

# 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:** November 18, 2015

**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 David Hinson, Danny Sikkens, Gerald Fiedler, Isaiah Cox, Francisco Stoller, Gary Rodney, and Michele Kropf. Also in attendance were City Administrator Rob Daykin and City Planner Jessica Pelz.

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

It was moved and seconded to approve the minutes from October 21, 2015. Motion passes unanimously.

## **III. Public Comment**

There were no members of the public present.

## **IV. Work Session on Industrial Design Standards**

Planner Pelz went over her memo to the Planning Commission and then directed their attention to several questions within the draft code language for the planning commission to discuss. Areas still open for development in the industrial zone were identified.

### Question about proposed (B)(1)(c) – Traffic Hours

There was a question about the regulation prohibiting obstruction of traffic during peak hours. This seemed like a bad idea any time of day. Planner Pelz explained that when traffic is discussed it usually means peak periods because outside of these times the number of trips is relatively small.

Space needed for loading docks and the maneuvering of semi-trucks to the dock was talked about. Examples were given with specific problems being itemized—for instance trucks needing to maneuver in the street in order to back up to the loading dock.

### Question about proposed (A) - Building Design

It was asked if the regulation about wall material was also a regulation in the CBD zone. Planner Pelz answered that she believed the CBD only stated what was prohibited and not that they needed to be a specific type. It was noted that the regulation for industrial zones was to make sure that there was a variety of material to provide aesthetic relief.

There was discussion about possible ways to reword the section so that the language was more consistent. There was a suggestion to use the same point system that regulates the Commercial zones and some ideas for ways to accumulate points were discussed. There was a comment made that it would be nice to be able to prohibit some building colors.

It was asked if there was something that could be built into the code to address buildings that get run down. Planner Pelz responded that this would fall into the nuisance standards because the code has to have clear and objective standards.

#### Regarding 17.202.070(D) – Landscaping

It was discussed whether any code requirements needed to be added to regulate the sides of the buildings along the railroad tracks; and, whether the aesthetic view from the highway was important and needed to be addressed.

Commissioner Rodney talked about allowing landscaping attached to a building's wall. It was suggested to add this to the "Architectural Design" section of the code.

There was a question about how much of the setback needed to be landscaped. Planner Pelz noted that the entire setback needed to be landscaped. There was also discussion about the current percentage requirement for landscaping and whether this number needed to be increased.

#### Regarding 17.202.050 - Fence Standards

It was questioned what materials were allowed and not allowed as fencing materials within the Industrial zone. Planner Pelz noted that things that cause bodily injury were not allowed, however after further reading it was noted that barb wire was allowed in an industrial zone. There was consensus among the Commission members that they'd like to remove the ability to have barb wire.

There was discussion regarding limitations on fence height, since there did not appear to be a limitation currently. Conversation about allowing 8-foot fencing took place since the need to screen items that are stacked higher than 6-feet might exist in certain circumstances. There was a comment that chain link being higher than 6-feet would not be attractive. Planner Pelz suggested adding language "fences taller than 6 feet must be not chain link" and give owners discretion. She also suggested using the language for the C and CBD zone that chain link fences must be black fused and bonded.

Planner Pelz suggested adding "solid sheet materials" cannot be used for screening. There was a question about whether there was a requirement for landscaping in front of the fencing. Planner Pelz stated that there wasn't because fences were typically built on the property line. Commissioner Kropf suggested adding "any fence over 8-feet high should be landscaped". CA Daykin suggested adding a setback if a fence was taller than 6-feet. Planner Pelz suggested language "Fences over 6-feet tall should be screened by a sight obscuring hedge. Fences should not exceed 8-feet tall, except for outdoor storage areas that are not adjacent to a public right-of-way". There was general consensus that this language sounded good.

There was a question about whether industrial developers would get to choose which street would be their primary front yard. CA Daykin stated that it would be 10-feet from any street, so both would be treated the same. It was questioned whether an industrial developer would need to landscape the setback on all sides if surrounded by streets. Planner Pelz responded that yes, they would need to. There was a question about whether a lot that was surrounded by streets would be allowed to have outside storage. Planner Pelz answered yes, but it may need to be made clearer that the intent was to not allow screening or fencing in front of the main entrance.

Planner Pelz asked the Commission if they believed whether the industrial standards were a good idea overall. There was general agreement that there should be regulations for industrial design. Planner Pelz stated she would make edits and bring it back to the January meeting.

**V. Planning Issues from Commission Members.**

Commissioner Kropf stated that she'd heard rumors that a hotel was coming in behind the old Riteway building. Planner Pelz and CA Daykin answered that there were actually two hotels being talked about but the one she mentioned was just a rumor.

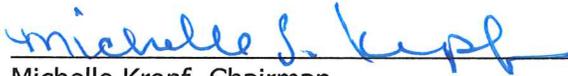
The Herbert partition was discussed and what the plan was for the property. This discussion was a result of the update that there may be a hearing coming in January.

It was moved and seconded to cancel the meeting in December. Motion passed unanimously.

Commissioner Rodney relayed an instance that occurred when he was driving a bus down Alder Street where a car was parked on one side of the street. It was discussed whether parking was allowed there and responded that it was not. CA Daykin suggested calling the police if this occurs again.

**VI. Adjournment**

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



Michelle Kropf, Chairman

ATTEST:



Melody Osborne, Planning Secretary