

CITY OF DUNDEE

Meeting: Planning Commission Meeting

Location: Meeting was held virtually via Zoom.
City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115

Date: January 20, 2021

Time: 7:00 p.m.

I. Meeting called to order.

Chairman O'Neill called the meeting to order. Commissioners present, which consisted of quorum, were Shannon O'Neill, Maria Hinoveanu, David Hinson, Doug Pugsley, Eugene Gilden, and Ed Carlisle. Commissioner James Kay was absent. City Planner Patrick Davenport and City Administrator Rob Daykin were also present.

II. Election of the 2021 Chairman and Vice Chairman

Commissioner O'Neill was nominated to serve another term as Chairman. Motion was seconded. Motion carries to re-elect Commissioner O'Neill as Chairman.

Commissioner Hinoveanu was nominated to serve another term as Vice-Chairman. Motion was seconded. Motion carries unanimously to elect Commissioner Hinoveanu as Vice-Chairman.

III. Public Comment

There were no members of the public present.

IV. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the November 18, 2020 minutes. Motion carries, unanimously.

IV. Development Code Revisions Workshop

CA Daykin explained that the code revisions were a continuation of work that had begun approximately 18-months beforehand. Although some work had been done, it was likely that part of it would need to be covered again due to personnel turnover.

Patrick Davenport reviewed his staff memo with the Commission and then began moving through the table of proposed development code amendments to address in "round one".

There was discussion regarding state regulations vs. Dundee regulations for notification and how the sections needed to be rewritten. Planner Davenport stated that this section would be coming to the

Commission next month with draft language for review. Conversation also took place regarding publication requirements and possible routes around the local paper's weekly publication and tight deadlines. Alternative newspapers, and whether electronic publication would work, were discussed.

Review processes for parks were discussed. Planner Davenport requested feedback from the Commission on whether review processes should differ based on the size of the park. CA Daykin gave some history of how the park review regulations came to be, and how City Council felt about the current review processes. There was also discussion regarding uses that required a certain distance from neighborhood parks. CA Daykin noted that, except for the Sander Park, most new parks would be in the Riverside District. Commissioner Pugsley noted that, with Councilor Adlong's long-time involvement with parks and Chairmanship of the Parks Advisory Committee, he would like the final review to go to Council. CA Daykin suggested that in lieu of a preapplication meeting requirement the applicant appear before the Parks Advisory Committee so that they have input into the proposal. Chairman O'Neill agreed that they should have input. Planner Davenport stated that he had worked in another city that had a Parks Advisory Committee that reviewed site plans for parks and gave a recommendation to the Planning Commission. He highly recommended their involvement. There was further discussion regarding City Council review. CA Daykin suggested that, in addition to size, the type of park/use be looked at as well in terms of what parks should go to City Council. It was requested to take the issue back to City Council to find out how strong their desire was to review parks and how they might feel about involving the Parks Advisory Committee.

Planner Davenport continued to work down the table explaining the need for specific changes or highlighting why changes were desired.

Slope standards were discussed in terms of whether the language needed to be changed, eliminated, or if overlay districts needed to be created to deal with areas of steep slopes instead. Planner Davenport talked about the statewide goal that dealt with hazardous building areas.

Planner Davenport concluded the discussion by stating that the goal would be to try and complete the updates by the end of the year. After that, the goal would be to keep updating yearly as things change. There was also discussion regarding retyping the Comprehensive Plan, as well as incorporating updates into the text.

There was a conversation about moving the work session start time up to 6:00pm. Consensus among the Planning Commission was that the earlier start time would be fine. It was decided to move the next work session (in February) to 6:00pm as an experiment.

Commissioner Hinson mentioned a House Bill that had been discussed and he wondered if there was language in those Bills that may fill in some of the "holes". He also suggested that one of the things that gets added to the list would be the elimination of Private Streets.

VI. Planning Issues from Commission Members.

Excitement was expressed over the work beginning on Highway 99W. CA Daykin talked a little about some of the frustrations taking place with the water line project. He also gave an update regarding movement on the Lindquist project.

Commissioner Hinoveanu questioned at what point the buildable lands report might need to be updated. CA Daykin responded that once the City gets to the point where the supply of land is being

consumed there would need to be major policy updates, including a land inventory and comprehensive plan update. Planner Davenport agreed with CA Daykin's response, but also noted that once the zoning was set for the Riverside District things would begin to move quickly. There was some continued conversation, which included history of the last periodic review. Planner Davenport recommended that when the time came to begin revising plans and policy the process begin with a community vision exercise.

CA Daykin advised the Planning Commission that the Verizon Cell Tower plans had been received and were in review.

VII. Adjournment

The meeting was adjourned.



Shannon O'Neill, Chairman

ATTEST:



Melody Osborne, Planning Secretary