

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: July 18, 2012
Time: 7:00 p.m.

I. Meeting called to order.

Vice-Chairman Manning called the meeting to order. Members present, which consisted of quorum, were Kropf, Baird, Manning, Fiedler, Wymore, and Mock. Chairman Hinson arrived later, however Vice-Chairman Manning continued presiding throughout.

II. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the June 20, 2012 minutes. Motion was approved, unanimously.

III. Public Comment

No public.

IV. Workshop – Code Standards for Limitations on Outdoor and Temporary Uses

Planner Nunley informed the Commission that City Council had referred a request to review the Limitations on Outdoor Uses in the C & CBD zones and Temporary Uses, explaining that issues surrounding the standards of the code came to the City Council's attention after they learned the standards unintentionally hindered a proposed business (specifically with regard to outdoor cooking and outdoor seating, and length of permitted temporary uses). CA Daykin explained that the Council had initiated a six-month moratorium on the enforcement of the Limitations on Outdoor Standards, specifically outdoor cooking.

There were questions about what City Council's direction was to the Commission and responses were that there was minimal direction. Planner Nunley stated that the purpose of the meeting was to get general ideas about what the Commission wanted to see in the code and that she would take those ideas and craft draft code amendments to bring back to the next meeting.

(**Although the amendments have different file numbers and are taking place separately, discussion by the Planning Commission on both cases focused on the specific points below, often crossing from one topic and subject into the other. For the purposes of these minutes, the points are lumped together for readability and to prevent redundancy.)

Discussion points centered on:

- 1) Differentiation between temporary food vendors and temporary merchants; differences between types of businesses: edible and non-edible.
- 2) Whether there should be design standards required for temporary businesses.

- 3) Gray water disposal and regulations governed by the Oregon Health Department and Building Code.
- 4) Concerns regarding the number of businesses of the same type located on the same block with regard to equality and competition.
- 5) Signage. Parking Standards. Setbacks.
- 6) Size limitations regarding lot coverage, seating area, outdoor displays, and accessory displays (of related product).
- 7) How the code should be written and separated with regard to the uses.

CA Daykin suggested that the majority of the discussion and code changes take place during the development code revision and simply add outdoor cooking to the list of permitted uses, stating that this would provide the quick fix the Council was looking for in terms of the moratorium put on this specific outdoor use. The Commission discussed adding a section specifically regarding food carts in the temporary uses section of the code.

Additional discussion regarding the topics took place and language was proposed for the amendment to the Limitations on Outdoor Uses. The Commission discussed several ideas for food cart regulations.

Planner Nunley stated that she would review the suggestions from Commission and come back with some suggested code language.

V. Planning Issues from Commission Members.

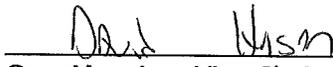
There were questions regarding the park on Locust, which were answered by CA Daykin who offered background information, then an update.

It was noted that the TSP was moving along and that stakeholders meetings were taking place.

There were questions about boarding houses in the R-1 zone (prohibition) and whether this meant people were or were not able to rent rooms.

VI. Adjournment

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



Gary Manning, Vice-Chairman

ATTEST:



Melody Osborne, Planning Secretary