

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: May 15, 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 Rebecca Minifie, Maria "Gabi" Hinoveanu, Shannon Howland, and Charlotte Ormonde. City Administrator Rob Daykin and City Planner Cheryl Caines were also present. Eugene Gilden and Don Webb had excused absences.

Kay Edwards was in the audience.

II. Public Comment

There was no public comment.

III. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the April 3, 2019 minutes. Motion passes, unanimously.

IV. Public Hearing

City of Dundee, LURA 18-01 – Riverside Zoning Amendments (Continued from April 3, 2019)

1. Staff Report

Planner Caines refreshed the Commissioners' memories regarding the City Attorney's concerns about adopting the Riverside Amendments. She restated that his recommendation was to "accept" the proposed amendments as opposed to "adopting" them. She then introduced the staff report into record.

Planner Caines explained that, since the April 3 hearing, a meeting was held with the property owners and an agreement was made for the city to begin working on how to address some of the infrastructure issues as well as how to get financing into place. She noted that the public hearing for the City Council would be held on June 18, and stated that if a financing recommendation was agreed upon prior to that then an amendment might be made for the City Council to adopt the portions of the code that had financing arrangements.

Commissioner Hinoveanu questioned whether City Council would need to send the proposal back to the Commission or if the Council could adopt it without the Commission's recommendation to adopt. Planner Caines answered that yes, they could adopt the proposed code. There was some explanation of how the code might end up back in front of the Commission should Council not adopt or only adopt a portion of the proposed code.

There was a question about whether the city attorney would be involved in the infrastructure plans. CA Daykin answered yes, as an agreement between multiple parties would be involved. Planner Caines noted there would be a workshop with City Council to get them up to speed on May 21 at 6pm.

Planner Caines said that the staff recommendation was for the Commission to adopt the order recommending that the Dundee City Council accept amendments to the Dundee Development Code and Dundee Zoning Map to implement the Riverside Master Plan but postpone adoption of the proposed amendments until and infrastructure finance plan is adopted for the Riverside District.

There were some clarification questions asked regarding "Compact Detached Dwellings", side-yard setbacks, and minimum lot sizes. It was also questioned whether the Commission would be able to have any discretion in the master plan process regarding lot sizes. CA Daykin responded that the discretion would be limited because the role of the Commission would be to make sure they met the requirements.

2. Public Testimony

There was no testimony given.

3. Deliberation

It was moved to accept the proposed order recommending that the Dundee City Council accept amendments to the Dundee Development Code and Dundee Zoning Map to implement the Riverside Master Plan but postpone adoption of the proposed amendments until and infrastructure finance plan is adopted for the Riverside District. Motion was seconded. The motion passed unanimously.

V. Planning Issues from Commission Members.

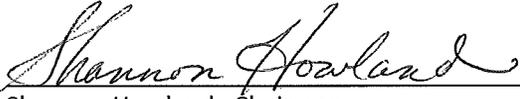
There was a question about the process for Air B & Bs; the Allstate building and why it was torn up in the front; the traffic on 7th Street; the plans ODOT had for crosswalks on the highway; and, a water request for the RV Park proposed on Fox Farm Road.

CA Daykin announced that there would be a conversation with City Council regarding the design of 9th Street. He also announced that Commissioner Gilden would be missing a number of meetings due to some conflicts and that Commissioner Webb had also announced his resignation.

There was discussion regarding upcoming meetings.

VI. Adjournment

The meeting was adjourned.



Shannon Howland, Chairman

ATTEST:



Melody Osborne, Planning Secretary