

# CITY OF DUNDEE

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**Meeting:** Planning Commission Meeting  
**Location:** City Council Meeting Chambers  
620 S.W. 5<sup>th</sup> Street  
Dundee, Oregon 97115  
**Date:** May 18, 2016  
**Time:** 7:00 p.m.

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## **I. Meeting called to order.**

Vice-Chairman Francisco Stoller called the meeting to order. Commissioners present, which consisted of quorum, were Commissioner Isaiah Cox, Commissioner Francisco Stoller, Commissioner Kevin Swanson, Commissioner Danny Sikkens, Commissioner Dustin Swenson, and Commissioner Sara Whitfield. Chairman Michelle Kropf had an excused absence. Also in attendance was City Planner Jessica Pelz. City Administrator Rob Daykin arrived later for the meeting and sat in the audience.

Audience members included Myrna Miller of 941 SW Alder Street, Jeff and Kathleen Husvar of 280 SE 10<sup>th</sup> Street, and Isaiah and Rachele Lane of 960 SE Maple Street.

## **II. Approval of Minutes from Previous Meeting(s)**

It was moved and seconded to approve the March 16, 2016 minutes. Motions passed unanimously.

## **III. Public Comment**

There were no general comments from the audience members present, however many of them expressed confusion about whether they needed to speak since it was unclear whether the hearing had to do with them. The statements referred to the Measure 56 notice that was sent and a lack of understanding about what it meant for them. Planner Pelz stated that she would address the concerns once the hearing had been opened.

## **VI. Public Hearings**

### **City of Dundee, LURA 16-06, Industrial Design Standards**

#### **1. Objections to Notice**

Vice-Chairman Stoller read the Statement of Interest into record.

#### **2. Declarations of Ex-Parte, Bias, or Conflict of Interest**

There were no declarations.

### **3. Objections to Jurisdiction**

There were no objections to jurisdiction.

### **4. Staff Report**

Planner Pelz addressed the Commission and audience and gave a background about the Measure 56 notice, explaining that there is a state law that requires jurisdictions to mail notice if new regulations may affect property. She then gave a summary of the proposed changes and read the staff report into record.

There was a question from the Commission about how this would affect residential uses in the Light Industrial zone. Planner Pelz explained that the residential uses were pre-existing, non-conforming uses so the action did not "per se" apply to them-- it was mostly geared toward new Light Industrial development.

A question was asked from the audience about what would happen in the event of a fire and whether they would be able to rebuild. The code was consulted and it was answered that they would have one year to rebuild to keep their non-conforming use.

There was a question from the Commission regarding whether there was a regulation disallowing the stacking of materials so that they didn't exceed the 8-foot fence height buffer. Planner Pelz responded no, there wasn't anything in the proposal that prevented them from stacking higher than 8-feet. There was a question about whether there was a reason for the 8-foot height limitation. Planner Pelz responded that it was from building code; that once a fence exceeded a certain height it became a wall.

Vice-Chairman Stoller opened the public testimony portion of the hearing.

### **5. General Testimony**

Myrna Miller asked if existing development would be required to be brought into compliance. Planner Pelz read the applicability statement into record, summarizing that the standards would apply to anything needing site design review; basically, anything existing exists. The Commission questioned what the threshold was to require compliance (a site design review). Planner Pelz responded that it would be triggered with a change of use that affects parking or traffic; addition or remodel affecting 25% of the building or more; or any new development.

There was a question about how much needed to be brought in to compliance if only 25% of the building was being remodeled. Planner Pelz stated that it depended on the project.

There was a question about the land use process. Planner Pelz informed the Commission of the process from application to decision.

Public testimony closed.

### **6. Deliberation**

Vice-Chairman Stoller referenced fence standards and asked where, and why, barbed wire was allowed in the public zones. Planner Pelz responded that it would be seen mostly where public infrastructure needed to be protected, such as the Wastewater Treatment Plant.

There was a question about "opaque" fencing and what that meant. Planner Pelz answered that opaque meant solid and that it was up to the developer about what material could be used that would be conforming.

It was moved and seconded to approve the Order of recommendation, recommending that City Council approve and adopt the revised Light Industrial Design Standards. Motion passed unanimously.

Planner Pelz advised the Commission that the City Council hearing would be held June 21.

#### **V. Planning Issues from Commission Members.**

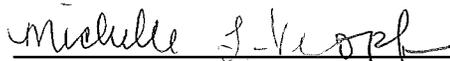
Conversation and concerns were as followed:

- 1) The missing school zone sign when headed northbound on Highway 99W. It was noted that the "end school zone" sign was missing as well.
- 2) ODOT and the Highway 99W sidewalk project. CA Daykin noted that the biggest hurdle now was obtaining funding.
- 3) The possibility of obtaining a grant for the Riverside District Code work. The Commission stated that staff should move forward with obtaining grant funding and recognized this meant waiting until July 2017 to begin drafting language.

Planner Pelz informed the Commission that the next meeting would be training on the development process.

#### **VI. Adjournment**

It was moved and seconded to adjourn the meeting. Motion carries, unanimously.

  
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Francisco Stoller, Vice-Chairman  
Michelle Kropf, Chairman

ATTEST:

  
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Melody Osborne, Planning Secretary