1-20 R1-40	Provide areas for single dwelling units on individual lots
Medium Density Residential	R2	Provide areas for duplexes, ~~triplexes,~~ and mobile home parks
High Density Residential	R3	Provide areas for apartments and mobile home parks
Commercial	GC	Provide for a wide range of general and tourist commercial uses
Industrial	~~L-1~~ I	Provides for light manufacturing and light industrial uses
Public	P	Provide for uses that serve the public on publicly-owned land

*Jackson County zone applied in urbanizable areas.

State law requires that the City's Zoning Map be consistent with the Comprehensive Plan Map. Zoning is an implementation tool to help make the community's long-range plans a reality. Therefore, if the Comprehensive Plan map shows a particular area as Commercial, the zoning at that location should also be either existing as Commercial or will be eventually zoned Commercial.

EXISTING RESIDENTIAL ZONING

The Existing Comprehensive Plan has three basic categories based on the potential density of dwelling units:

- Low Density Residential
- Medium Density Residential
- High Density Residential

Particular types of residential uses are appropriate within each of these designations or categories. Low density residential areas are intended primarily for single-family homes. The zones applied under this designation recognize the range of existing conditions, such as current lot sizes and surrounding uses and future potential influenced by such factors

as slope, floodplain and access. Therefore, the range of low density residential minimum lot sizes goes from 6,000 square feet (0.14 acre) to 40,000 square feet (0.92 acre). The actual number of dwellings per acre in each low density residential zone may vary as follows:

ZONE	DWELLINGS (potential average density)
R1-6	Six per acre – minimum 6,000 square foot lots
R1-10	Four per acre – minimum 10,000 square foot lots
R1-20	Two per acre – minimum 20,000 square foot lots
R1-40	One per acre – minimum 40,000 square foot lots

The density selected for different areas is based on existing land use patterns, access to streets, slope steepness, flood hazard areas, etc.

The Medium Density Residential category is implemented by an R2 zone that allows single family houses (including manufactured houses), duplexes, and mobile home parks, densities could be as much as nine or ten dwelling units per acre. The R2 areas are relatively close to Highway 62, mostly at existing mobile home parks, and the older residential area near the school. Increased density may help in the economic servicing of these areas with streets and utilities.

The High Density Residential category is ~~proposed for~~found in areas near Highway 62, the commercial districts, and some existing mobile home parks. It is implemented by an R3 zone, which ~~is ultimately expected to~~ consists primarily of renter-occupied apartments or owner-occupied condominiums. The density could be as much as 20 apartment units per acre.

EXISTING AND PROPOSED COMMERCIAL ZONING

The Shady Cove Zoning Ordinance currently includes two commercial zoning districts. Nearly all General Commercial (GC) lands front on Highway 62. The Shady Cove Airpark and a small parcel nearby are zoned Airpark Commercial (AC).

An area east of Highway 62 and north of the existing commercial zoning is currently zoned for residential use. Establishing a Commercial Comprehensive Plan designation northward from the present commercial zoning to a line extending east from Schoolhouse Lane will establish the intent of the City to permit future commercial development in this area. [Realistic? This seems like strip commercial.] Extending the area farther to the west would also permit development of a pedestrian-friendly mix of commercial and residential uses at the core of the city.

INDUSTRIAL DESIGNATION

The Economy Element cites a need to provide for non-polluting employment opportunities. Policy 4 provides that the City will evaluate the potential for future light industrial, commercial, or other airport-related development in the vicinity of the private airstrip on the west side of Shady Cove. The Zoning Regulations include a Llimited Industrial district, but no land is currently zoned L~~I~~I. An approximate 50-acre area west of Rogue Air Drive appears to be an appropriate area for light industrial development. An Industrial Comprehensive Plan designation would indicate the City's interest in eventual conversion of land to this purpose as the need arises.

PUBLIC DESIGNATION

All of the land given the designation as public is owned by public agencies and is used or is potentially useful for public purposes. A public use zoning district was developed in 1987 for this plan designation.

"OVERLAY" DESIGNATIONS AND ZONES

In addition to comprehensive plan and zoning designation, the official maps for Shady Cove also include overlays. An overlay designation affects the uses that would otherwise be allowed in the underlying zone. There is an overlay designation on the Comprehensive Plan Map for an Airpark Development area. This designation is applied to the area surrounding the private airstrip on the west side of Shady Cove. The overlay area includes the area of possible noise incompatibilities and approach and clear zones. Structure locations and heights are regulated differently than in other R1 zones. Based on landowner interest and the presentation of an Airport Master Plan the City rezoned the Rogue Airpark and one parcel under the airpark overlay designation in order to better provide for aviation and related uses.

The historic preservation and floodplain sections also function as "overlay" zones that is site-specific regulations in addition to the primary zoning district. The floodplain regulations apply to many properties in Shady Cove; however, the historic preservation section applies to only a few sites until more are described as officially designated.

Section I. TRANSPORTATION

The Shady Cove City Council adopted a Local Street Network Plan (LSNP) that was drafted by the engineering firm Parametrix, Inc. The plan assessed the existing street network and evaluated potential transportation projects. The plan showed all proposed streets at the time of the plan adoption in June 2007. The LSNP complied with the Transportation Planning Rule (TPR) and the Oregon Highway Plan (OHP) demonstrating the need for street connectivity to local land uses to enhance accessibility to shopping, schools, residential areas, bike/pedestrian circulation areas and other community destinations. The LSNP also provided ways to lessen the impacts of local traffic on State Highway 62 through downtown Shady Cove.

Information from the Local Street Network Plan has been incorporated into the Comprehensive Plan for Shady Cove in this Section and updated with data from the last seven years since its adoption.

TRAFFIC IN SHADY COVE

Incorporated in 1972, Shady Cove is a relatively young city. While new streets must meet a prescribed set of standards, standardization did not begin until 1997. Older streets pre-date even county road standards.

The road system within Shady Cove was improved with the development of neighborhoods, and as the need arose, without long range planning or design. At the time the City became incorporated the roads and streets in use were either privately owned to access private property with easements to allow the next property owner access to their property or owned by Jackson County. As a result, Shady Cove has a large number of streets with variable right-of-way widths and surfaces, many being gravel roads in rights-of-way as narrow as 20 feet. Only a few areas have even a modified street grid pattern. The area bounded by Edgewood Park Drive, Cedar Street and Highway 62 exhibits a traditional grid pattern. A modified grid pattern exists between Cleveland Street and Hudspeth Lane. Cul-de-sacs and unconnected streets are common throughout the city.

Shady Cove has no traffic signals. During the repairs to the bridge crossing the Rogue River in Shady Cove a temporary signal was installed for construction safety. ODOT removed the signal following the repairs to the bridge because the site did not meet the minimum volume criteria to warrant a permanent signal.

Except for the few who live within walking distance, every trip to the post office, and most residents receive their mail at the post office, requires travel on Highway 62.

Periodic traffic studies give an indication of the change in the area over the years,

Table I-1. Average Daily Traffic Volume Through Shady Cove.

Year Survey Conducted	Number of Vehicles (Average Daily Traffic)
1958	1,950
1968	3,000
1976	4,100
1989	6,200
1999	9,200
2009	6,000
2014	6,000
2034 (Projected)	7,800

Source: 1958-1989 Information from files at Shady Cove City Hall. 1999-2013 ODOT Travel Volume Tables

ROAD SYSTEM DESIGN AND DEVELOPMENT

In 1984 the City of Shady Cove had 6.58 miles of road with only approximately 6% of the road miles surfaced with asphalt. About 82% of the Shady Cove road miles were gravel surface or oil surfaced roads. The remaining 12% of the road miles were dirt or native surface roads.

In 1985 the road miles in Shady Cove increased to 8.79 miles with those surfaced with asphalt remaining at 6%. About 84% of the Shady Cove road miles were gravel surfaced or oiled surface roads and 10% were native surface roads.

Table I-2 indicates when streets were deeded to the City of Shady Cove.

Jackson County roads designated as collectors include Rogue River Drive, Old Ferry Road and Indian Creek Road. Rogue River Drive between milepost 5 and the junction with Highway 62 does not meet major collector standards and is causing problems between motorists, cyclists and pedestrians. A project to upgrade this section has been on hold many years by Jackson County waiting for coordination and cooperation with the City of Shady Cove.

City collector roads include Erickson Avenue, Cleveland Street, Schoolhouse Lane and Sawyer Road. All other streets are either designated local or private. See Table I-2 for street descriptions, classifications, and improvement plans[1].

Table I-2. Streets within Shady Cove.

Street Name	Ownership	Length in feet	Street Classifications		Surface Type	Surface Width in Feet	Capital Improvement Goals
Alder Street	Deeded to City 1984	330	Local		Asphalt	16	Completed
Alicki Lane	City	400	Local	Dead end	Gravel	18	Short term

[1] City of Shady Cove Resolution 15-02, adopted by City Council and effective January 8, 2015.

Street Name	Ownership	Length in feet	Street Classifications		Surface Type	Surface Width in Feet	Capital Improvement Goals
Alpine Avenue	City	350	Local	Dead end	Asphalt	16	
Angler's Place	City	380	Local	Dead end	Asphalt	26	
Balsam Drive[2]	Pvt./vacated	N/A	N/A	N/A	N/A	N/A	
Black Oak Drive	Private[3]	420	Private		Rock	8-10	
Blacktail Lane	City	370	Local	Dead end	Asphalt	22	
Bond Road	City	1,520	Local	Dead end	Rock	19	Mid-term
Braughton Way	City	330	Local	Dead end	Rock	20	Short term
Brophy Way	Deeded to City from State in 1981	1,530	Local	Dead end	600 ft Asphalt; 930 ft Rock	24	Mid-term
Buckhorn Lane	City	330	Local	Dead end	Asphalt	22	
Bur Oak Street	Private		Private		Asphalt		
Casey Place	City		Local	Cul-de-sac	Asphalt		
Castaline Place	City	390	Local	Dead end	~~Rock~~ Chip Seal	16	Short term
Cedar Street	Deeded to City from Jackson Co. in 1984	1,120	Local		Asphalt	28	
Celtic Circle	City				Asphalt		
Chandra Lane	Deeded to City 1982	420	Local	Dead end	Rock	13	Short term
Chaparral Drive	Deeded to City from Jackson Co. in 1984	550	Local		Asphalt	23	
Chevney Drive	City	690	Local	Dead end	Asphalt	23	
Church Street	City						
Cindy Way	City		Local	Dead end	Asphalt	28	
Cindy Court	City		Local	Cul-de-sac	Asphalt	28	
Clanning Court	City		Local	Dead end	Rock		
Cora Lane	City	400	Local	Dead end	Rock	6	Short term
Country Court	City	200	Local	Cul-de-sac	Asphalt	26	

[2] Platted, not developed; Vacated in 1990s.
[3] Privately owned by Shady Cove Property Owners Association (SCPOA) resident group.

Street Name	Ownership	Length in feet	Street Classifications		Surface Type	Surface Width in Feet	Capital Improvement Goals
Cowag Lane	Private	420	Private			11	
Crescent Drive	Private[4]	339	Private	Dead end	Rock	8	
Deer Park Drive	City	1,960	Local	Dead end	Asphalt	22	
Dion Court	City		Local	Dead end	Asphalt		
Edgewood Park Drive	Deeded to City from Jackson Co. 1984	850	Local			21	
Emily Court	City						
Erickson Avenue	Deeded to City 1984	1,000	Collector		~~Rock~~ Chip Seal	24	Summer 2015
Fawn Circle	City	300	Local	Dead end	Asphalt	20	
Fir Street	Private[5]		Private		Rock	8-10	
Firehouse Lane	Deeded to City 1985	830	Local	Dead end	Asphalt	22	
Flower Street	Private	480			Asphalt	15	
Ginny Lane	City	200	Local	Dead end	Rock	18	
Glass House Lane	City	180	Local		Asphalt		
Hall Avenue	Deeded to City 1987	300	Local		Rock	16	Short term
Hart Circle	City	140	Local	Dead end	Asphalt	22	
Heather Lane	Deeded to City from Jackson Co. 1984	250	Local	Dead end	Asphalt	14	
Holly Street	Deeded to City from Jackson Co. 1984	600	Local		Asphalt	17-21	
Hudspeth Lane	City	3,190	Local		Asphalt	18-28	Mid-term
Indian Creek Lane	Private		Private	Dead end	Rock	11	
Indian Creek Road	Jackson County	400 ft in City			Asphalt, Rock		
Indian Trail Court	City	200	Local	Dead end	Asphalt	24	

[4] Privately owned by Shady Cove Property Owners Association (SCPOA) resident group.
[5] Privately owned by Shady Cove Property Owners Association (SCPOA) resident group.

Street Name	Ownership	Length in feet	Street Classifications		Surface Type	Surface Width in Feet	Capital Improvement Goals
James Place	City	860	Local	Dead end	Rock	14	
Jane Drive	City	580	Local		Asphalt	20	Summer 2015
Kathleen Terrace	City	420	Local	Dead end	Asphalt	20	
Kee Lane	City	450	Local		Asphalt	24	
Kelley Court	City	300	Local	Cul-de-sac	Asphalt	26	
Kimberly Court							
Kinworthy Drive	Deeded to City 1991	400	Local		~~Rock~~ Chip Seal	16	Summer 2015
Laurel Drive	Private[6]		Private	Dead end	Rock	8	
Leonore Court	City	260	Local	Dead end	Asphalt	13	
LeeAnn's Way	City	100	Local	Dead end	Asphalt	12	
Linda Lane	City		Local	Cul-de-sac	Asphalt	28	
Madden Lane	Private		Private	Dead end	Rock	14	
Madrone Street	Private	675	Private	Dead end	Rock		
Mallory Lane	Private	1,600	Private		Asphalt	18	
Manzanita Drive	Private[7]		Private		Rock	8	
Maple Drive	City	700	Local		Asphalt	28	
Maple Street	Deeded to City from Jackson Co. 1984	470	Local	Dead end	~~Rock~~ Chip Seal	20	Short term
Marjane Lane	City	190	Local	Dead end	Asphalt	13	
Mason Lane	Deeded to City 1985	1,020	Local	Dead end	Rock	18	Short term
Melrose Drive	City	600	Local		Asphalt	26	
Nork Lane	City		Local	Dead end	Asphalt	18	
Oak Meadow Court	Private		Private				
Oak Ridge Dr.	City						
Old Ferry Road	Jackson County		Collector	Dead end	Asphalt		

[6] Privately owned by Shady Cove Property Owners Association (SCPOA) resident group.

[7] Privately owned by Shady Cove Property Owners Association (SCPOA) resident group.

Street Name	Ownership	Length in feet	Street Classifications		Surface Type	Surface Width in Feet	Capital Improvement Goals
Orchard Lane	City		Local	Cul-de-sac	Asphalt	26	
Osprey Vista	City	1,130	Local	Cul-de-sac	Asphalt	25	
Park Drive	City	1,340	Local		~~Rock~~ Chip Seal	16	Short term
Penny Court	City	130	Local	Dead end	Asphalt		
Penny Lane	Deeded to City 1993	1,200	Local		Asphalt	22	
Pine Street	City	450	Local				
Pine Street (Cove)	Private[8]	500	Private		Rock	8	
Pinetop Terrace	City	550	Local		Asphalt	24	Summer 2015
Ponderosa	City	330	Local	Dead end	Asphalt	21	
Quail Run Drive	City	830	Local		Asphalt	26	
Rene Drive	Deeded to City 1994	4,200	Local		Asphalt	22	
Riverside Drive	Private[9]	1,025	Private		Rock	10	
Riverview Circle	Deeded to City 1982	830	Local	Dead end	Rock	20	Short term
Rogue Air Drive	Deeded to City 1990, 1994	3,870	Local/ Private	Dead end	~~Rock~~ Chip Seal	22	Mid-term
Rogue River Drive	Jackson County	4,000 in Shady Cove	Collector		Asphalt		
Sarma Drive	Deeded to City 1982, 1987	1,540	Local	Dead end	Asphalt	17	
Sawyer Road	Jackson County	250	Collector	Dead end	Rock		
Schoolhouse Lane	Deeded to City from Jackson Co. 1984	1,650	Collector		Asphalt	15	
Shady Lane	Private	450	Private	Dead end	Rock		
Shady Oaks Court		200	Local	Cul-de-sac	Asphalt		
Shirley Lane	City	380	Local	Dead end	Asphalt	16	Summer 2015

[8] Privately owned by Shady Cove Property Owners Association (SCPOA) resident group.
[9] Privately owned by Shady Cove Property Owners Association (SCPOA) resident group.

Street Name	Ownership	Length in feet	Street Classifications		Surface Type	Surface Width in Feet	Capital Improvement Goals
Skyline Drive	City	260	Local		Asphalt	12	Summer 2015
Sowell Court	City		Local	Dead end	Asphalt		Summer 2015
Sowell Drive	City	620	Local		~~Rock~~ Chip Seal	22	Summer 2015
Spain Lane	Private		Private		Asphalt		
Steelhead Place	City	250	Local	Dead end	Asphalt	13	
Summit Drive	Deeded to City from Jackson County in 1986		Local	Dead end	Rock		Only partially developed as platted
Sunburst Drive							
Tamarack Street[10]	Private[11]		N/A		N/A		
Terrace Place	City	300	Local	Cul-de-sac	Asphalt	26	
Train Lane	Deeded to City 1981, 1990, 1991	750	Local		Rock	12	
Valley View Dr.	City	240	Local		Asphalt	20	
Village Street[12]	Private	100	N/A		N/A		
Walnut Lane	Deeded to City 1975, 1977	730	Local	Dead end	~~Asphalt~~ Chip Seal	18	
White Oak Way	Private		Private	Cul-de-sac	Asphalt		
Whitetail Lane	City	390	Local	Dead end	Asphalt	22	
Williams Lane	Deeded to City from Jackson Co. 1984	1,450	Local	Dead end	Asphalt	16	
Yew Wood Dr.	City	1,270	Local		Asphalt	26	
Highway 62	Oregon Dept. of Transport.	? ft in Shady Cove	Arterial		Asphalt		ODOT 2017 (bridge to school)

Source: Compiled from files at Shady Cove City Hall and the 2007 Local Street Network Plan.

[10] Platted, not developed;

[11] Privately owned by Shady Cove Property Owners Association (SCPOA) resident group.

[12] Vacated by City in 1987

Table I-3. Street Improvement Project Priority.

Period Planned	Project Name / Location	Estimated Project Cost (2007 costs)	Comments
2015-2025	Project 9: Connect Rogue River Drive and Chaparral Drive	$133,000	260 feet / 880 feet; signal at Hwy 62 and Rogue River Drive
2015-2025	Rogue River Drive to Sawyer Road	$2,653,242	
2015-2025	Provide right turn lane at intersection of Rogue River Drive and State Hwy 62		
2015-2025	Rogue River Drive from Sawyer Road to Walnut Lane	$1,153,910	
2015-2025	Rogue River Drive from Walnut Lane to Bond Road	$1,235,715	
2025-2035	Cleveland Street Extension	$544,000	820 feet
2025-2035	Chevney Drive Extension	$442,000	785 feet
2025-2035	Kathleen Terrace Extension	$501,000	980 feet
2025-2035	New road on School District property between Schoolhouse Lane and Hudspeth Street	$1,189,000	Public project; 2,440 feet
2025-2035	Schoolhouse Lane Extension	$1,001,000	1,530 feet
2025-2035	New road – Schoolhouse Lane to Mallory Lane	$255,000	500 feet
2025-2035	New road – Mallory Lane to Williams Lane	$177,000	Public project; 350 feet
2025-2035	Oak Ridge Drive	$209,000	420 feet
2025-2035	New road – Shady Lane Extension connection Schoolhouse Lane to Sawyer Road	$1,434,000	2,950 feet
2025-2035	Local street grid west of Rogue Air Drive	$1,882,000	3,900 feet
Past 2035	New road – Schoolhouse Lane Extension to Mason Lane	$1,813,000	3,650 feet
Past 2035	New road – Sawyer Road to Rogue Air Drive	$729,000	1,440 feet
Past 2035	New road – end of Mason Lane to Rogue Air Drive	$356,000	730 feet
Past 2035	Walnut Lane Extension to Sawyer Road	$966,000	1,925 feet

Table I-3 (cont'd). Street Improvement Project Priority.

Period Planned	Project Name / Location	Estimated Project Cost (2007 costs)	Comments
Past 2035	Local street connection – Bond Road to Rogue River Drive	$783,000	1,580 feet
Past 2035	New road – between Bond Road and Rene Drive	$1,276,000	2,550 feet
Past 2035	Bond Road Extension across the Rogue River	$17,471,000	(2nd bridge in City); 3,390 feet
Past 2035	Improve Bond Road to collector status	$826,000	1,930 feet
TOTALS		$33,009,000	

Source: Local Street Network Plan, adopted June 2007.

Private developers will construct most of the medium range projects, with the exception of a road across the school district property and a connection from Mallory Drive to Williams Lane. The public projects exceed $1.3 million (2007 dollars).

Identified long-range projects generally occur on the western side of the City and in the current Urban Growth Boundary for Shady Cove. The second bridge crossing the Rogue River and all association road projects with the bridge crossing have been designated as long-range due to the estimated costs (over $17 million (2007 dollars)).

Table I-4. Transportation Planning Documents.

Plan	Date Adopted	Location of Document
Oregon Transportation Plan	September 2006	http://www.oregon.gov/ODOT/TD/TP/pages/otp.aspx
Oregon Aviation System Plan	February 2008	http://www.oregon.gov/aviation/pages/docs/system_plan/2007_oregon_system_plan_details.aspx
Oregon Airport Land Use Compatibility Guidebook	January 2003	http://www.oregon.gov/aviation/docs/resources/chapter_one.pdf
Oregon Bicycle / Pedestrian Plan	June 1995	http://www.oregon.gov/ODOT/hwy/bikeped/docs/or_bicycle_ped_plan.pdf
Oregon Highway Plan	1999	http://www.oregon.gov/ODOT/TD/pages/ohp.aspx

Plan	Date Adopted	Location of Document
Oregon Public Transportation Plan	April 1997	http://www.oregon.gov/ODOT/TD/TP/Plans?OPTP.pdf
Oregon Transportation Safety and Action Plan	October 2011	http://www.oregon.gov/ODOT/TS/docs/tsap_revised_03-20-12.pdf
Jackson County Transportation System Plan	March 2005	http://www.co.jackson.or.us/Files/Jackson%20County%20Transportation%20System%20Plan.pdf
Local Street Network Plan	June 2007	Shady Cove City Hall

Shady Cove has adopted plans and ordinances that promote pedestrian-bike connectivity, site design features, and right-of-way improvement standards. The plans incorporate many of the standards recommended in the Model Development Code and User's Guide for Small Cities. The State updated the model code in 2005 with a focus on compliance with the Transportation Planning Rule, warranting a new review of Shady Cove's ordinance to ensure consistency with the new model code.

Public Transportation

Shady Cove is currently served by a private transportation system (Paratransit, Inc.) through Rogue Valley Transit District (RVTD) as Valley Lift. Citizens of Shady Cove can call (541) 842-2080 to inquire about transportation services. A typical ride from Shady Cove to the Rogue Valley is $5 each way and can be used for visiting friends and family as well as for medical appointments and shopping purposes.

The citizens of Eagle Point failed to approve (May 2014) extending the Rogue Valley Transportation District (RVTD) from White City to Eagle Point connecting Eagle Point residents to public transportation throughout the Rogue Valley. The future may hold the same for Shady Cove, but would need a vote of support by the majority to extend public transportation to Shady Cove.

Land use planning and transit-oriented development influences the success of an alternative transportation program. By implementing its own transportation alternatives, cities could tailor services and actively plan land uses (such as mixed-use developments) to meet the needs of the community and support alternative transportation. The City of Shady Cove may wish to explore adoption of a Town Center Master Plan and coordinating with RVTD for future transit service. The priorities for service reflect the work that would need to be completed before transit service can be provided.

Shady Cove Street Ordinance

Shady Cove adopted a separate street ordinance that outlines the design requirements for public improvements, including street access and circulation, pedestrian access and

circulation, vehicle and bicycle parking. Most of the requirements are taken from the Model Development and User's Guide for Small Cities (http://www.oregon.gov/LCD/TGM/pages/modelcode.aspx).

All street signs at street junctions with Hwy 62 need to comply with Oregon Department of Transportation (ODOT) specifications (size, double reflectivity and placement). ODOT supplies these signs when they need to be replaced.

COMMUTER TRAFFIC

Table I-7. Time of Day Workers Leave to Commute to Work.

Time of Day	Estimated Percent of Workers	Time of Day	Estimated Percent of Workers
Midnight to 5 am	6.4	9 am to 10 am	8.9
5 am to 6 am	4.0	10 am to 11 am	4.1
6 am to 7 am	31.1	11 am to Noon	0.8
7 am to 8 am	27.8	Noon to 4 pm	7.7
8 am to 9 am	4.5	4 pm to Midnight	4.7

Source: U.S. Census Bureau, 2012 American Community Survey (ACS) data.

Table I-8. Commuting Time to Work For Shady Cove Residents.

Commute Time in Minutes	Estimated Number of Workers	Percentage of Workers
Less than 5 minutes	84	9.5
5 to 9 minutes	14	1.6
10 to 14 minutes	7	0.8
15 to 19 minutes	64	7.2
20 to 24 minutes	133	15.0
25 to 29 minutes	125	14.1
30 to 34 minutes	282	31.8
35 to 39 minutes	68	7.7
40 to 44 minutes	33	3.7
45 to 59 minutes	68	7.7
60 to 89 minutes	0	0
90 or more minutes	10	1.1
TOTAL	888	

FINANCING STREETS

Table I-5. Street Fund Revenues for Shady Cove.

Resources	FY 2007-2008 Budget	FY 2008-2009 Budget	FY 2009-2010 Budget	FY 2010-2011 Budget	FY 2011-2012 Budget	FY 2012-2013 Budget	FY 2013-2014 Budget	FY 2014-2015 Budget	FY 2015-2016 Budget	FY 2016-2017 Budget
Working Capital	$21,694	$34,123	$38,025	$0	$0	$0	$5,000	$3,000	$93,500	$95,800
Earnings from Temporary Investments	$2,088	$715	$0	$481	$422	$21	$2,227	$0	$300	$0
State Highway Revenue	119,811	110,733	118,733	141,066	158,367	159,458	168,108	162,000	165,000	168,000
Resident Participation	$0	$0	$0	$0	$3,170	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	50,000	$0	$0
TOTALS	143,593	145,571	156,758	141,547	161,959	159,479	175,335	215,000	258,800	263,800

Table I-6. Street Fund Expenditures for Shady Cove.

Resources	FY 2007-2008 Budget	FY 2008-2009 Budget	FY 2009-2010 Budget	FY 2010-2011 Budget	FY 2011-2012 Budget	FY 2012-2013 Budget	FY 2013-2014 Budget	FY 2014-2015 Budget	FY 2015-2016 Budget	FY 2016-2017 Budget
Personnel Services	$13,248	$14,092	$8,090	$15,320	$0	$79,461	68,082	$0	$0	$0
Materials and Services	$85,749	$99,140	$85,844	105,029	184,539	108,807	41,877	153,400	197,900	232,200
Capital Outlay	$0	$0	$18,800	$8,888	$11,811	$13,865	$0	51,600	1,600	1,700
~~Bicycle / Footpath~~	~~$0~~	~~$0~~	~~$58,752~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~
General Operating Contingency	$43,581	$0	$0	$0	$0	$0	3,904	10,000	59,300	29,900
Transfers	$975	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTALS	143,553	151,257	171,486	129,237	196,350	202,133	113,863	215,000	258,800	263,800

80

Section J. URBANIZATION

As of 2014, the Shady Cove UGB contained 1,716 acres. Acres within the Shady Cove city limits are 1,296.

The following urbanization policy was adopted by Ordinance 404-77 by the Jackson County Board of Commissioners on December 21, 1977:

SECTION 1: Shady Cove Urbanizable Area

The Shady Cove Urbanizable Area includes lands currently within the City and encompasses selected lands surrounding the City which are planned for future City growth, and which are likely to require the extension of City services. The area is delineated by an Urban Growth Boundary imposed on the County Comprehensive Plan Map and more specifically shown as an Urban Growth Boundary line on a copy of the Jackson County Zoning Map. The County Zoning Map is considered a part of the City Comprehensive Plan for purposes of showing the location of the Urban Growth Boundary line.

The policies, revision procedures, and other discussion noted in this section of the Plan were developed as part of a coordinated process involving the City and County governing bodies, affected agencies, and local citizens and planning advisory groups.

POLICIES: The following policies will guide the administration of the Urban Growth Boundary for Shady Cove:

1) An Urban Growth Boundary as now or hereafter located for the Shady Cove area will establish the limits of urban growth to the year 2000.
   A) City annexation shall occur only within the officially adopted Urban Growth Boundary.
   B) Specific annexation decisions shall be governed by the official annexation policy for the City of Shady Cove. The City will provide an opportunity for the County to respond to pending requests for annexation.
   C) Establishment of an Urban Growth Boundary does not imply that all land included within the boundary will be annexed to the City.
2) A change in the use of urbanizable land from land uses designated on the Jackson County Comprehensive Plan to uses shown on the City Comprehensive Plan shall only occur upon annexation to the City.
   A) Development of land for uses designated on the City Comprehensive Plan will be encouraged to occur on underdeveloped lands contiguous to or encompassed by the existing City limits prior to the conversion of other lands within the boundary.
   B) Urban facilities and services must be adequate in condition and capacity to accommodate the additional level of growth, as allowed by the City Comprehensive Plan, prior to or concurrent with the land use changes.
3) Jackson County shall retain jurisdiction over land use decisions within the unincorporated urbanizable area and such decisions shall conform to these adopted policies.

A) Recognizing that unincorporated areas within the Urban Growth Boundary could ultimately become part of Shady Cove, the City's recommendation will be given due consideration. It is the intent of the County to administer a Shady Cove Urbanization Policies mutually adopted City/County policy in the urbanizable area until such time as the area is annexed.

B) The City will be requested to respond to pending applications for land use changes in the unincorporated urbanizable area. If no response is received, the County will assume the City has no objection to the request.

C) The City will request the County to respond to pending applications for land use changes within the incorporated area which could affect lands under County jurisdiction. If no response is received, the City will assume the County has no objection to the request.

4) An Area of Mutual Planning Concern will be established along with the Urban Growth Boundary. This area, lying immediately outside of the Urban Growth Boundary, is an area where the County will extend the opportunity to the City to respond to pending applications for land use changes. The establishment of the Area of Mutual Planning Concern also recognizes the possible need to include within the Urban Growth Boundary up to an additional 100 acres now within the Area of Mutual Planning Concern for needed urban expansion as projected at this time.

5) The City, County and affected agencies shall coordinate the expansion and development of all urban facilities and services within the urbanizable area.

A) Provisions for urban facilities and services shall be planned in a manner limiting duplication in an effort to provide greater efficiency and economy of operation.

B) A single urban facility and service extended to the urbanizable area must be coordinated with the planned future development of all other urban facilities and services appropriate to that area, and shall be provided at levels necessary for expected uses as designated on the City's Comprehensive Plan.

6) Long-range transportation planning for the urbanizable area shall be a joint City/County process coordinated with all affected transportation agencies.

7) All County road construction and reconstruction in the urbanizable area shall be built to urban standards.

Amendment Procedures for the Urban Growth Boundary and Urbanization Policies: The procedure for joint City and County review and amendment of the boundary and policies is established as follows:

MAJOR REVISIONS

Major revisions in boundary or policies will be considered amendments to both the City and County Comprehensive Plans, and as such, are subject to a legislative review process.

A major revision shall include any boundary change that has widespread and significant impact beyond the immediate area, such as quantitative changes allowing for substantial changes in population or significant increases in resource impacts; qualitative changes in the land use itself, such as conversion of residential to industrial use; or spatial changes that affect large areas or many different ownerships. Any change in Urbanization Policies is considered a major revision.

Major revisions will be considered by the City and County at five year intervals from the date of adoption of the Urban Growth Boundary and Urbanization Policies. If the City and County governing bodies find that circumstances prevail which have a significant effect on the public health, safety or general welfare of the community, a major revision could be considered at intervals of less than five years.

A request for a major revision can be initiated by an individual or group, citizen advisory committees, affected agencies, and governing bodies. The party who seeks the revision shall be responsible for filing adequate written documentation with the City and County governing bodies.

Final legislative action on major revision requests shall be based on the following factors:

1) Demonstrated need for the change to accommodate unpredicted population trends, to satisfy urban housing needs, or to assure adequate employment opportunities;
2) The orderly and economic provision of urban facilities and services;
3) Maximum efficiency of land uses within the current urbanizable area;
4) Environmental, energy, economic and social consequences;
5) Compatibility of the proposed change with other elements of the City and County Comprehensive Plans; and
6) The other Statewide Planning Goals.

Major revision proposals shall be subject to a mutual City and County review and an agreement process involving affected agencies, citizen advisory committees, and the general public.

MINOR BOUNDARY LINE ADJUSTMENTS

Minor adjustments to an Urban Growth Boundary line may be considered subject to similar procedures used by the City and County in hearing zoning requests. A minor amendment is defined as focusing on specific individual properties and not having significant impact beyond the immediate area of the change.

Application for a minor boundary line amendment can only be made by property owners, their authorized agents, or by a City or County governing body. Written applications for amendments may be filed in the office of the Jackson County Department of Planning and Development on forms prescribed by the County. The standards for processing an application are as follows:

1) Documentation must exist indicating the minor adjustment is based on all three of the following:

   A) A demonstrated need for the change consistent with the urbanization policies of the City and County;

   B) Maximum efficiency of land use and urban facilities and services; and, Shady Cove Urbanization Policies

   C) The effect on the existing land use character in the immediate area of the request.

2) Applications will be reviewed by the affected City and County planning advisory committees annually.

3) The applications will be reviewed at a joint City and County Planning Commission meeting held annually for the express purpose of considering minor boundary line adjustments.

4) The Planning Commissions are required to forward a recommendation and findings on each application to the City and County governing bodies for final consideration.

5) Amendments cannot be made to the Urban Growth Boundary line unless mutually agreed to by a majority from each governing body. The County governing body shall be responsible for the preparation of the actual legal instrument which officially amends the boundary line.

Reference Documents: The document entitled "Revised Urban Growth Boundary Proposal for the City of Shady Cove" dated August, 1977 as amended in September and December of 1977 was used as the basis for the preparation and coordination of this portion of the Comprehensive Plan and by this reference is considered a part of the Plan as it pertains to the Shady Cove Urbanizable Area.

Exception to the Statewide Planning Goals: As set forth in Statewide Planning Goal #2, Land Use Planning, Part II, any exception taken to the Statewide Goals must be noted in the Comprehensive Plan. For the Shady Cove Urbanizable Area, an exception to Goal #3, Agricultural lands was taken, as Class I through IV soils lie within the urbanizable area. The compelling reasons and rationale for the exception appear in the reference document noted above.

SECTION 2. The Comprehensive Plan Map for Jackson County is hereby amended by the addition of the Shady Cove Urban Growth Boundary in a manner conforming to Exhibit map "A" attached hereto and by this reference considered a part hereof.

SECTION 3. An Urban Growth Boundary line conforming to the boundary imposed on the Comprehensive Plan Map as set forth in Section 2 of this Ordinance is hereby adopted and more particularly described on a copy of the Jackson County Zoning Map attached hereto as Exhibit Map "B" and by this reference considered a part hereof.

Shady Cove Comprehensive Plan

APPENDIX

The following are goals and policies associated with the issues in the Comprehensive Plan recommended by the Planning Commission to the City Council for action.

- Implement and enforce building, zoning, and development standards based on:
    - population density
    - fire prevention
        - Improve residents' knowledge of Firewise principles to help them protect their property from wildfire effects
    - flood control
        - Remain compliant with FEMA standards for development within riparian areas
    - water supply
    - water quality
        - Implement and enforce water quality standards
        - Promote to all residents compliance with water quality standards
        - Prevent future building, development and businesses that fail to meet water quality standards
    - preservation of natural resources
- Promote public awareness for the need of a reliable water system (public or private) for residents citywide to insure the future of Shady Cove
- Develop a local public transportation plan for Shady Cove
    - Connect all residents, particularly the elderly and low income residents, with downtown businesses and the civic center (City Hall, Upper Rogue Community Center and Library) and medical facilities.
    - Connect Shady Cove with Medford and other locations that provide shopping, medical services, education, and other services to Shady Cove residents
    - Improve tourism numbers visiting Shady Cove without requiring additional parking facilities or jeopardizing air quality.
- Increase public access to the river and other natural resources (parks and open areas)
    - Enforce appropriate activities in public areas to ensure natural resources, public facilities and wildlife habitat are preserved and maintained.

- Promote tourism and improve community livability by developing and maintaining:
    - Parks and open spaces
        - Shaded seating associated with downtown walking paths
    - Bike paths
    - Hiking trails
    - Attractive, safe walking paths, particularly in the downtown areas
    - Promote attractive landscaping standards on both public and private property.
        - Investigate what it takes to become a Tree City USA city
        - Increase the areas designated as parks and open space
        - Promote the maintenance of riparian areas and natural (native) landscape areas to enhance the attractiveness of the Shady Cove area and increase the livability of the community.
- Improve the mutual relationship between the City of Shady Cove and Jackson County Fire District #4
    - Maintain the City's participation in the Firewise USA program
    - Continue annual citywide cleanup day(s)
    - Continue annual fall leaf collection
- Increase the area dedicated to parks and open spaces within the Shady Cove Urban Growth Boundary:
    - Continue maintenance of Aunt Caroline's Park
        - Improve use for family recreation
    - Identify, designate and establish mini parks throughout the City.
        - Associate with shaded resting areas within the business district.
    - Develop a lease agreement with the Medford District Bureau of Land Management for a natural park/open space for hiking paths in the northwest area of the Shady Cove Urban Growth Boundary.