

# CITY OF DUNDEE

---

**Meeting:** Planning Commission Meeting  
**Location:** City Council Meeting Chambers  
620 S.W. 5<sup>th</sup> Street  
Dundee, Oregon 97115  
**Date:** November 16, 2011  
**Time:** 7:00 p.m.

---

**I. Meeting called to order.**

Chairman Fiedler called the meeting to order. Commissioners present, which consisted of quorum, were Fiedler, Wymore, Baird, and Manning. Also in attendance were City Administrator Daykin and City Planner Nunley.

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

Approval of Minutes: Moved and seconded. Motion carries unanimously.

**III. Public Comment**

No public present.

**VI. Public Hearings**

**City of Dundee, LURA 11-14 – Bed and Breakfast Standards**

**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**

The Staff Report was read into record. There were no audience members, therefore the Commission skipped to Staff Recommendation and then Deliberation.

**5. Staff Recommendation**

Planner Nunley stated that the Staff Recommendation that the Planning Commission approve a recommendation to the City Council for adoption of the amendment.

## 9. Deliberation

There were questions regarding the 28-day standard and whether it was meant to be continuous, per year, etc. There was also discussion regarding enforcement, the transient tax, and number of days the property could be used in a month before it would trigger a change in definition. It was decided to add the word "consecutive".

There was discussion regarding Home Occupation regulations.

There were questions regarding the parking requirement. It was noted that the reason for the number of parking spaces was derived from the wish to lessen impacts to surrounding residences.

It was suggested to delete the word "other" from "Special Use Standards" item "D" recommendation. This was agreed upon by all.

There were questions regarding which zones best fit with a Bed and Breakfast use. It was noted that given the possibility (lack thereof) of development in the Agricultural zone it was not necessary to include it. With regard to the Commercial zones, it was noted that a Bed and Breakfast would likely be seen as a business and allowed outright. It was further noted that a developer could choose to make it look like a single-family residence and call it a bed and breakfast, however if someone came in wanting to rent rooms in a commercial zone it would be treated in the planning process as a motel regardless of the business name. It was decided to take the permitted use out of the commercial zones.

It was moved to adopt the order with the following changes:

- Add "a single family residence" to the definitions

- Add "consecutive" to the length stay

- Delete word "other" from Special Standards Item D

- In zoning table change the Community Commercial (C) zone from "yes" to "no"; to change Central Business District (CBD) from "yes" to "no"; and, to change Commercial Destination Resort District (CDR) from "yes" to "no".

The motion was seconded and carries, unanimously.

## V. Planning Issues from Commission Members.

There was a question regarding whether the vacation rental issue could be revisited (pertaining to individual homes being rented daily or weekly). CA Daykin stated that the interpretation was that if someone was renting their home out on a daily basis it was not allowed in the residential zone. It was asked whether this was a recent decision and if it could be revisited. Daykin noted that it had been discussed at the council level and Council's answer was to move to add Bed and Breakfast's to the code. However, CA Daykin noted that the Planning Commission could initiate the discussion if they wanted and/or have it taken to the Council for initiation. It was decided to see how the B & B regulations went over with the community and then revisit the vacation rental issue.

There was discussion about whether there would be recognition for Commissioner Lietz who had recently passed away.

Due dates, procedures, and application requirements for the Planning Commission vacancy and term expirations were discussed.

Daykin stated Scot Siegel would not be able to attend the January meeting, but the delay would allow for any new commissioners to be brought up to speed.

**VI. Adjournment**

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

David Hinson  
Gerald Fiedler, Chairman

David Hinson

ATTEST:

Melody Osborne  
Melody Osborne, Planning Secretary