

CITY OF DUNDEE

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

Members of the audience included Kay Edwards, Lynne Taccogna, Rob Donough, Larry Anderson, Allen Holstein, Ron Moist, and Rod Grinberg.

II. Public Comment

There was no public comment.

III. Introduction of New Planning Commissioner Maria Hinoveanu

CA Daykin introduced Commissioner Hinoveanu who spoke briefly about herself and then the Commissioners went around the table and stated their names.

VI. Public Hearing

City of Dundee, LURA 18-01 – Riverside Zoning Amendments

1. Objections to Notice

Chairman Howland began by reading the statement of interest into record. She then questioned whether there were objections to notice. No objections were heard.

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

Chairman Howland asked if there were any declarations of ex-parte, bias, or wished to abstain. There were none.

3. Objections to Jurisdiction

Chairman Howland asked if there were any objections to the jurisdiction of the Commission to hold the hearing. There were no objections.

4. Staff Report

Planner Caines read the staff report in to record. She then asked if there were any questions or comments on the proposed code.

The staff report concluded with a notation about two comprehensive plan policies that were not fully addressed and where some guidance was needed. One of them had to do with riverside district development that abutted existing lower density development and there were a few clarifying questions regarding this topic. It was also requested that the zoning/lot requirements for the adjacent zones be given. Planner Caines concluded the discussion by stating that a footnote would be added to the development standards table to ensure that this comp plan policy was integrated. She confirmed that the desire of the Commission was that the footnote would apply all the standards of the adjacent zones and not just the setback and height portion.

The second policy had to do with local street connectivity and block length. There was some discussion regarding how to incorporate the 400-foot block length noted in the comprehensive plan in to the Riverside Development Code. There was some discussion regarding what the rationale for the 400-foot length. There was some discussion regarding the 2015 TSP (Transportation System Plan).

There were no additional questions for staff, so Chairman Howland opened the public hearing.

5. Public Testimony

Larry Anderson, representing the Edwards family, was first to speak. He noted changes from their previous zoning and access to what was now proposed. He began asking a few questions regarding these changes, specifically in terms of the residential use standards. Planner Caines was able to give some answers with regard to definitions of certain codes; however, CA Daykin asked that Mr. Anderson submit his questions in writing instead of offering them as testimony. This way, staff would be able to give them to the consultants, as they are more familiar with the proposed code and better equipped to respond. CA Daykin noted that the hearing was going to be continued, which would allow time for this to happen and Mr. Anderson agreed since no decision was going to be made at the meeting.

Bob Donough stated that he felt the way the plan was developed around the “walkable neighborhoods” and increased density was important, and he liked the way the design drove the decisions that were made. He felt that they were the right decisions as it would reduce the impact of humans on the environment and help build a greater sense of community and connectedness among the riverside residents. He asked a question about the phrasing about limiting impact of larger developments on the environment and wondered what type of impacts were the concerns. Planner Caines responded that the language was drafted by the consultants, but she felt that the

language had to do with the sustainability portion of the code. Mr. Donough asked why the multi-family development needed to respond to the sustainability requirements but the rest of the housing types would not. Planner Caines stated that it likely had to do with the reduced amount of open space. She asked if the concern was that he felt multi-family was being disincentivized. Mr. Donough responded that he felt there was a misrepresentation about multi-family having a greater impact on the environment and believed that it had less impact because they used less energy for heating and cooling; they take up less space than single family homes; and, use less building materials. He believed they had less impact and, while he still wanted them to respond to the sustainability criteria, he believed that all housing types should respond.

Mr. Donough stated that prior to taking the survey he took a walking tour of the area. As he did so, he noticed the noise from the bypass and commiserated with the residents living at the corner of Edwards (and Parks Drive) as they would have had a loss of livability when the bypass was constructed. He directed the Commissions attention to the overlay portion of the draft code and noted that what he was concerned about the code requirement that developers have to choose at least two housing types to put in their development. He worried that multi-family and rowhouses would be built closer to the bypass while the single family units would be built further away. This would result in a Riverside divided by age and income. He felt this would not meet the needs of Dundee because it would fragment different groups of people. He advocated that the Riverside District offered the opportunity to try to mix those types of housing together and asked that developers be directed to choose three types of housing in order to prevent segregation. Doing so would build a strong, vibrant community.

Larry Anderson made a comment regarding the 400-foot block requirement in the Commercial zone. He noted that commercial zone had parking lots-- many of them interconnected-- and therefore did not believe a street was needed so often. He believed that pedestrian access was really what should be looked at rather than vehicle access.

Ron Moist stated that he lived on the SE side and was worried about vehicle traffic being "dumped" on to SE 5th Street and Edwards Drive. He wanted the Commission to start thinking about all of the cars that would be funneled down those streets. Further, he didn't believe that apartment complexes, condos, or house style were going to raise property value.

Rod Grinberg, representing the Lindquist family, stated that they had always envisioned a row of single-family homes as a transition from the existing development to the new development. He also responded to Mr. Donough's comment about the 2 to 3 variety of houses and stated that he would take that idea to the Lindquist family and have continued discussion with the CA and Planner.

Chairman Howland suggested that the public testimony remain open and that the Commission should come back at a specific date and time. CA Daykin stated that Commission should also send emails regarding questions they have based on the evening's testimony so that it could be addressed at the next meeting.

It was moved to continue the hearing to the January 16, 2019 at 7:00pm Planning Commission meeting. Motion was seconded and carried unanimously.

V. Planning Issues from Commission Members.

There was a question about what was being developed at the corner of SW 7th and Alder. It was noted this was to be a subdivision. There was a question about what the difference was between a "Residential Care Home" which is permitted in R-1, 2, and 3, and "Residential Care Facility" which is not permitted in R-1, and a "Nursing Home". CA Daykin responded that state law had a definition and the city had its own definition. Planner Caines read the definitions, stating that a "Care Facility" as defined by the State was 6-15 individuals, and a "Care Home" was 5 or fewer individuals.

Discussion regarding traffic and the TSP and how comprehensive plan amendments are initiated took place. This included a question about whether the possibility of the population of Dundee doubling on the SE side, which led to some history of the previous TSP amendments (2003 and 2011) and its relationship to the entrances and exits of the bypass.

VI. Adjournment

The meeting was adjourned.



Shannon Howland, Chairman

ATTEST:



Melody Osborne, Planning Secretary