

# CITY OF DUNDEE

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**Meeting:** Joint Planning Commission-City Council Workshop

**Location:** City Council Meeting Chambers  
620 S.W. 5<sup>th</sup> Street  
Dundee, Oregon 97115

**Date:** May 21, 2014

**Time:** 7:00 p.m.

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

Chairman Fiedler called the meeting to order. Council members present, consisting of quorum, were Mayor Ted Crawford, Storr Nelson, Doug Pugsley, and Jennifer Munson. Commissioners present, consisting of quorum, were David Hinson, Francisco Stoller, Michelle Kropf, and Gerald Fiedler. Commission Gary Rodney was excused. City Administrator Rob Daykin and City Planner Jessica Pelz were also in attendance; as were consultants Mary Dorman and Becky Hewitt from Angelo Planning Group, and TGM representative Laura Buhl from the State of Oregon.

Audience members included Kathy Martin of 339 SW 9<sup>th</sup> Street.

## **II. Workshop: Dundee Code Update – Commercial Zones**

Planner Pelz gave an overview of the process history leading up to the evening's workshop and then turned the meeting over to Mary Dorman of Angelo Planning Group. Ms. Dorman began reviewing the revised draft of the proposed code changes, which were included as part of the packet.

Areas of discussion and questions included:

- 1) Marijuana dispensaries and whether that issue was going to be covered in the current code revision. The answer was that under the current contract with Angelo, review of this subject would likely take longer than they had to do the outreach that needed to take place.
- 2) Mini storage changes- were these to encourage enclosed buildings and how these new restrictions would apply to the existing buildings. It was answered that they would be labeled non-conforming uses.
- 3) The proposed minimum and maximum setbacks and whether there would be enough room to have outdoor seating. It was noted that 80% of the building needed to meet the requirement, so there would be 20% that the developer could play with if they wanted to make room for this use.
- 4) Whether an awning would be included in the setback calculation.
- 5) Whether there were restrictions on the type of plants allowed within the front setback area, and if screening was going to be allowed. The response was that there was some restriction to type of plants because the idea was to not screen off the building. To have it accessible and viewable. Discussion regarding plant height and how this would affect existing development. Some suggestions were offered for recommended changes to the proposed code.

- 6) The language regarding main entrances and whether it was strong enough. An explanation of why it was written as it was, using a suite development layout as an example was given.
- 7) It was questioned whether there was any consideration given to requiring more design number points for the Commercial zone. It was decided to add one more required point for the Commercial zone.
- 8) Street trees. Whether they should be added as an additional point option. Discussion about whether there should be a set tree list for the downtown core.
- 9) Question about why solar power was included in the design option point system. Responded that it was part of the "environmental fit" aspect. Discussion moved into LEED Certification and the points allowed for the line item. It was decided to drop the solar option and leave the LEED Certification.
- 10) Discussion regarding which committee would be best to review public art—Tourism Committee or Parks Committee. It was decided to change the review body to City Council "or their designee".
- 11) Concrete blocks. It was decided to specify the type of concrete block that was acceptable vs. unacceptable.
- 12) Non-conforming uses and how much of the building would need to come into conformance during a remodel and how that requirement would be calculated.
- 13) Residential uses in a commercial zone.

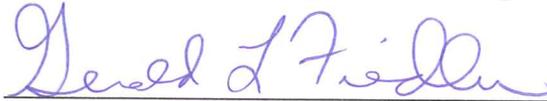
Discussion regarding code changes concluded and moved to proposed changes to the comprehensive and zoning maps.

Conversation centered on the 4-corner (gateway) approach and whether changing the zoning to the school property should be reviewed and potentially changed to commercial.

A fist-to-five vote was conducted to determine comfort with the proposed plan. Then, Planner Pelz informed the Commission and Council of the remaining steps to adoption.

### **III. Adjournment**

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



Gerald Fiedler, Chairman

ATTEST:

  
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Melody Osborne, Planning Secretary