

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: February 20, 2019
Time: 7:00 p.m.

I. Meeting called to order.

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

Members of the audience included Kay Edwards and Rod Grinberg.

II. Public Comment

There was no public comment.

III. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the January 16, 2019 minutes. Motion passes, unanimously.

IV. Public Hearing

City of Dundee, LURA 18-01 – Riverside Zoning Amendments (Continued from Jan. 16, 2019)

1. Staff Report

Planner Caines entered the staff report into record and highlighted some of the updates and changes from the last meeting.

The discussion points in the staff report were talked about.

- a) Section 17.202.060(E)(3) – It was decided to stay with the 50/20 requirement, with the entryway being on the 50% side.
- b) Section 17.203.280(C)(1) – It was asked if allowing residential only in the commercial zones was consistent with the Riverside Master Plan, and, if not, what the allowed percentage should be. There was discussion between staff and the commission regarding what mixed use meant, percentages translated as acreage, and transportation. Commissioner Hinoveanu referenced a statement in the Master Plan that seemed to suggest leaving a certain amount of flexibility. The floor was opened to public testimony in order to hear from the property owners.

2. Public Testimony

Kay Edwards stated that they would like as much flexibility as possible. She stated that the original plan they had was not viable anymore. Their original desire was for a small town center however with the bypass cutting through the middle of the property that plan was no longer feasible. Also, now that the bypass was operational traffic had been reduced on Highway 99W and now development was starting to pick up along Highway 99W. CA Daykin stated that the original zoning was applied with the Bypass in mind, but what may have been overlooked was that the bypass had limited access with no direct access to that section of the city. Commissioner Ormonde asked Mrs. Edwards what she thought would be a more viable option; Mrs. Edwards responded probably housing. CA Daykin reminded the Commission that the Commissioners were making a recommendation to the City Council and that they may have a different view.

Rod Grinberg also spoke and stated that his understanding was that they were implementing the Riverside Master Plan. He believed that if something different would be done it would require a Comprehensive Plan and Map Amendment. He went on to note that the absence of water and the need for a water treatment facility was a barrier to development on the east side and stated belief that the west side would develop faster. He concluded by saying that they had wanted flexibility but believed that meant flexibility within the property and not changing zoning.

CA Daykin offered an alternative to trying to come up with a percentage to the RN zone. He suggested that, because it appeared that the Edwards were no longer sure what they wanted to see done with the property, they could come in with a zoning amendment application at a later date in order to get where they needed to be once that was determined. He advised that this would require a separate process.

Vice-Chairman Swenson stated that he liked the 75% recommended by the consultant. He felt it gave the flexibility and also left some Commercial for whoever wanted to come forward with an application later. Commissioner Hinoveanu asked what the due date was for making a decision. Planner Caines responded she would like a decision at the next meeting because the contract with the state was that the project needed to be done by June. Commissioner Hinoveanu affirmed with CA Daykin that the Commission could leave the code/map as-is proposed and when the owners know what they want they could come back to apply for a zone change.

It was asked if the percentages changed would there also be changes to the other zones. CA Daykin stated he did not know of any requested changes to the RP zone.

CA Daykin questioned whether it was the consensus of the commission to allow the 75% flexibility to convert to residential uses. There was a general consensus. Mr. Grinberg asked for clarification on the comment "leaving it as is" and whether the 2011 was being implemented or being changed. CA Daykin clarified that leaving the proposed code "as is" would mean implementing the 75% flexibility added by the consultant.

CA Daykin also questioned what type of housing should be allowed in the new 75% allocation. There was a comment that the spirit of it seemed to be higher density. There was a consensus that it should be along the same standards as the RR zone.

There was a short conversation between Rod Grinberg and CA Daykin regarding the trail requirements.

There was discussion regarding upcoming meetings and potential conflicts. It was moved and seconded to continue the hearing to April 3, 2019 at 7:00pm, at Dundee City Hall. Motion carries, unanimously.

V. Planning Issues from Commission Members.

There was a discussion regarding vacation rental regulations. CA Daykin stated that the Tourism committee was talking about changes to the vacation rental code that they wanted to see.

VI. Adjournment

The meeting was adjourned.



Dustin Swenson, Vice Chairman

ATTEST:



Melody Osborne, Planning Secretary