

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: March 19, 2014
Time: 7:00 p.m.

I. Meeting called to order.

The meeting was called to order by Chairman Gerald Fiedler. Members in attendance, and consisting of quorum, were Chairman Gerald Fiedler, Vice-Chairman Michelle Kropf, Commissioner David Hinson, Commissioner Gary Rodney, Commissioner Scot Ragsdale, and Commissioner Francisco Stoller. Commissioner Tino Aleman was absent.

Also attending were Planner Jessica Pelz and City Administrator Rob Daykin. Citizens Tom and Kay Edwards were present as well.

II. Approval of Minutes from Previous Meeting(s)

There was a requested correction to the minutes to change "Planner Nunley" to "Planner Pelz" in recognition of her marriage.

There was a motion to accept the minutes as corrected. The motion was seconded. Motion carries, unanimously.

III. Public Comment

Tom and Kay Edwards introduced themselves and explained that they had the property down by 8th Street. He stated that he believed the Commission was going to be talking about the "tiny homes" being mentioned a lot lately, but that he had misunderstood.

There was a small discussion regarding the property on the corner of SE 5th Street and Highway 99W (mostly to do with access and what the use might be).

IV. Discussion of Short-Term Vacation Rentals

Planner Pelz explained that the City had been receiving questions about (VRBO – Vacation Rentals by Owner) short-term rentals and that the codes for Dundee did not allow for them. CA Daykin stated that even though they'd been interpreting the code to determine that short-term rentals were not allowed, the code was not explicit about them. His hope is that even if there was not a recommendation to the City Council, the Planning Commission could "define" what it is. Planner Pelz reiterated that the discussion

would hopefully lead to a directive for staff to draft language, or to a determination that it was not something that the City wanted.

Comments in favor included that it would be cool to have Dundee be a "destination" town; that it might raise property values; that might help out the local economy (landscaping contractors, etc.); and, that the transient tax would be nice to receive.

There were question about whether there was an idea of what the projected numbers might be for the use, which was answered no since the demand for them was market based; about whether the owner would be required to live there for a determined amount of time, which was answered that the VRBO is typically a second home; and what made a VRBO different from a hotel, which was answered with the explanation that it was different because the entire unit (site) was being rented.

There was a statement about the desire to have parameters governing them and comments stated about the concerns that there would not be someone on site and the ramifications of renters being obnoxious or breaking rules. This concern lapsed into a discussion about having a "hotline" for complaints; neighboring property notifications; yearly renewals as a means of controlling (or keeping) regulations; and a discussion about whether Newberg could be contracted for code enforcement. CA Daykin noted that he had already begun discussions with them.

It was suggested to talk to other cities about their history with this type of use and what their experiences have been. Planner Pelz stated that she would send an email out to the cities with these questions. It was also commented that there was interest in finding out what the property value effects might be or have been.

There was a question about current regulations were in place. CA Daykin explained that there weren't any; that the current determination/interpretation was that they were not allowed.

The discussion ended and moved on to the progress of the TGM work on Highway 99W rezoning project.

Planner Pelz passed out the results of the commercial zones/downtown web survey that was done and the Commission took several minutes to look over the results and make comments regarding some of the answers.

CA Daykin stated that in conjunction with the Commercial zone work, he was hoping that the Commission could look at the Light Industrial zones and codes. He was hoping to come back and have a workshop on possible standards for the LI zone (specifically mentioned were setbacks).

There was discussion regarding the LI zoning along Highway 99W and whether it would be rezoned to Commercial at some point. This was answered negatively, as the owners were getting ready to do a major expansion.

There was discussion regarding properties and how they might be required to adhere to design standards in the future.

Planner Pelz stated that in April they would bring back more about Light Industrial design standards and short-term vacation rentals.

CA Daykin suggested the Commission look at other communities industrial zones to find out what they like and don't like.

V. Planning Issues from Commission Members.

There were question about happenings in Dundee (regarding construction being done— Panther Creek Wine Tasting business going in; drive-through coffee shop being constructed; and the medicinal marijuana dispensary being proposed.) This drifted into a discussion about the medical marijuana business and questions about whether the City could restrict certain businesses and the constitutionality involved.

There was a request for hard-copy development codes.

CA Daykin gave an update on the progress of the downtown highway renovations. There was also discussion regarding ODOT construction and a presentation they are getting ready to do.

New Commissioner Francisco Stoller was introduced.

VI. Adjournment

Moved and seconded to adjourn the meeting. Meeting was adjourned.



Gerald Fiedler, Chairman

ATTEST:



Melody Osborne, Planning Secretary