

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 19, 2022

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, David Hinson, Theresa Stevenson, Ron Mock, Alex Chiper (who began the meeting via Zoom and then arrived in person later). Doug Pugsley attended via Zoom. Commissioner Gabby Hinoveanu was absent. City Planner Doug Rux and City Administrator Steve Dahl were also present.

Members of the audience included Cozette Tran-Caffee with Miller Nash, Larry Hampton with Newberg School District, Casey Cunningham with Cornerstone MGI, Stephen Phillips with Newberg Public Schools, Kay Edwards, and Brad Kilby with HHPR.

II. Public Comment

There was no public comment.

III. Approval of Minutes

It was moved and seconded to approve the minutes from July 20, 2022. Motion passes unanimously.

IV. Public Hearing – CPA/ZC 22-16, Newberg School District

1. Statement of Interest

Chair Carlisle began by reading the statement of interest into record. He then questioned whether there were any Commissioners that needed to declare bias, ex-parte contact, or a conflict of interest. Chair Carlisle disclosed that his company occasionally worked with Harper Houf (HHPR), but it would not impact his impartiality.

2. Objections to Jurisdiction

There were no objections to jurisdiction.

3. Staff Report

Planner Rux introduced the staff report for the record and noted the public comments in the meeting packet.

Commissioner Mock asked for clarification on the recommendation to deny the Comprehensive Map Amendment. Planner Rux noted that this was something that shouldn't be done because the Riverside District designation on the map should remain, but that the text changes in the Comprehensive Plan Amendment accomplished the same thing. He explained that the language clarifying the reasoning was in the packet on page 251.

There was conversation regarding how many children the new school would be able to hold and whether there was room for expansion, and what the process would be should the school need to do so.

4. Proponents

Brad Kilby with Harper Houf spoke on behalf of the Newberg School District. He shared a PowerPoint, attached as "Exhibit A", with the Planning Commission identifying the property and explaining the proposal.

Chair Carlisle asked if the Commissioners had any questions. There were some questions asked of the applicant regarding the traffic analysis and the playground being allowed to be used as a neighborhood park. It was questioned how a park that was closed during the day could replace a park that was open all day. Cozette Tran-Caffee, of Miller Nash, responded that there were some issues that were contemplated by the Comprehensive Plan that might need to be adjusted and moved a little bit, but that was not part of the analysis that was necessary and applicable to this part of the application process. She believed that the school district shared the concerns of the community. There was also some discussion regarding the site design, as well as the loss of potential housing inventory. Larry Hampton, with the Newberg School District, spoke to answer a question about housing and potential areas where it could be made up or density increased.

Mr. Kilby noted that the school district's goal was to have the school up and running for the 2024-2025 school year.

There was some discussion regarding the goals of the city and the goals of the school district and how they intermingled. It was noted by the applicants that the school district had talked to residents and community members and in those discussions, it became evident that finding a new location for the elementary school was in the best interest and desires of the community.

There was additional conversation regarding the capacity of the school. Mr. Hampton responded that the new school was not being built due to size limitations, but due to the age and condition of the existing building.

CA Dahl asked about some of the information presented in the traffic analysis. He wondered if the plan was to have the school on one side and then housing on the other, unused, portion of the property. He felt that if this was the plan, the traffic analysis was incomplete. The applicants responded that they were unaware of any discussion having taken place with that use in mind.

There was additional conversation regarding the traffic study, as well as discussion regarding infrastructure.

5. Opponents

There were no opponents.

Chair Carlisle closed the public hearing.

6. Staff Recommendation

Planner Rux stated that the recommendation was to consider the report and public testimony, deliberate and make findings or use the findings included, and then make a motion with an Order of Recommendation for City Council.

7. Deliberation

There was a question about whether the Commission was able to require a zone change on the existing school property as part of the Order of Recommendation. It was answered that they were unable to do that. Commissioner Mock stated that he believed the school district would like to work with the City regarding use of the existing school property and believed that the feedback from the community would instigate that coordination.

There were some comments that they hoped a lot of the questions regarding infrastructure, traffic, housing, parks, and design would be answered during the design review process. There was also a question regarding financing the building of the school and whether the district was able to pay for the development. Casey Cunningham with Cornerstone responded that they had been working with the school district to pass a bond and work on financing of the new school. He concluded by stating that they believed they had presented a good option to the city, and one that would make the citizens proud.

MOTION: Commissioner Pugsley motioned to recommends that the Dundee City Council 1) amend the Comprehensive Plan text and Riverside Master Plan, and, 2) amend the zoning map for the property shown in Exhibit B from Agricultural to Public; and, 3) that the City Council deny the request to amend the Comprehensive Plan Map.

Motion was seconded. Motion carries 6-0.

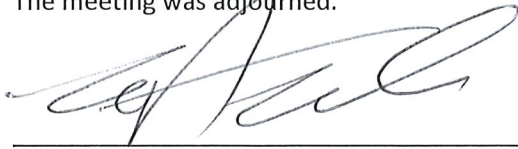
VI. Planning Issues from Commission Members.

Commissioner Stevenson asked where water from the school would be obtained. CA Dahl responded that the water would be coming from the city wells. He also noted that there was enough water for the school, and Commissioner Hinson noted that the school was moving so it wasn't necessarily a new hookup.

Future meetings were discussed and it was noted that it was unlikely there would be any more meetings for the remainder of the year.

VII. Adjournment

The meeting was adjourned.



Ed Carlisle, Chair

ATTEST:



Melody Osborne, Planning Secretary

Scribner Note: The minutes are done to the best ability possible. The recording was garbled due to possible interference, and difficult to understand.

"Exhibit A"
submitted 10-19-22
ulw

Comprehensive Plan Amendment & Zone Change Dundee Elementary School CPA22-16 & ZC22-16

Newberg Public Schools
SE Corner of SE Edwards Drive/SE 8th
Street

City of Dundee Planning Commission, Wednesday, October 19, 2022

Brad Kilby, AICP
Harper Houf Peterson Righellis, Inc.



Project Location

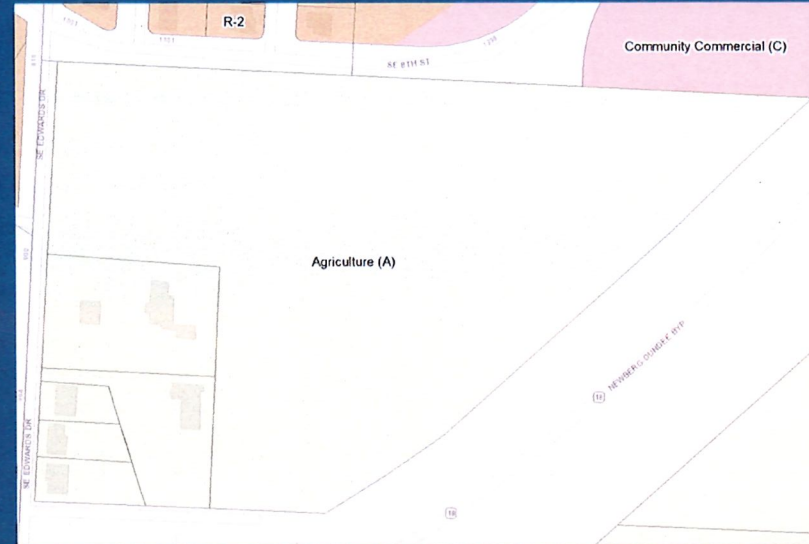
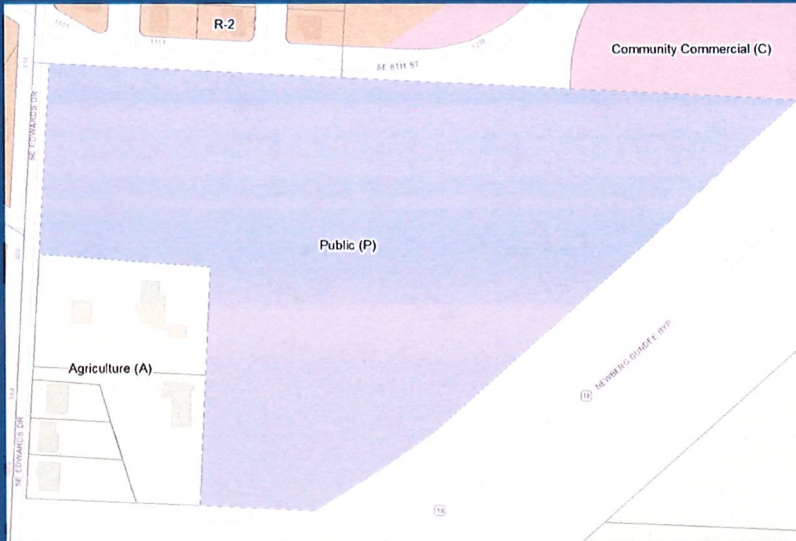
SW Corner of SE Edwards Drive/SE 8th Street



Proposal

The Newberg School District proposes Comprehensive Plan Amendments to Subarea C of the Riverside District Master Plan and rezone 15.48 acres from Agriculture (A) to Public (P) for the purposes of constructing a new elementary school to replace the existing elementary school located at 140 SW 5th and adjacent to Highway 99W





Zoning

Current Zoning (Agriculture) does not currently permit schools.

Proposed Zoning (Public) permits a variety of public uses including schools.



Approval Criteria for a zoning map amendment

The approval criteria for a zone map amendment is provided in Section 17.405.030.A

- The proposal includes corresponding amendments to the comprehensive plan text and Riverside District Master Plan to allow for an elementary school
- The proposed zoning and future development of the property are appropriate for the proposed zone based on size, topography, and access.
- Public Facilities are available and can be readily extended to serve future development on the property. According to staff, public facilities have adequate capacity to serve a future elementary school on the site.
- The traffic study concludes that all study intersections would continue to meet City and ODOT standards if the site were to be rezoned and redeveloped with an elementary school.

Approval Criteria for a Comprehensive Plan Map Amendment

The approval criteria for a zone map amendment is provided in Section 17.405.030.B

- The Riverside District Master Plan identifies a need for approximately 41 acres of land zoned for public uses. Although the plan itself recognizes that the District may identify a need for a future school, it did not formally designate any potential school sites.
- The property is an appropriate location for a school and could serve the existing residents as well as the future residents of the Riverside District Master Plan.
- The subject site is currently zoned Agriculture (A) but is slated to be urbanized under the Riverside District Master Plan and zoned Riverside Residential.
- The proposal is consistent with the applicable comprehensive plan goals and policies, statewide planning goals, and applicable Oregon Administrative Rules



Evidence in the record

Map Amendment Requirements

- The property can be served by the extension of nearby public utilities, and in the review of the application, the affected agencies raised no concerns in their ability to serve the site.
- The site is located within the city limits and UGB.
- As expressed in the application materials and confirmed in the staff report, the request is consistent with the applicable requirements of the Dundee Municipal Code, the goals and policies of the Dundee Comprehensive Plan, the adopted Riverside District Master Plan, and the applicable Statewide Planning Goals.
- There is evidence in the record from a reputable and licensed traffic engineer that the proposed amendment is consistent with the Transportation Planning Rule.
- The requested amendments are in the public interest and would provide for a logical and efficient extension of services.

The project team is available tonight to answer any questions, and respectfully requests that the Dundee Planning Commission accept the findings and conclusions of the staff report along with the proposed findings offered tonight and recommend approval of the request to the Dundee City Council.

