

CITY OF DUNDEE

Meeting: Planning Commission Meeting

Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115

Date: August 21, 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, Shannon Howland, Dustin Swenson, Eugene Gilden and Ed Carlisle. City Administrator Rob Daykin and City Planner Cheryl Caines were also present.

II. Public Comment

There was no public comment.

CA Daykin presented the new Planning Commissioner, Ed Carlisle, who then introduced himself.

CA Daykin gave a brief update on the Riverside code project. There was a short discussion regarding property outside the bypass and whether there were development plans for the area, as well as the infrastructure financing plan. Planner Caines updated the Commissioners on the Council's final decision.

III. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the May 15, 2019 minutes. Motion passes, unanimously.

IV. Work Session on Various Development Code Questions

Planner Caines took the Planning Commission through the memo included in the packet. It was explained that the hope for the evening was to get an idea from the Commission about whether changes needed to be made to the Development Code (as related to the concerns/questions presented in the memo).

1. Accessory Structures: Miscellaneous exceptions to setback requirements.

Photos were passed out by one of the Commissioners of an accessory structure. It was noted that there were no definitions for decks or porches in the development code. Planner Caines suggested she look at the building code to see if there was a definition that could be used. There was discussion about not allowing exceptions. The conversation concluded with CA Daykin suggesting changing the language to "any feature that can be occupied". Planner Caines suggested that she also move the exception for front porches out of the footnotes and in to the exception provision.

CA Daykin questioned whether there should be a cap to the setback allowance based on height. For example, the taller the structure the greater the setback. There was a question about whether there should be an accessory use height limit.

2. Exceptions to Building Height.

There was discussion regarding whether there needed to be a maximum chimney height, as well as whether domes needed to be included in the exceptions (since they are part of the roof structure). There was also conversation regarding whether or not the section, or regulation, was needed. The discussion concluded with Planner Caines suggesting she look for updated solar code.

3. Home Occupations

Discussion took place regarding whether auto repair and auto sales should be prohibited. CA Daykin asked if a home occupation should be completely enclosed in the home. Conversation concluded with the suggestion that no uses be prohibited but that language is crafted to provide revocation. CA Daykin also stated that he would look at other cities regulations for direction.

Discussion also took place regarding whether only one home occupation per dwelling should be allowed or whether there could be two. Conversation concluded with the decision that it should be okay to have more than one home occupation but the allowances for the occupation should not be doubled (for example, the number of car trips or cars on site).

4. Lot Size for Sloped Sites

CA Daykin suggested deleting the table since the majority of sloped land in Dundee was already built. He noted that the larger lots for slope were not needed from an engineering standpoint. There were some comments that having a minimum lot size for the zone would be sufficient. Bull Mountain development was questioned since those properties were very sloped and it was noted that there were no special regulations based on the slope. CA Daykin requested that the Commission think about this question and revisit at the next meeting.

5. Parking Standards for Single Family Residences

CA Daykin asked the Commission if they believed driveways should be required to be paved or not. It was questioned whether the debris (gravel) from a driveway that spills into the roadway could be handled under the nuisance ordinance. It was decided to revisit the discussion at the next meeting.

V. Planning Issues from Commission Members.

CA Daykin advised the Commission that an ODOT representative had advised the City that the Highway 99W improvements would take place during 2021. There was discussion regarding the construction that would take place as part of the project.

There was a question regarding 9th Street and Highway 99W and whether there had been any movement towards development on the property.

CA Daykin stated that the City was currently in the process of designing street improvements for 9th Street to Alder Street. CA Daykin also gave an update on the Sander Park site.

VI. Adjournment

The meeting was adjourned.



Shannon Howland, Chairman

ATTEST:



Melody Osborne, Planning Secretary