

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: January 16, 2019
Time: 7:00 p.m.

I. Meeting called to order.

Chairman Howland called the meeting to order. Commissioners present, which consisted of quorum, were Shannon Howland, Dustin Swenson, Rebecca Minifie, Eugene Gilden, Don Webb, Maria "Gabi" Hinoveanu, and Charlotte Ormonde. City Administrator Rob Daykin and City Planner Cheryl Caines were also present.

Members of the audience included Kay Edwards, Robert and Melissa Moxley, and Rod Grinberg.

II. Election of Chair and Vice-Chairman for 2019

Commissioner Swenson nominated Commissioner Howland as Chairman. Motion was seconded. Motion carries to re-elect Commissioner Howland as Chairman.

Commissioner Howland nominated Commissioner Swenson as Vice-Chairman. Motion was seconded. Motion carries unanimously to reelect Commissioner Swenson as Vice-Chairman.

III. Public Comment

There was no public comment.

VI. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the December 19, 2018 minutes.

V. Public Hearing

City of Dundee, LURA 18-01 – Riverside Zoning Amendments (Continued from Dec. 19, 2018)

1. Staff Report

Chairman Howland reopened hearing. Planner Caines read the staff report into record, highlighting the proposed code changes discussed during the December meeting.

Planner Caines passed out an email from Larry Anderson that asked several questions of the Planning Commission (Attached as Exhibit A). She then addressed the first question in the email: 1) Will the EFU zoning of the lowland and riverfront area allow development for recreational use? Planner Caines noted that it was not impacted by the changes to the Code; there were no changes proposed to the EFU code.

She then read and explained the remaining questions to the Commission, which led to a discussion regarding density, proposed changes, and whether the changes were consistent with the approved riverside master plan. CA Daykin passed out a table that he had put together, which looked at the target residential units broken down by sub area (Exhibit B). He reviewed it with the Commission and audience, noting the shifts in density when the proposed code language was applied.

Planner Caines stated there was a discussion about it with the consultant and grant representative. The consultant's response was that the plan was drafted in 2011 and things have changed since that time. His feeling was that the amount of commercial area proposed may have been more than what was needed to serve an area of that size and that he believed that if a percentage would be developed as residential it would be okay because the market would probably not support full development for a long time. Planner Caines also stated that she and the consultant talked about "locational standards" should be added to the Riverside Code in order to direct where commercial zoning would be located. She posed the question to the Commission about whether they would want to proceed in looking at that option.

There was a question about whether the City did that now with the downtown area. CA Daykin responded that what is typically done is that the zoning of the area directs where commercial, residential, or industrial will be located; instead, the master plan that will be produced for each sub area and it would identify how the land would development. CA Daykin stated that it might be beneficial to hear from the owners about what they were proposing.

There was discussion about the need for rationale or calculation as opposed to an arbitrary agreement to a percentage. CA Daykin stated that in the 2011 study the owners did a market analysis, but it was based not just on servicing the residential neighborhoods in the area but outside uses that would come to the area. Kay Edwards stated that what they were hoping for was flexibility since the market kept changing; she also noted that the access to the property had changed, which altered their thoughts on what type of commercial might be developed.

Chairman Howland suggested that the Commission come back to the discussion and then asked if there were any more questions. There was a request that Planner Caines receive more clarification from the consultant on what the specific percentages of residential/commercial might be so that it was clear how much flexibility existed.

CA Daykin stated that he did want to point out some things in the proposed code he hadn't picked up on previously. He noted that there was a presentation to the Council the previous night that had to do with water availability, and the projection was that the City had enough supply to service 500 more residences. CA Daykin then noted some miscellaneous issues with the proposed code; he concluded with a concern regarding the neighborhood parks standards in subsection 6D (page 54). He proposed changing 60% to 80% and changing excess slope from 15% to 5%.

Planner Caines stated that concluded staff comments.

There were no additional questions for staff, so Chairman Howland opened the public hearing.

2. Public Testimony

Rod Grinberg, representing the Lindquist Family, stated that he wanted to revisit the density standards. He stated that they had been assured that densities had been set and that changes would require a comprehensive plan amendment. He didn't like the range idea. CA Daykin responded that he had been given the impression by the consultants that the owners of the properties were on board with the proposed formula. Mr. Grinberg stated that they had agreed with the idea but had not seen the effects of the proposal on the densities and change of total units. Vice-Chairman Swenson asked if the family wanted more or less units. Mr. Grinberg responded that the family was happy with the original proposal as far as total number of units. Vice-Chair Swenson asked what would be ideal for their needs. Mr. Grinberg again responded that the family was happy with the original number.

No further testimony.

CA Daykin suggested that the Commissioners ask any questions they may have. Questions and discussion involved:

- 1) Regarding sustainability (Table 17.202.80.1) criteria #4 low water irrigation systems. It was noted that there wasn't access to any reclaimed water or rain water. CA Daykin noted that the 2011 study made assumptions about the city being able to produce reclaimed water for use, but the water study report regarding future water supply noted that the cost for the developer and city would be significant and not cost efficient. There was discussion regarding whether rainwater could be captured and used.
- 2) Inconsistencies and typos were identified.
- 3) The number of mixed housing types required to be identified and built within a specified area. Whether the word "must" should be used. Whether the requirement should be changed from 2 to 3 different housing types to provide more diversity.
- 4) The allowance of manufactured home parks.
- 5) Traffic concerns regarding access to the Riverside District, and the TSP.

It was moved and seconded to continue the public hearing to February 20, 2019 at 7:00pm. Motion passed unanimously.

It was requested that responses to some of the proposed changes be obtained from the property owners prior to the next meeting. CA Daykin stated he would work on it; and, he requested that the Commissioners email if they catch any additional typos so that they can get them corrected prior to the next meeting.

VI. Planning Issues from Commission Members.

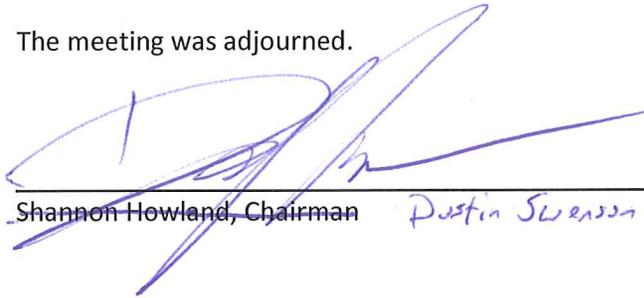
There was discussion regarding the Highway 99W improvements and a timeline. CA Daykin responded that work was not expected to be started until 2021. There was discussion regarding what above-ground wires would be going underground.

CA Daykin gave an update on the McCaw Subdivision appeal filed at LUBA. He stated that the basis of the appeal was on how the size of the lot is determined based on slope, whether it was pre-grading or post-grading. Planner Caines stated that the hearing would be on February 6 in Salem.

There was a question about whether there was an update on Verizon and whether they were going to reapply.

VII. Adjournment

The meeting was adjourned.



Shannon Howland, Chairman

Dustin Swenson, vicechairman

ATTEST:



Melody Osborne, Planning Secretary