

# 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:** July 20, 2011  
**Time:** 7:00 p.m.

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**I. Meeting called to order.**

Chairman Fiedler called the meeting to order. Commissioners present, which consisted of quorum, were Fiedler, Hinson, Manning, Wymore, and Baird. Also present were City Administrator Rob Daykin, City Planner Jessica Nunley and, representing Chehalem Park and Recreation, Jim McMaster and Don Clements.

Commissioners Mock and Lietz had excused absences.

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

June 15, 2011

It was moved and seconded to approve the minutes of June 15, 2011. Motion carries unanimously.

**III. Public Comment.**

There was no public comment.

**VI. Public Hearing**

ZC 11-10, MP 11-11 – CPRD, Zone Change from LI (Light Industrial) to PO (Parks and Open Space); and, Minor Partition request, on property located between SE Maple Street and SE Locust Street.

**1. Objections to Notice**

Chairman Fiedler began by reading the statement of interest into record. He then questioned whether there were objections to notice. No objections were heard.

**2. Objections to Jurisdiction**

There were no objections to jurisdiction.

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

There were no declarations.

**4. Staff Report**

Planner Nunley read the Staff Report into record.

Questions from the Commissioners centered on the recommended deferral of street improvements, parking, improvements to the drainage ditch along Locust, the sidewalks, and differentiation of street grade. They also questioned the applicants about whether it would be possible to install a barrier at the end of the cul-de-sac on Maple Street to prevent cars from using the grass field as a shortcut.

There was conversation between the Commissioners and the applicants regarding the type of sidewalk that was going to be designed in the upcoming Master Plan proposal, the suggested fence along the railroad tracks, and the comments of the neighborhood citizen's against developing the Maple Street connection.

#### **5. Floor Opened to Proponent Testimony**

Don Clements, of CPRD, stated for the record that the neighborhood was adamant about not having Maple Street developed as a through street. He also commented that it was likely CPRD would later request to make the whole property a park. Finally, he recommended that the fence (to prevent children from playing along the railroad) be positioned along the railroad tracks.

Jim McMaster stated that they would put up permanent barriers to deter driving across the property.

There was a question about connectivity with the other parks in the area. Mr. Clements stated that there was a plan to connect Newberg and Dundee. CA Daykin stated that in the urban area most of the connectivity would be via sidewalks.

Mr. Clements stated that CPRD had been trying for ten years to put a park in on the SE side of Dundee, but that there wasn't a lot of property in the area. Mr. McMaster closed by stating that CPRD tried to discourage parking where neighborhood parks were located and did not want to encourage people to drive to them.

#### **6. Floor Opened to Opponent Testimony**

There were no opponents.

#### **7. Floor Opened for General Testimony**

There was no general testimony.

#### **8. Staff Recommendation**

Staff recommended that the Commission make a recommendation to the City Council for approval of the zone change and minor partition request.

Chairman Fiedler closed the public hearing.

#### **9. Deliberation**

Deliberation comments included:

- 1) What types of development would trigger street improvements, or whether a requirement for a street would be put in as a condition of approval;
- 2) Parking was discussed;
- 3) Whether a minimum height should be placed on the proposed railroad fence; and,
- 4) Maintenance of the adjacent Light Industrial property.

It was moved to accept the advice of staff and make the recommendation to approve the zone change and minor partition with the findings and conditions of approval, with the modification advised by ODOT Rail Division to add a fence between the track and the land and that the fence be a minimum of 5-feet in height.

Planner Nunley was consulted for the correct verbiage on the motion. She suggested that two motions be made, the first to add an amendment to exhibit A "showing a fence with a minimum height of 5-feet". It was noted that this would be added as condition "1.A.i.", and the second adopting the Order of Recommendation with the amended exhibit A.

It was moved to add the statement of the minimum 5-foot fence height. The motion was seconded and passed unanimously.

It was moved to retract the first motion and make a new motion to approve the Order of Recommendation with the amended exhibit "A". The motion was seconded and passed unanimously.

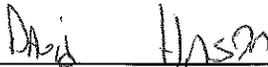
CA Daykin stated that the City anticipated a meeting in August to review the master plan.

**VII. Planning Issues from Commission Members.**

There were no issues presented.

**VIII. Adjournment**

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

  
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Gerald Fiedler, Chairman  
David Hinson vice -

ATTEST:

  
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Melody Osborne, Planning Secretary