

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: April 3, 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 February 20, 2019 minutes. Motion passes, unanimously.

IV. Public Hearing

City of Dundee, LURA 18-01 – Riverside Zoning Amendments (Continued from Feb. 20, 2019)

1. Staff Report

Planner Caines entered the staff report into record. She updated the Commission and let them know that the city attorney had recommended that the city not adopt the zoning at this time due to the lack of infrastructure. Therefore, the city had to turn back to DLCD because part of the contract and grant had to do with adopting the zoning. After meeting with DLCD, they now agree with the city attorney's position. Planner Caines explained that at this time the Commission was now being asked to accept the plan and zoning, but not adopt it. At such time that infrastructure plans had been updated and a finance plan at been adopted then the city would move forward with adoption of the Riverside Code Amendments and Zoning.

There was a question about the difference between accept/adopt. Accept is agreement with language and zoning but it does not become effective. Adopt means that the Comprehensive Map and Code are officially changed. Planner Caines stated that she drafted a proposed order for the

Planning Commission that has been sent to the city attorney for review. She hoped it would be ready for a motion in May.

There was discussion regarding the infrastructure financing and water availability.

Planner Caines noted changes in the proposed code that were discussed at February's meeting. She also pointed out that she had added language for trails to the proposed code and handed out a proposed map/figure (Exhibit A) that would also be added to the code. She stated that the trails on the map were called out in the TSP and Riverside District Master Plan. CA Daykin clarified that the Figure being added that pointed out parks and trails was conceptual; that while the map in the Riverfront Master Plan showed them, the code language made it clear they were conceptual.

There were some clerical errors pointed out that needed correcting. There was then a question about the meaning of sentences under the code language for "Façade Articulation".

2. Public Testimony

Rod Grinberg spoke and relayed frustration with the unknowns happening during the process. He suggested phasing the zoning process in on the west side (of the Riverside) a little at a time so that development didn't outpace infrastructure availability. There was also discussion between Rod and CA Daykin regarding trails and surfacing.

V. Planning Issues from Commission Members.

CA Daykin talked about the Tourism Committee coming forward with recommendations for vacation rentals. He stated that they were talking about possibly restricting the growth of vacation rentals and would bring this forward to the City Council.

CA Daykin noted that the McCaw Subdivision would be moving forward. He stated that LUBA accepted the City's position and that no one had appealed the decision. CA Daykin also conveyed that the City Council wanted the clause regarding lot grade and lot size be clarified and specified in the code.

VI. Adjournment

The meeting was adjourned.



~~Dustin Swenson, Vice Chairman~~ Shannon Howland

ATTEST:



Melody Osborne, Planning Secretary