

CITY OF DUNDEE

Meeting: Planning Commission Meeting

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

Date: May 18, 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, Hinson, Manning, Wymore, Mock, Baird, and Lietz. Also present were City Administrator Rob Daykin, City Attorney Tim Ramis, and City Planner Luke Pelz. Audience members included Tom Edwards, Shan Stassens, Larry Anderson, Rod Grinberg representing the property owners (Lindquist), Mary Dorman with Angelo Planning Group, Jessica Cain representing the property owners (Edwards), and Mayor Ted Crawford.

II. Approval of Minutes from Previous Meeting(s)

February 16, 2011

Several grammatical mistakes were noted for correction. It was moved and seconded to approve the minutes as revised. Motion carries unanimously.

III. Public Comment.

There was no public comment.

VI. Public Hearing

CPA 11-04, Comprehensive Plan and Map Amendment required to adopt the Riverside Master Plan

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 Pelz read the Staff Report into record and then introduced Mary Dorman of Angelo Planning Group.

Ms. Dorman gave a small history, noting the different consultants involved in helping develop the master plan. She stated that the fourth version before the Planning Commission, with the expected fifth version to be the final adopted Plan. She also talked about the purpose of the Plan and took the Commission through several changes that had been requested during the Joint CC/PC Workshops.

5. Floor Opened to Proponent Testimony

Jessica Cain spoke and stated that she believed that there were several components of the Plan that were complimentary of each other and so that changing one would alter the congruity. However she did note that the property owners (Edwards) were disappointed that the rezone wasn't included in the plan since it negated everything the owners had worked toward thus far. Overall she stated happiness with the project.

Larry Anderson of Newberg stated that he was in complete support and complimented the consultants and staff. He stated that the only criticism was that there should be a little more flexibility in the street design because there were factors that would make the proposed design unable to work alongside the Commercial zone. Commissioner Mock questioned specifics, which Mr. Anderson responded to.

6. Floor Opened to Opponent Testimony

There were no opponents.

7. Floor Opened for General Testimony

Rod Grinberg, representing the Lindquist family, spoke of the property owners (Lindquist) skepticism and wavering support of the Plan. He also talked about their disappointment that the rezone wasn't included in the current process. He stated that the zoning made a difference with the lenders and affected the value of the property when ODOT petitioned right-of-way for the Bypass. Finally, he expressed a desire to talk to the City about working to move the golf house and possibly making it a joint use with the proposed nature park.

Commissioner Mock questioned whether the property owners would be worse off if the Master Plan was adopted. Mr. Grinberg responded that he wasn't sure, but also noted that they weren't opposed to moving forward with adoption. There was some continued discussion regarding the conceptual nature of the Plan, with affirmation offered that the City was unable to move forward with zoning due to lack of water availability.

Discussion involving Ms. Dorman, the Commission, and Mr. Grinberg regarding the proposed density of the land took place. The conversation included comments regarding about the size of lots with the proposed density and the contrast the density would create with the southwest side of the City. Ms. Dorman noted that density and lot size analysis typically took place during the zoning phase.

Mr. Grinberg ended his testimony by requesting more definitive language stressing the disclaimer that the Plan was simply a guideline.

There was no additional testimony, nor proponent rebuttal.

8. Staff Recommendation

Make a recommendation to the city council to adopt the Riverside Master Plan and related comprehensive plan map and text amendments.

Chairman Fiedler closed the public hearing.

9. Deliberation

There was discussion among the Commissioners regarding the steadfast nature of the Plan and whether it was clear in the proposed policies that it was meant as more of a guiding document. There was also a lengthy discussion regarding the densities proposed. Conversations also centered on the proposed transportation and street policies, centering on widths, aesthetic features, cul-de-sacs, and whether the proposed streets should be shown on the proposed Plan Map. It was also commented on that the golf house placement should not be shown on the proposed Plan Map. Finally, proposed revisions to specific language in the policies were discussed.

It was moved to accept the Staff's recommendation and findings with the following amendments:

Under the Comprehensive Plan Text Amendment Policies

- 1) Change item 3, final sentence, to read "...administrative rules and statutes, all of these policies, and any conditions...";

- 2) Change item 4, moving the last sentence to the beginning of the statement and changing the (now) second sentence to read, "The City will support the concept of expanding the UGB...";
- 3) Change item 6, bullet point 3, to take out the first part of the second sentence and adding it to the first so that it reads "... 970 units in the Riverside District, with a minimum density...";
- 4) Change item 6, bullet point 5, adding verbiage to the sentence so that it reads "... be required based on the target of 970 dwelling units, developed according to the standards...";
- 5) Change item 6, bullet point 8, replacing the word "accommodate" with the word "encourage";
- 6) Change item 7, first sentence, taking out the words "under the Master Plan" and adding "within the Riverside District" in its place;

Under the (proposed) Comprehensive Plan

- 1) Remove "Figure 2" from the (proposed) Comprehensive Plan;

Under the Master Plan Map

- 1) Remove the interior in sub-areas a, b, and c;
- 2) Remove reference to the potential golf club house;

The motion was seconded. The motion was approved unanimously.

VII. Planning Issues from Commission Members.

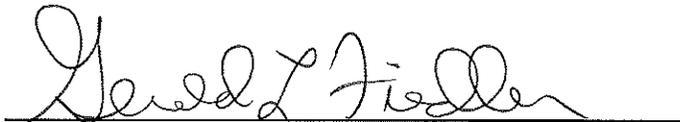
Commissioner Lietz questioned whether Planning Staff had the ability to wordsmith items such as what was suggested in the public hearing, or if it needed to be done solely by the Commission. Planner Pelz responded that Staff could do the task.

There was a conversation regarding the ban on burning yard debris and what could be done to change the Ordinance. There was also follow-up on whether City Council had changed the Commissions recommendation on the Lighting Ordinance. CA Daykin responded that the Council did enact a 10-year compliance requirement. The schedule for continuation of work on the Development Code was talked about, with comments that it would be beneficial to move ahead sooner, rather than later.

Discussion also took place regarding whether meetings between the Chairman and Mayor were continuing. Chairman Fiedler responded that the meetings had taken place a few times, but that at the time the meetings proved fruitless. It was recommended that the Commissioners try to attend some of the Council meetings.

VIII. Adjournment

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



Gerald Fiedler, Chairman

ATTEST:



Melody Osborne, Planning Secretary