

**Special City Council Minutes
December 12, 2013
Dundee City Hall**

Call to Order

Mayor Crawford called the special meeting to order at 7:10 P.M.

Council and Staff Attendance

Present: Mayor Crawford, Councilors Weaver, Nelson, Munson, Adlong, Russ and Pugsley. Staff member: Rob Daykin, City Administrator and Jessica Pelz, City Planner.

Planning Commission

David Hinson, Chair, Jerry Fiedler, Commissioner and Tino Aleman, Commissioner.

Public Attendance

Scott Ragsdale, Planning Commission Applicant.

OLLC Application

The motion was made and seconded to recommend granting approval of the Liquor License application by Deception Brewing Company, LLC for a Brewery Public House at 1174 SW Highway 99W, Dundee, OR. **Motion** passed unanimously.

Planning Workshop

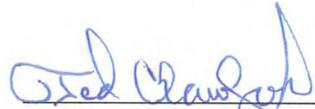
City Planner Pelz explained the City received a TGM grant to review and update the commercial zone standards in Dundee. As part of the public input process, interviews were conducted with selected stakeholders and business/property owners located in the commercial zones were invited to participate in an interactive survey. This workshop with the City Council and Planning Commission is a continuation of the public input process for the project. Pelz divided the participants into two groups, provided maps and images, and asked the groups to discuss the following issues:

1. Reviewing the Zoning Map
 - a. Where should the “downtown core” be?
 - b. Are there any properties currently zoned residential or light industrial that should be rezoned to commercial or CBD? Why or why not?
 - c. Should the “downtown core” be zoned CBD (Central Business District) and the other “gateway” commercial area be zoned C (Commercial)?
 - d. Should the “downtown core” be subject to different standards than the rest of the commercial corridor in Dundee? Why or why not?
2. Commercial area look and feel
 - a. Where should parking be allowed on a site? In front, to the side, and/or behind the main building?
 - b. Where should landscaping be required for parking lots?
 - c. Should all new buildings have street facing windows? Should all new buildings have a pedestrian entrance on Highway 99W?
 - d. What maximum building height would be appropriate? (2, 3, 4, 5 stories?)
 - e. Should the architectural style of new commercial buildings be regulated by the city or up to the developer/property owner?
 - f. Are there any physical features it is important for all commercial buildings to have?

3. Regulating types of businesses and other uses
 - a. What kinds of new businesses would you like to see in Dundee?
 - b. Should businesses focused on cars – such as gas stations, new and used car sales, auto repair shops, and businesses with drive-throughs – be allowed within the “downtown core”? Should they be allowed on the outer edges of the “downtown” commercial area?
 - c. If allowed, what kinds of special regulations should apply to auto oriented businesses?
 - d. Should apartments/condos be allowed on upper stories above businesses in commercial zones?
4. Encouraging property investment
 - a. What are barriers to commercial development in Dundee?
 - b. Should businesses have to change the exterior of their buildings to comply with commercial design standards when they do interior remodel? Should they have to change the exterior to comply when they to a building expansion?

Following discussion of the responses from the two groups, Planner Pelz noted throughout the last half of this month an online survey over these issues will be opened to the general public. The consultants will review all of the public input prior to proposing draft code amendments, which will be brought back to a future joint workshop meeting with the City Council and Planning Commission in April 2014. The hearing before the Planning Commission on a final draft code amendment is anticipated in May 2014 and the hearing before the City Council is expected in June 2014.

The meeting was adjourned at 9:00 PM.



Ted Crawford, Mayor

Attest:



Debra Manning, Assistant City Recorder