

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: October 18, 2023

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, and Logan Leichtman. Commissioner Steve Morris was absent. City Planner Clay Downing and City Administrator Steve Dahl were also present.

Members of the audience included Saj Jivanjee and Tom Woffard.

II. Public Comment

There was no public comment.

III. Approval of Minutes

It was moved and seconded to approve the minutes from August 16, 2023. Motion passed unanimously.

IV. Public Hearing – ZC/CMA 23-07, Saj Jivanjee

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 Commissioners. Chair Carlisle also asked if the Commissioners had driven by the property. The Commissioners all acknowledged having driven by. Chair Carlisle then declared for the record that his firm and he had worked with Mr. Jivanjee but stated that it would not affect his ability to make an impartial decision.
2. Objections to Jurisdiction
There were no objections to the jurisdiction.
3. Staff Report
Planner Downing read the “raise it or waive it” statement into the record. He then read the staff report for the record.

4. Applicant Testimony
Saj Jivanjee spoke and stated that he believed the planning staff did a great job and that there was a consensus that, from the evidence submitted, the request was favorable. He also noted there was no significant impact to the available Light Industrial zoned land. He also explained his vision for the property and why he was requesting the zone change.
5. General Testimony
There was no additional testimony.
6. Staff Recommendation
Planner Downing stated that the recommendation was to endorse to City Council approval of the zone change/comprehensive map amendment.
7. Deliberation
Each Commissioner stated their reasons they were in favor of the zone change/comp map amendment. Those reasons ranged from beautification of the property to unifying split-zoned land. It was noted that the application met all the applicable statewide goals and regulations.

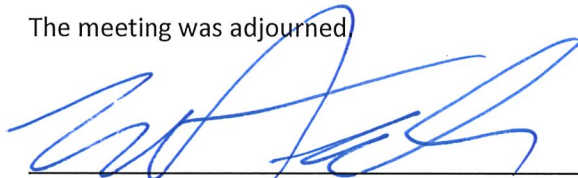
MOTION: It was moved and seconded to approve the Zone Change/Comprehensive Map Amendments with a minor amendment regarding the findings requested by Commissioner Mock. Motion carries, unanimously.

VI. Planning Issues from Commission Members.

CA Dahl gave an update on the 9th Street project. He answered a question regarding development on property between SW 8th and SW 9th Street, letting the Commission know that a hotel and mixed-use development was going to take place there. He also responded regarding the building of the new elementary school regarding the proposed build schedule.

VII. Adjournment

The meeting was adjourned



Ed Carlisle, Chair

ATTEST:



Melody Osborne, Administrative Assistant

**Due to significant interference on the audio recording part of the motion was intelligible. It is represented here as to the intent of the Planning Commission to recommend approval to the City Council.