

EXHIBIT C

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

IN THE MATTER OF CONSIDERATION OF A)
COMPREHENSIVE PLAN AMENDMENT AND LAND) RECOMMENDATION
USE REGULATION AMENDMENT TO ADOPT A) TO CITY COUNCIL
REVISED AIRPARK COMMERCIAL ZONE)

APPLICANT: City of Shady Cove Planning File No. CPA 16-01

RECITALS:

- 1) Chapter 154 of the Shady Cove Code of Ordinances governs Type IV Legislative Procedures within the corporate limits of the City and requires, if approval is recommended by the Planning Commission, that the City Council of the City of Shady Cove make the final decision regarding the application; and,
- 2) The Shady Cove Planning Commission, after providing proper public notice, met in Public Hearing on September 22, 2016, to consider amendments to the Shady Cove Comprehensive Plan and Shady Cove Code of Ordinances to include revisions to the Airpark Commercial zone. The draft Comprehensive Plan elements are attached as Exhibit A; the draft amendment to the Code of Ordinances is attached as Exhibit B. The Commission received testimony from interested parties and staff. The staff recommendations, as submitted to the Planning Commission, are contained in a staff report that is part of the record; and,
- 3) On September 22, 2016, following the close of the public hearing, the Planning Commission deliberated on the record of the proceedings, after which a motion was made and duly seconded, to recommend that the City Council approve Planning File No. CPA 16-01. The motion passed by a roll call vote of 4 to 0.

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

SECTION 1: FINDINGS

- 1) The Planning Commission hereby incorporates by reference all written and oral deliberations and findings of fact established in the record of the public hearing, and cites by reference: oral testimony of interested residents and agencies favoring and opposing the amendments, and the City Planner's staff report which are a part of the record.
- 2) The Planning Commission hereby finds that it has received all information and evidence necessary to consider the above request.
- 3) Public notice was provided by mailing notification of Public Hearing and Request for Comments to all property owners within the city limits and to affected

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agencies; publishing a Notice of Public Hearing in the Upper Rogue Independent; emailing agendas to interested parties, and having the printed agendas and staff report available at City Hall for public review. The Planning Commission finds and concludes that proper notice has been given.

- 3) The Planning Commission finds that updating the Comprehensive Plan implements a City Council short-term goal adopted in 2015. The Commission further finds that each plan element was evaluated during a series of workshops open to the public.
- 4) The Planning Commission finds that the concerns raised during the public hearing focused on future plans for street improvements and operations at the Rogue Airstrip, but did not constitute opposition to the revised text of the Airpark Commercial zone. The Commission further finds that the list of permitted uses is prescribed by Oregon Revised Statute 836.616. The Commission agrees with residents who recommended that aircraft fabrication be restored as a permitted use. No testimony was received regarding the Comprehensive Plan elements.
- 5) The criteria used to evaluate the requested amendments to the Comprehensive Plan elements are contained in Section 154.438. The Planning Commission finds that the proposed amendments are consistent with the criteria.

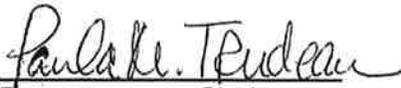
SECTION 2: CONCLUSION

The Planning Commission concludes that the proposed amendments to the Comprehensive Plan elements and revisions to the Airpark Commercial zone comply with procedural requirements of the Shady Cove Code of Ordinances;

SECTION 3: DECISION

Based on the record of the public hearing on this matter, the Planning Commission recommends approval of Planning File CPA 16-01 to amend the Shady Cove Comprehensive Plan; and the City of Shady Cove Code of Ordinances to include revisions to the Airpark Commercial zone, but restoring fabrication to the list of permit uses in the zone.

This RECOMMENDATION for APPROVAL is given to the Shady Cove City Council this 29th day of September 2016, in Shady Cove, Oregon.


Paula Trudeau, Chair