

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: June 15, 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, Manning, Wymore, Mock, Baird, Hinson, and Lietz. Also present were City Administrator Rob Daykin and City Planner Jessica Nunley. Audience members included the applicants Joyce Colling and Karl Anderson.

II. Approval of Minutes from Previous Meeting(s)

May 18, 2011

It was moved and seconded to approve the minutes. Motion carries unanimously.

III. Public Comment.

There was no public comment.

VI. Public Hearing

Dundee Women's Club CU 11-09, Conditional Use request to build an addition to an existing structure that would be partially in the R-2 zone.

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

Planner Nunley introduced herself to the Commission. She then read the staff report into record and recommended that the Planning Commission approve the application with the noted conditions.

Questions from the Commissioner prior to the public hearing portion of the meeting centered on:

- 1) Parking: How the capacity would be affected by the increase in size to the building and how capacity would be affected should 10th Street be completed in the future. It was noted that the Women's Hall was seeking arrangements for sharing with the neighboring properties;
- 2) Landscaping: Whether there was adequate room to add landscaping. The response was that a parking space would need to be eliminated in order to increase the existing percentage;
- 3) Highway 99 access and driveway width; and,
- 4) Whether a condition needed to be added regarding the property consolidation, specifically requiring that it needed to be completed prior to building permits being issued.

5. Floor Opened to Proponent Testimony

Karl Anderson, Anderson Shirley Architects, spoke and stated that the only way they could address the parking issue was by land acquisition, joint development and shared parking with adjacent property owners. He noted they were working with Head Start, but that they weren't in a position to develop. Mr. Anderson noted the time constraints and the other items that they were trying to address prior to the centennial celebration. He believed the proposal was moving forward not backward.

There were questions about which parcel Head Start owned and whether parking was already taking place on their property. Joyce Colling responded that people were parking on part of the Women's club lot that had been graveled.

Landscaping was addressed, with it being noted again that there would need to be a loss of a parking spot to conform to landscaping.

There was a question about where entrances to the building were located and whether they were easily accessible. The applicant responded that they were located off of 10th Street, and that there would be a new entrance added for disabled persons by the stage area.

Seating capacity was questioned. The applicant responded that it was currently capped at 93, but they felt the fire marshal may increase the capacity based on the intent to sprinkle the building.

There was a question regarding whether the Commission could comment (condition) parking. Planner Nunley responded that because the scope of the addition was small it did not invoke development requirements and that the request was not adding a detrimental effect to the present circumstances.

There was a question about how many spaces were at the church and whether the Women's Hall could enter into an agreement for parking with them. The applicant responded there were 40 parking spaces and that an agreement was already in place.

There was discussion regarding the historical delineation of the building and whether the proposal was conforming. Joyce Colling responded that the proposal restored the building to its original footprint and construction. She also gave the circumstances the fire that destroyed the stage decades ago.

Proponent testimony closed.

6. Floor Opened to Opponent Testimony

There was no opponent testimony.

Chairman Fiedler closed the public hearing.

7. Deliberation

Deliberation centered on several issues, specifically possible changes to Highway 99W in terms of sidewalk construction, non-conforming use regulations, parking, landscaping, zoning, and differing ways of looking at the application.

It was moved and seconded to approve the order as written.

There was a motion to amend the previous motion to add a condition "F" that requires the applicant to "demonstrate that the two lots have been consolidated by the County for planning and land use purposes". The amended motion was seconded. There was a call for objections to the amendment. No objections were heard.

There was a question regarding whether an amendment to the motion should be made regarding the requirement for landscaping. General response was to leave the requirement as written in the Order.

Motion as amended carries, unanimously.

VII. Planning Issues from Commission Members.

CA Daykin noted the circumstances regarding Planner Pelz termination (layoffs) and introduced the new Planner, Jessica Nunley.

VIII. Adjournment

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



Gerald Fiedler, Chairman

ATTEST:



Melody Osborne, Planning Secretary