

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: June 20, 2018
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, Eugene Gilden, Charlotte Ormonde, Sara Whitfield, Rebecca Minifie, and Don Webb. City Administrator Rob Daykin and Planner Cheryl Caines were also present.

Audience members included Shannon McCaw and Stacey Goldstein. There was one additional audience member; however the handwriting was ineligible on the sign-in sheet for inclusion by name.

New Commissioner, Rebecca Minifie, introduced herself to the Commission; the Commissioners introduced themselves to Commissioner Minifie.

II. Public Comment

There was no public comment.

III. Approval of Minutes from Previous Meeting(s)

CA Daykin noted a correction on the May 16, 2018 minutes. On page 3, under the section for opponent testimony; "Don Lowe" should be "Diana Lowe". It was moved and seconded to approve the minutes. Motion passes, unanimously.

It was moved and seconded to approve the May 23, 2018 minutes. Motion passes, unanimously.

IV. Public Hearings

A) S 17-26, V 18-05, CA 18-05 McCaw Subdivision (Continued from May 16, 2018)

Planner Caines noted that a letter was received from the applicant requesting a continuance to the August 15, 2018 meeting because they are revising their application. There was some discussion regarding process.

It was moved and seconded to continue the public hearing to August 15, 2018. Motion passed unanimously.

B) LURA 18-02, City of Dundee Development Code Amendment (Light Industrial Standards)

1. Declarations of Ex-Parte, Bias, or Conflict of Interest

Chairman Howland questioned the Commissioners about ex-parte, bias, or conflict of interest. There were none.

Chairman Howland then questioned if there were any objections to jurisdiction. There were none.

2. Staff Report

Planner Caines read the staff report in to record. She then passed out a letter (Exhibit A) received from Antica Terra in support of the amendment.

There was discussion regarding the amount of floor area allowed as an accessory use and whether the city should take a hard stance on limits. There was a question regarding the statement "manufactured on site", and whether this would eliminate the ability to sell trademark products (of the company's own name). Planner Caines responded that the City would likely not police to that level of detail. It was noted that, rather than publicly state that the City would turn a "blind eye" to the regulation, it would be better to change the language to make promotional products of the business allowable. Extensive conversation regarding this topic continued. CA Daykin suggested the following language, "Retail sales of goods produced on site, including sales incidental and related to such goods, are allowed for the following uses in the LI zone..."

Chairman Howland opened the floor for public testimony. Hearing none, the public testimony portion of the hearing was closed and the Commission moved to final comments from staff.

3. Staff Recommendation

Planner Caines stated that the recommendation was for the Commission to recommend to the City Council adoption of the amendment, including the added verbiage regarding incidental sales.

4. Deliberation

Chairman Howland read the title in to record, "An order recommending that City Council adopt amendments to the Dundee Development Code regarding industrial accessory uses and setbacks in industrial zones", and the related recitals.

It was moved and seconded to recommend that the Dundee City Council adopt the amendments to the Dundee Development Code as shown in Exhibit "A", with the addition of the language to 17.203.270 of "Retail sales of goods produced on site, including sales incidental and related to such goods, are allowed for the following uses in the LI zone..." Motion passed unanimously.

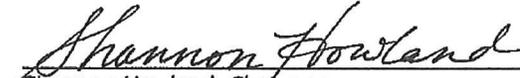
V. Planning Issues from Commission Members.

There was discussion regarding a home on the hill that was in mid-construction but had no noticeable progress made in several years; a question regarding the ARCO sign and code enforcement to get them to repair the sign; and, the auto sales taking place off of the Highway at 3rd Street.

Planner Caines also gave the Commission an overview of their upcoming schedule.

VI. Adjournment

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



Shannon Howland, Chairman

ATTEST:



Melody Osborne, Planning Secretary