

druX11@yahoo.com

From: Melody Osborne <Melody.Osborne@dundeecity.org>
Sent: Monday, December 2, 2024 9:26 AM
To: 'druX11@yahoo.com'
Subject: FW: Request for Agency Comment - Deadline December 20

Doug,

Agency comment below.

Melody

From: Brooks Bateman <brooks.bateman@newbergoregon.gov>
Sent: Monday, December 2, 2024 9:02 AM
To: Melody Osborne <Melody.Osborne@dundeecity.org>
Subject: RE: Request for Agency Comment - Deadline December 20

Reviewed,

Will require fire sprinklers

Thank you,

Brooks Bateman CBO
Building Official
City of Newberg
P. O. Box 970, Newberg Oregon 97132
www.newbergoregon.gov

Please let us know how you feel about our services by filling out this [City Services Customer Satisfaction Survey](#).

From: Melody Osborne <Melody.Osborne@dundeecity.org>
Sent: Sunday, December 1, 2024 5:23 PM
To: Brooks Bateman <brooks.bateman@newbergoregon.gov>
Subject: Request for Agency Comment - Deadline December 20

This email originated from outside the City of Newberg's organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Brooks!

Attached is a Request for Agency Comment for an application the City of Dundee has received for a 76,000sqft Hotel and two 5,000sqft commercial buildings. The application package is too large to email, so I've uploaded it to the City's website. It can be accessed by clicking on the link:
[https://dundeeor.govoffice2.com/vertical/Sites/%7BE14ACB8D-5C5F-45F7-9F7A-A518EB570F6B%7D/uploads/SDR_24-21_Dundee_Hotel_\(All_Apps_-_Full_Package\).pdf](https://dundeeor.govoffice2.com/vertical/Sites/%7BE14ACB8D-5C5F-45F7-9F7A-A518EB570F6B%7D/uploads/SDR_24-21_Dundee_Hotel_(All_Apps_-_Full_Package).pdf)

The requested deadline is December 20.

Melody Osborne
Administrative Assistant
503-538-3922 ext. 0



dru11@yahoo.com

From: Melody Osborne <Melody.Osborne@dundeecity.org>
Sent: Wednesday, December 18, 2024 10:54 AM
To: 'dru11@yahoo.com'
Subject: FW: Request for Agency Comment - Deadline December 20

Doug,

If you scroll down below Brandon's email, there is a response from our Fire Marshall.

Melody

From: Brandon Hamilton <brandon.hamilton@dundeecity.org>
Sent: Wednesday, December 18, 2024 10:45 AM
To: Melody Osborne <Melody.Osborne@dundeecity.org>
Subject: Fw: Request for Agency Comment - Deadline December 20

Does this work for this, or does it need to be transferred to a form?

Thanks!

Brandon Hamilton, FSCEO
Fire Chief
City of Dundee/Dundee Rural Fire District
801 OR-99W
PO Box 220
Dundee, OR 97115
www.dundeecity.org

503-554-8442 (Office)
971-412-9713 (Cell)



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****PUBLIC RECORDS DISCLOSURE**** This is a public document and subject to the State Retention Schedule and may be made available to the public upon their requests of public disclosure.

From: Michael Kahrman <Michael.Kahrman@dundeecity.org>
Sent: Tuesday, December 17, 2024 2:31 PM
To: Brandon Hamilton <brandon.hamilton@dundeecity.org>
Subject: Re: Request for Agency Comment - Deadline December 20

Chief Hamilton,

RE: Dundee Motal and Commercial Spaces

Initial observations based off the plans you sent me:

1. Sprinklers required for the hotel since it will be an R1 occupancy.
2. Address clearly and visible marked with lighting for responses in the dark.
3. How will the casitas be accessed for emergency response? As the plan shows they will be accessed off Alder Street. In this case no parking or a turnout would be needed for emergency response vehicles.
4. Each commercial unit will be required to have Knox Boxes as well as the hotel. Elevator service keys must be included.
5. How will the roof of the hotel be accessed? We do not have tall enough ladders or ladder truck. An access hatch should be required to reach rooftop mechanical and HVAC units.
6. Fire lanes marked and maintained “no parking”.
7. Adequate fire hydrant access and flow rates.
8. Approved turning radius for approach and exits on both proposed parking lots. None of the drawings had measurements or angles identified, however it looks good to the naked eye.
9. A standpipe system is NOT required.
10. Parking on Alder may become problematic, same with 13th, if there is not enough parking for project. With that being said, the dimensions of those streets in the plans are adequate, but it is not indicated on the plans where street parking will or will not be allowed.

I will be taking these points with me to the meeting on Thursday. Please let me know if you have questions or concerns in the mean time.

-Michael

From: Brandon Hamilton <brandon.hamilton@dundeecity.org>
Sent: Monday, December 16, 2024 5:22 PM
To: Michael Kahrman <Michael.Kahrman@dundeecity.org>
Subject: Fw: Request for Agency Comment - Deadline December 20

Brandon Hamilton, FSCEO
Fire Chief
City of Dundee/Dundee Rural Fire District
801 OR-99W
PO Box 220

Dundee, OR 97115
www.dundeeecity.org

503-554-8442 (Office)
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From: Melody Osborne <Melody.Osborne@dundeeecity.org>
Sent: Sunday, December 1, 2024 5:23 PM
To: Brandon Hamilton <brandon.hamilton@dundeeecity.org>
Subject: Request for Agency Comment - Deadline December 20

Hello, Brandon!

Attached is a Request for Agency Comment for an application the City of Dundee has received for a 76,000sqft Hotel and two 5,000sqft commercial buildings. The application package is too large to email, so I've uploaded it to the City's website. It can be accessed by clicking on the link:
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The requested deadline is December 20.

Melody Osborne
Administrative Assistant
503-538-3922 ext. 0



drux11@yahoo.com

From: Melody Osborne <Melody.Osborne@dundeecity.org>
Sent: Wednesday, December 4, 2024 10:47 AM
To: 'drux11@yahoo.com'
Subject: FW: Dundee Hotel - Request of Agency Comment (SDR 24-21) - ODOT

Doug, please see comments from ODOT below.

melody

From: SCOTT Brion <Brion.SCOTT@odot.oregon.gov>
Sent: Wednesday, December 4, 2024 10:40 AM
To: Melody Osborne <Melody.Osborne@dundeecity.org>
Cc: WILLIAMS Brandon <Brandon.WILLIAMS@odot.oregon.gov>
Subject: RE: Dundee Hotel - Request of Agency Comment (SDR 24-21) - ODOT

Hi Melody,

Thank you for notifying the Oregon Department of Transportation (ODOT) of the proposal at 1232 N. Highway 99 (OR 99W) in Dundee. Please include these comments in the public record and notify ODOT of the decision by sending a copy to brion.scott@odot.oregon.gov and odotr2planmgr@odot.oregon.gov.

This site is adjacent to Pacific Highway, No. 091 (OR99W), and is subject to state laws administered by ODOT. This site currently has no direct access to OR99W and is not proposing any new direct private accesses to the highway. This development is proposing to construct 13th Street between OR 99W and Alder Street and appears to be consistent with the Dundee TSP project No. D4 (Table 6). ODOT has no objection to this proposal.

The developer applied for a State Highway Approach on behalf of City of Dundee for the new public 13th Street. The approach application has been deemed complete and approved. The new 13th Street connection to OR 99W will be required to have ADA ramps that meet applicable ODOT standards of accessibility with receiving ramps on the east side of OR 99W. All work within the ODOT right of way shall be reviewed and approved by ODOT prior to construction. A permit to construct for the approach can be issued after plans have been reviewed and approved.

A traffic impact study for this development has already been reviewed by ODOT with comments returned to the developer and City of Dundee in September of 2024. No mitigation measures were recommended.

Because this development is proposing to drain stormwater to the network on 99W, a stormwater report prepared in accordance with the ODOT hydraulics manual will be required for review and approval.

Work on OR 99W beyond the 13th street connection, such as utility undergrounding or connections, will require a separate permit and the applicant can contact District 3 permits for more information at (503) 986-5831.

End comments

As a side note, Melody, could you please include me with ODOTR2PlanMGR@odot.oregon.gov when you send out initial land use notices/comment requests?

Thanks,

Brion Scott, PE

Development Review Coordinator

ODOT - Region 2 - Area 3

885 Airport Road SE, Building P Salem, OR 97301

(503) 871-1411

Brion.Scott@odot.oregon.gov

From: Melody Osborne <Melody.Osborne@dundeecity.org>

Sent: Sunday, December 1, 2024 5:24 PM

To: ODOT Reg 2 Planning Manager <ODOTR2PLANMGR@odot.oregon.gov>

Subject: DRS_Oliver

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello!

Attached is a Request for Agency Comment for an application the City of Dundee has received for a 76,000sqft Hotel and two 5,000sqft commercial buildings. The application package is too large to email, so I've uploaded it to the City's website. It can be accessed by clicking on the link:

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The requested deadline is December 20.

Melody Osborne

Administrative Assistant

503-538-3922 ext. 0





Request for Agency Comment

Date: November 30, 2024

To: Shelley Eggiman
PGE
Via Email: Shelley.Eggiman@pgn.com

Request: Approval of a SITE DESIGN REVIEW to enable construction of a 76,000sqft hotel and two 5,000sqft commercial buildings. The request includes two code adjustment requests, two property consolidation requests, and three variance requests.

File No.: SDR 24-21, CA 24-22, CA 24-23, PC 24-17, PC 24-18, V 24-19, V 24-20, V 24-30

Applicant: SKB / John Olivier

Location: 1232 N. Highway 99W (tax lots 3335AA-01000, -1200, -1301, -1401)

The attached material has been referred to you for your information, review, and comment. If you wish to have your remarks on the enclosed material considered, please return this form by **December 20, 2024**.

Please note: If a comment is not received by the deadline indicated, the decision-making body will assume that there is no conflict between the request and the interests of your agency or organization and make its decision accordingly.

Please check the appropriate space below and provide any comments you wish in the space provided, or on additional sheets. Your prompt reply is greatly appreciated.

- Additional time needed for review. Expect comments by _____.
- Reviewed, no conflict.
- Reviewed; recommend denial for the following reason:

- Need additional information to review. (Please list information required.)

Meeting requested.

Comments (Attach additional pages as needed.) **Developer will need to fill out a PGE request for new service form to establish a job number. PGE's design process can take up to 60 or more days to design once all information is received. This timeframe will fluctuate depending on scope of project. Conflicts of existing facilities needs to be submitted to PGE to review.**

Shelley Eggiman, PGE

Signature

12/5/2024

Date

drux11@yahoo.com

From: Shelley Eggiman <Shelley.Eggiman@pgn.com>
Sent: Wednesday, February 26, 2025 11:30 AM
To: drux11@yahoo.com
Cc: Shelley Eggiman
Subject: RE: SDR 24-21 Dundee Hotel

Hello,

Thank you for your email and bringing this up. Yes, we would like at least an 8' PUE. Thank you again for bringing this up.

Best,
Shelley Eggiman
PGE Project and Design Manager
503-463-6168

From: drux11@yahoo.com <drux11@yahoo.com>
Sent: Wednesday, February 26, 2025 11:18 AM
To: Shelley Eggiman <Shelley.Eggiman@pgn.com>
Subject: SDR 24-21 Dundee Hotel

This email is from someone outside PGE.

Please take care when opening links, attachments or responding to this email.

Shelly,

I wanted to check on PUE width for the Dundee Hotel project. Does PGE require 8 feet? The applicant has not shown any PUEs on their drawings. A copy of the Site Plan is attached.

Thanks

Doug Rux, AICP
City Planner
City of Dundee

drux11@yahoo.com

From: Shelley Eggiman <Shelley.Eggiman@pgn.com>
Sent: Wednesday, February 26, 2025 11:30 AM
To: drux11@yahoo.com
Cc: Shelley Eggiman
Subject: RE: SDR 24-21 Dundee Hotel

Hello,

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Best,
Shelley Eggiman
PGE Project and Design Manager
503-463-6168

From: drux11@yahoo.com <drux11@yahoo.com>
Sent: Wednesday, February 26, 2025 11:18 AM
To: Shelley Eggiman <Shelley.Eggiman@pgn.com>
Subject: SDR 24-21 Dundee Hotel

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Thanks

Doug Rux, AICP
City Planner
City of Dundee



Request for Agency Comment

Date: November 30, 2024

To: Justin Fantz
ZiPLY
Via Email: Justin.Fantz@ziPLY.com

Request: Approval of a SITE DESIGN REVIEW to enable construction of a 76,000sqft hotel and two 5,000sqft commercial buildings. The request includes two code adjustment requests, two property consolidation requests, and three variance requests.

File No.: SDR 24-21, CA 24-22, CA 24-23, PC 24-17, PC 24-18, V 24-19, V 24-20, V 24-30

Applicant: SKB / John Olivier

Location: 1232 N. Highway 99W (tax lots 3335AA-01000, -1200, -1301, -1401)

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Please check the appropriate space below and provide any comments you wish in the space provided, or on additional sheets. Your prompt reply is greatly appreciated.

- Additional time needed for review. Expect comments by _____.
- Reviewed, no conflict.
- Reviewed; recommend denial for the following reason:
ZiPLY has main fiber line along hwy 99 that will need to be relocated underground when poles are removed.
ZiPLY owns the 3 poles along the property frontage on Hwy 99.

- Need additional information to review. (Please list information required.)
-
-

- Meeting requested.
- Comments (Attach additional pages as needed.)
Please contact ZiPLY for relocations and future fiber needs. Justin.Fantz@ziPLY.com 971-387-1590
-
-

Signature Justin Fantz

12-4-24
Date