

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 17, 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, Alex Chiper, Theresa Stevenson, and Logan Leichman. Commissioner Doug Pugsley attended via Zoom, however due to a defective microphone did not participate. Commissioner Ron Mock had an excused absence.

City Planner Jim Jacks was also present.

II. Public Comment

There were no members of the public in attendance.

III. Workshop – Short Term Rentals

Chairman Carlisle directed the Planning Commission's attention to remarks that were submitted by Commissioner Mock in his absence. He also noted that the map book used by Administrative Assistant Osborne was available for viewing.

Jim Jacks began the staff report by directing the Planning Commission's attention to the portion of the staff report not discussed at the previous meeting, as well as reminding them that the adjacency dialogue still needed to be resolved. Commission began discussion. Points of debate were as follows:

- Regarding the adjacency standard, different distance requirements were noted by Commissioners as their comfort levels. These ranged from a minimum of two properties to five properties in between short-term rentals. It was noted that the short-term rentals are listed on rental websites and therefore the city should not have concerns regarding giving out a list. The discussion concluded with a decision to use 200-feet from each property point.

Commissioner Stevenson noted that she had received multiple letters from a citizen who lived next to a short-term rental. Chairman Carlisle noted that had the citizen wanted the Planning Commission to discuss, they could have emailed the comments to all of them. Planner Jacks noted that the Commission could review them if they wanted, however the Commissioners chose to hold with the decision adhered to at the previous work session of not accepting public comments. Chairman Carlisle noted that there will be opportunity to comment during the public hearing.

- Whether the maximum number of people allowed should be changed. It was decided to leave it at ten.

The Commissioners concluded by reviewing and discussing Commissioner Mock's comments. Main points of conversation centered on the 28-day rule, what constitutes "reasonable" and "unreasonable" impacts, transfers of STRs and changes in ownership (language changes were suggested here), the complaint process was also reviewed. Administrative Assistant Osborne explained how the submission of an annual log had worked in practice during business license renewals, and no changes were suggested.

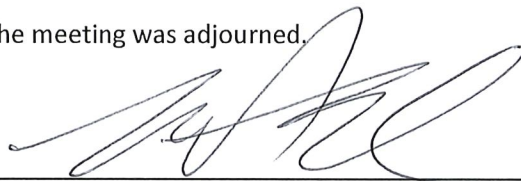
Planner Jacks noted that the next step would be a public hearing in July.

IV. Planning Issues from Commission Members.

There was a question about whether there might be an application forthcoming application from one of the developers that works in the city. Administrative Assistant Osborne explained some of the processes that needed to be determined prior to scheduling. There was some conversation regarding how improvements and development of streets is determined. There was a request to have a quarterly update from the committees and City Council to advise the Planning Commission what is being worked on so that they could be better prepared to make development decisions. It was noted that having City Council's or the Tourism Committee's vision wouldn't necessarily be needed for the Planning Commission to determine whether an application met the standards. There were also some questions about the school property and what the intentions might be regarding its future. Finally, it was discussed about the best way to request updates on certain things so that staff could come prepared to answer.

V. Adjournment

The meeting was adjourned.



Ed Carlisle, Chairman

ATTEST:



Melody Osborne, Planning Secretary