

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: September 21, 2011
Time: 7:00 p.m.

I. Meeting called to order.

Commissioner Lietz called the meeting to Order. Members present, consisting of quorum, were Wymore, Lietz, Baird, Manning, and Mock. CA Daykin and Planner Nunley were also in attendance. Chairman Fiedler and Vice-Chairman Hinson were unable to attend the meeting.

Elections were held for an interim Chairman. Commissioner Mock was nominated, however he declined the nomination. A nomination for Commissioner Manning was made and seconded. There were no more nominations and the election was carried to a vote. All were in favor and Commissioner Manning took over as chairman.

II. Approval of Minutes from Previous Meeting(s)

It was commented that the third sentence from the bottom should read "Staff stated that they..." instead of "the". It was moved and seconded to approve as amended. Motion carries, unanimous.

III. Public Comment

There were no audience members present.

IV. Bed and Breakfast Discussion

Planner Nunley stated the Commission's task at hand and read the Staff Memo into record. CA Daykin affirmed that this action was initiated by City Council in 2009 and that they recently restated this wish. Commissioner Lietz questioned whether there was an instigating factor. CA Daykin responded that the City had received a few inquiries from property owners.

Topics of Discussion included:

- 1) Financial impacts to the City and how the transient tax was collected.
- 2) Whether there was a risk of the Bed and Breakfast becoming an event center and how standards could be put in place to either prevent impacts or accommodate for them.
- 3) The preferred model code presented with the Staff Memo.
- 4) Parking as it related to the number of rooms; lot size;
- 5) Whether there should be limitations on the number of rooms.
- 6) Whether an on-site manager should be allowed in lieu of the home owner and whether a standard should be in place requiring someone to be there full time.
- 7) Breakfast as a requirement in the Code.
- 8) Zoning.

- 9) Length of Stay and whether a maximum should be set as a requirement.
- 10) Signs and whether the Code needed to be reviewed once more for this specific use.

The Commission made recommendations to Planner Nunley for changes to the proposed language and directed Staff to come back with draft code language. It was also decided that the next step could be the Public Hearing, which was set for November.

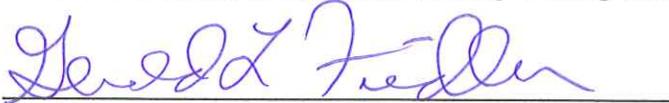
V. Planning Issues from Commission Members.

Staff announced that there was an ODOT meeting the following Tuesday to discuss the changes noted in the recently delivered flyer.

Question about reservoir house and whether it could be painted. CA Daykin noted that it was going to bid to be replaced in 2012.

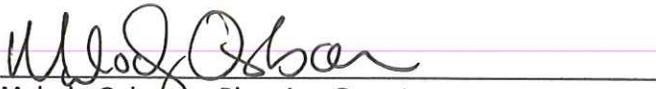
VI. Adjournment

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



Gerald Fiedler, Chairman

ATTEST:



Melody Osborne, Planning Secretary