

CITY OF DUNDEE

Meeting: Planning Commission Meeting

Location: Dundee City Hall
620 SW 5th Street
Dundee, Oregon 97115

Date: September 19, 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, Eugene Gildea, Charlotte Ormonde, Dustin Swenson, Rebecca Minifie, and Don Webb. City Administrator Rob Daykin and Matt Hastie with Angelo Planning were also present.

II. Public Comment

There was no public comment.

III. Approval of Minutes from Previous Meeting(s)

The August 15, 2018 minutes were discussed in relation to an email City Administrator Daykin had received from Mr. Lowe regarding his objection to the word threatened. CA Daykin noted that no substitute language was offered and asked if the Commission wanted to change the verbiage. Some ideas were floated and the recording of the previous meeting segment was played for context. The Commission decided to continue with the use of the word "threaten". It was moved and seconded to approve the minutes from August 15, and the motion passed unanimously.

There were three changes requested to the July 18, 2018, which included a typographical error, corrected language to a statement about aggregate tax value (page 4, paragraph 2), and a request for information for detail from Verizon (page 5 paragraph 1). It was moved and seconded to approve the minutes as amended, and the motion passed unanimously.

IV. Riverside District Code Amendment Workshop

CA Daykin introduced Matt Hastie of Angelo Planning who gave an overview of the events that had transpired since the January 2018 Planning Commission Workshop. He also informed the Commission of the public meeting from September and discussed the online questionnaire and desire for additional public comment. Discussion also covered ways of advertising the questionnaire and of making it clear what it is/what it means, etc., as well as the timeline of response and adoption.

Mr. Hastie then took the Commission through the draft code. Questions and discussion points from the Commission included:

- Question about heliports being conditional use. It was noted that this was allowed in the existing code under industrial uses, but not in the Riverside Industrial zone.
- Question about personal storage spaces not being allowed in the zone. The concern had to do with a possible need being created due to the density of the lots. Suggested to make it a conditional use in the riverside industrial zone. Noted that industrial storage was fine, but personal storage was not. Commission agreed that it should be added as a conditional use.
- Question about what a "specialty trade business" is. Explained that this was generally contractors who had storage on site.
- Height bonuses and setbacks
- Commercial and Residential fence standards.
- Solar heating, orientation, and panels.
- Green roofs and whether there is an example of one in Dundee.
- Question about whether "mirror image" is allowed. It was requested to amend the requirement to changing two things from house to house.
- Question about whether a garage larger than a single would need to incorporate a window in the garage door. Noted that a 2-car garage is not allowed unless it is facing an alley, however two garage doors could be put side by side. It was requested to add a window standard. RV/Boat garage doors and height. Whether it would be an issue given the small lot size. A desire was expressed to add code to limit an accessory structure to the main house height.
- Discussion regarding the master planning process and what would happen if the owners were to sell off a portion of the property.
- Discuss about fee "in-lieu of" instead of dedicating a specific amount of land in a specific section and why the developer agreements need to specifically talk about neighborhood parks.
- Water capacity; City has adequate capacity to serve 10 years of development. Discussion about what this means. Belief that this supply of land will last the next 20 years of development.

V. Planning Issues from Commission Members.

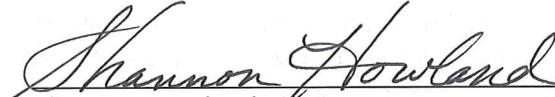
Chairman Howland stated that she had attended the City Council meeting to listen to the complaints about Commissioners. She noted that City Council concluded by 1) offering training and 2) potential mediation with complainants. CA Daykin stated that the group was pushing for additional investigative work, but it was determined that the public record was sufficient to provide the facts. City Council did not believe process was flawed or bias, but additional training could help. There was some conversation about the possibility that the City Council likely received more complaints and were better versed to deal with them. CA Daykin noted that an appeal had been filed on the McCaw subdivision and noted that part of appeal states that the Planning Commission was (implicated) bias.

There was discussion regarding the used car sales business; some additional questions regarding the draft Riverside Code; November's planning commission date due to its

proximity to Thanksgiving. It was decided to move the Planning Commission meeting to November 14.

VI. Adjournment

Moved and seconded to adjourn the meeting. Meeting was adjourned.



Shannon Howland, Chairman

ATTEST:



Melody Osborne, Planning Secretary