

CITY OF DUNDEE

Meeting: Planning Commission Meeting

Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115

Date: November 14, 2012

Time: 7:00 p.m.

I. Meeting called to order.

Chairman Hinson called the meeting to order. Commissioners present, which consisted of quorum, were Manning, Hinson, Davis, Fiedler, Baird, and Mock. Commissioner Kropf was absent due to birth of baby.

Also in attendance were CA Daykin and Planner Nunley.

Commissioner Davis was introduced.

There was a brief discussion regarding training for the Commission; upcoming agendas; and, the schedule for the upcoming development code rewrite.

II. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the September 19, 2012 minutes as written. Motion approved unanimously

III. Public Comment

No public present.

VI. Public Hearings
City of Dundee, ZC 12-15, VAC 12-16

1. Objections to Notice

Chairman Hinson 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 noted that no public comments were received and that the recommendation was to recommend that City Council approve the requested zone change and street vacation.

Discussion by the Commission focused mainly on the portion of property under adverse possession; the setbacks requirements of the zone; and, why one zone was better than another—why had the City decided that the P (Public) zone would be the best choice).

There was also a conversation regarding the buildable lands inventory and whether changing the zone would impact the allocation of land. Planner Nunley stated that since the City already owned the land for public use it was not necessarily taking away from a commercial use since it would remain a public use for an extended amount of time. There were some questions regarding rate of commercial development, and disagreement with the statement in the findings that there is sufficient buildable commercial land if there was no documentation to specifically back up the claim. It was noted that the statement did not call out how much land there was available. There was a question about future applicants and whether the City would be developing a precedent for not needing justification of sufficient available land in future zone changes. It was suggested to add a sentence to state that “the supply of vacant land is not affected by the zone change...”.

An audience member, Brian Fields, arrived and had a question about the land the purple house was located on. He felt it was not clear on the map whether this land would be landscaping or parking lot. CA Daykin used the site plan to respond to the question.

Chairman Hinson closed public testimony portion of the hearing.

5. Deliberation

There was additional discussion regarding the buildable lands statement and language was suggested for clarification.

There was a question about the access for emergency personnel only from SE 8th Street across the railroad tracks, and the “public pathways” statement. It was noted that the City could not officially give permission to cross the railroad tracks.

There was a question regarding vacation of the utilities and who would pay for that. CA Daykin responded that many of them would be abandoned in place.

It was moved and seconded to adopt the Order of Recommendation and findings shown with Exhibit A, with the following amendment: that the third sentence, second paragraph, under finding “F” be changed to read, “The supply of vacant land in the CBD zone will not be affected by the zone change as the fire station property is already developed.”

The motion passed unanimously.

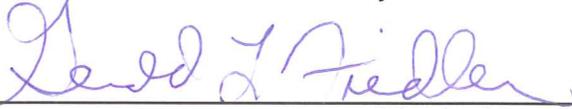
V. Planning Issues from Commission Members.

It was reported that the purple house was being taken down November 15 at 9am and that the event had been mentioned on the radio. Discussion regarding the State's proclamation that the purple house was of historical significance and the process the City needed to go through to have it torn down.

Update on TSP update process was also given.

VI. Adjournment

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



~~David Hinson, Chairman~~ Gerald Fiedler, Commissioner

ATTEST:



Melody Osborne, Planning Secretary