

CITY OF DUNDEE
PLANNING COMMISSION AGENDA
P.O. Box 220
801 N. Highway 99W
Dundee, Oregon 97115

MEETING WILL BE IN PERSON AND TELECONFERENCED

Join Zoom Meeting: <https://us02web.zoom.us/j/86513569567>

Or listen by calling: 1-253-215-8782

Meeting ID: 865 1356 9567

MEETING DATE: March 19, 2025

Meeting Time: 7:00pm

- I.** Call Meeting to Order
- II.** Introduction of New Planning Commission Member – Mike Westgard
- III.** Approval of Minutes from Previous Meeting(s)
 - 1. May 15, 2024
 - 2. June 19, 2024
- IV.** Public Comment
- V.** Public Hearing
 - 1. SKB – Dundee Project LLC and Dundee Hills LLC
(SDR 24-21, PC 24-17, PC 24-18, CA 24-22, CA 24-23, V 24-19, V 24-20, V 24-30)
Dundee Hotel
- VI.** Issues from Planning Commissioners
- VII.** Adjournment

CITY OF DUNDEE

Meeting: Planning Commission Meeting

Location: Hybrid meeting held in person and via Zoom.
Fire Department Community Meeting Room
801 N. Highway 99W
Dundee, Oregon 97115

Date: May 15, 2024

Time: 7:00 p.m.

I. Meeting called to order.

Chair Ed Carlisle called the meeting to order. Commissioners present, which consisted of quorum, were Ed Carlisle, Alex Chiper, Ron Mock, Steve Morris, John Roberts, and Logan Leichtman. Commissioner Theresa Stevenson was absent. City Planner Doug Rux and City Administrator Steve Dahl were also present.

II. Public Comment

There were no members of the public present.

III. Approval of Minutes

It was moved and seconded to approve the minutes from April 17, 2024. Motion passed unanimously.

IV. Work Session – Riparian Overlay

Planner Rux gave a quick summary of the changes that had been made since the last meeting. He explained that the updated version in front of the Commission included comments from the Commission, DLCD, and DEQ. He explained that DLCD was concerned with one of the comments/recommendations made by the Commission at the last meeting regarding removal of invasive species plantings. He said that DLCD was concerned because the soil would be disturbed and erosion control would become an issue, and due to the lack of vegetation required to be replanted, it might cause more of a riparian corridor devoid of plantings. They also had several questions regarding breaking slope and whether the planting standards should be a guiding document rather than standards.

The next question had to do with whether the city was addressing wetlands. Planner Rux noted that they had been covered in the inventory work, and they were listed in the National Wetlands Inventory. However, DLCD suggested letting the Greenway Corridor stand on its own and pull the reference to the Riparian Wetlands out.

Planner Rux then concluded the staff report, and the Chair opened the work session for discussion.

Discussion points included:

1. Whether owners were going to be required to replant should they remove invasive species. More discussion regarding whether the city had to require that the property owner submit an application if the city was to require them to replant and could the process of removal and replacement take place without an application. There was a concern that requiring a permit would be a prohibitive requirement. There was a suggestion for creating an exemption for the application in the code.
2. Discussion regarding cross-referencing between the Greenway and Riparian Wetlands.
3. The statewide goal path that was used to direct the creation and process of the Riparian standards.

A few scrivener's errors were pointed out for correction. Planner Rux noted that the 35-day notice had already been sent to DLCDC, but that edits could be made and sent.

V. Work Session – Psilocybin Regulations

Planner Rux summarized where the Commission left off at the last meeting and then continued to work through the staff report. Discussion continued. Discussion and questions were regarding:

1. The Light Industrial Zone and Processing
2. Discussion regarding whether the application process should be a Special Use or Conditional Use. Commissioner Leichtman noted he is generally not in favor of Conditional Uses because it adds a lot of expense to the person trying to establish the building.
3. There were questions about the State of Oregon regulations regarding hours of operation, as well as appointments and how long sessions usually last.
4. Whether there would be an impact to surrounding property owners. Commissioner Leichtman responded no, the impact would be that of a therapist's office.
5. Discussion regarding whether outdoor administration (of the drug) was allowed.
6. Whether Dundee was required to allow these facilities.
7. Requirements regarding distance from parks and schools.

Planner Rux noted that the public hearing would take place in August.

VI. Planning Issues from Commission Members.

There was a question regarding the placement of the Cathedral Ridge Winery sign, but it was noted that it was not blocking the sidewalk.

Chair Carlisle asked how the Commissioners would like to be addressed, whether they were fine with the less formal first-name basis, or preferred more formal address.

CA Dahl gave updates on the 9th Street project. He noted PGE should be there Monday to begin undergrounding and it would take about three months for the other utilities to come in. Right now, 9th and Alder should be paved the first week of June, except for two locations where poles are located.

Commissioner Chipper requested updates on projects so that the Commission would know what was happening and be better informed on decisions.

CA Dahl gave an update on different developments in Dundee. He also informed the Commission that the Fueled by Fine Wine Marathon would be held July 14.

VII. Adjournment

The meeting was adjourned.

Ed Carlisle, Chair

ATTEST:

Melody Osborne, Administrative Assistant

CITY OF DUNDEE

Meeting: Planning Commission Meeting

Location: Hybrid meeting held in person and via Zoom.
Fire Department Community Meeting Room
801 N. Highway 99W
Dundee, Oregon 97115

Date: June 19, 2024

Time: 7:00 p.m.

I. Meeting called to order.

Chairman Ed Carlisle called the meeting to order. Commissioners present, which consisted of quorum, were Ed Carlisle, Theresa Stevenson, Alex Chiper, Ron Mock, Steve Morris, John Roberts, and Logan Leichtman. City Planner Doug Rux and City Administrator Steve Dahl were also present.

Members of the audience included Howard and Kim Bell.

II. Public Comment

There was no public comment.

III. Approval of Minutes

The agenda was amended to remove approval of the minutes from the previous meeting.

IV. Public Hearing – NLUR 24-02, City of Dundee Riparian Overlay

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

Chair Carlisle began by reading the statement of interest into the record. He asked if there were any declarations of ex-parte, bias, or conflict of interest from the Commission. There were none.

2. Objections to Jurisdiction

There were no objections to the jurisdiction.

3. Staff Report

Planner Rux entered the staff report and attachments into record. He then began by giving background of the reason for the necessary amendment to the development code to add a Riparian Overlay and summarizing the staff report.

Planner Rux noted that there were some questions that had come up after the packet had been sent out. He stated that one question was received by Rod Grinberg, who questioned mitigation requirements be for utility and road crossings, who will be responsible for the mitigation for the public street and utility crossings, and landscape credits. He responded that mitigation impacts are listed under 17.204.060(G). Landscape credits are proposed if

the riparian corridor is enhanced. That is listed in 17.204.060(F) if they are applicable. Whoever is constructing a roadway that crosses a riparian corridor that impacts the corridor will be responsible to provide the mitigation.

He also noted that a question had been received by a Commissioner regarding the definition of sensitive areas. Doug responded that the definition of a Sensitive Area for a riparian corridor, what is written in the report is the correct phrasing.

4. General Testimony

Howard Bell, who owns a property on... spoke and stated that he was concerned about the possibility of reducing the size of some of the corridors. He stated that he was worried about that because there was a culvert that went under Parks Road, which works well, but if it had been reduced, he was concerned that the water would over run the capacity and come up on the road. He also noted a comment about capturing water, but that he wasn't sure what that would look like. He believed that the culvert would need to be enlarged as there had been several times over the last 25 years that there had been large rain events that have stressed the system.

Planner Rux responded to Mr. Bell's comments. He stated that the culvert size was existing and there was no capital improvement at this time to replace the culvert.

No Commissioners had questions for Mr. Bell. There were no additional letters, and public testimony was closed.

5. Staff Recommendation

The final staff recommendation is for the Commission to adopt the Order, which is a recommendation for the City Council to adopt the proposed regulations.

6. Deliberation

Commissioner Mock questioned whether the regulations would limit the city's ability to reduce fire hazards. Planner Rux indicated a requirement could be added to allow exemption for a Fire Chief requirement. Commissioner Leichtman noted Exemption #9 could apply to the issue. Commissioner Mock questioned the replanting process and criteria. Planner Rux stated that he believed there would not be a requirement to replant for removing invasive species.

Commissioner Mock wondered what the actual mandate from DEQ was, "to develop, implement, and require restoration for water quality". He believed that the Ordinance went beyond that and questioned whether that was a requirement. Planner Rux responded yes and explained that the mandate went back to 2010; also, that they tried to balance between (all parties involved) so that it wasn't too onerous or too lenient.

Commissioner Mock asked if there were any parcels that, once the 50-foot corridor was put in, wouldn't have any space left to build. Planner Rux responded that this might be where the developers needed to be creative. Commissioner Mock clarified whether there were any existing properties that wouldn't be able to develop. Planner Rux responded no.

There was discussion regarding farming and gardening and how land would be identified as "no longer farmed"; whether the point was to encourage people to take out noninvasive species; and what might happen in the future if properties in the riparian zone were partitioned and sold. It was noted that a future property owner purchasing the property might want to take out an invasive species. Planner Rux noted that the Ordinance was crafted so that if they took it out it would not have to be replaced.

There was conversation with Mr. Bell about whether he had any experience with the flood of 1996 and what the property was like. Mr. Bell responded that he did not. Planner Rux noted that he had lived in that area at the time and that Parks was under water.

Planner Rux noted that if the Order was approved it would go to the Council on July 16.

Commissioner Leichtman **moved** to adopt the recommended ordinance language and forward it to the City Council at their July 16 meeting. The motion was seconded. **Motion passes unanimously.**

VI. Planning Issues from Commission Members.

There was a question about the Psilocybin process and where it was currently. Planner Rux responded that it would be coming back to the Commission at the August 21st meeting. He also noted that there may be another hearing at that meeting as well.

There was a discussion about the school property and whether it had been sold. CA Dahl responded that both CPRD and the City had expressed interest in purchasing the property. He stressed that the property would always be a park (unless someone purchased another 6-acre property and turned that into a park somewhere). CA Dahl also noted that the new school was on track to be opened for the 24-25 school year.

There was a question about the height limitation of the CBD zone. CA Dahl responded that it was 3 stories. He also noted that the Tourism plan that was accepted by the Council the previous evening, there was a suggestion to allow dining or a restaurant on the roof.

Chair Carlisle noted that there was a provision in the (City Charter) that if City Council had their meeting today then they would need to move their meeting; however, this provision did not exist for Planning Commission. (due to the Juneteenth holiday)

VII. Adjournment

The meeting was adjourned.

Ed Carlisle, Chair

ATTEST:

Melody Osborne, Administrative Assistant