



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

### NOTICE OF ADOPTED AMENDMENT

July 22, 2008



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Dundee Plan Amendment  
DLCD File Number 002-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: August 5, 2008**

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Steve Oulman, DLCD Regional Representative  
Bill Holmstrom, DLCD Transportation Planner  
Tom Hogue, DLCD Economic Development Planning Specialist  
Melody Osborne, City of Dundee

<paa> ya/email

D L C D NOTICE OF ADOPTION

DEPT OF

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18

JUL 16 2008

(See reverse side for submittal requirements)

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: City of Dundee Local File No.: ZC 08-06/ORD 467-2008 (If no number, use none)

Date of Adoption: 6-24-2008 (Must be filled in) Date Mailed: 7-15-2008 (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 2-28-2008

- Comprehensive Plan Text Amendment
Comprehensive Plan Map Amendment
Land Use Regulation Amendment
Zoning Map Amendment
New Land Use Regulation
Other: (Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Changed the zoning on 3.5-acres (approx.) from CBD (Central Business District) to CC (Community Commercial).

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

The adopted zone change limits the number of daily trips to 2,170, and the number of weekday am trips to 150, and the number of weekday pm trips to 225.

Plan Map Changed from: N/A to N/A

Zone Map Changed from: CBD to CC

Location: 180 and 240 SW 9th St. Acres Involved: 3.46-acres

Specify Density: Previous: N/A New: N/A

Applicable Statewide Planning Goals: 1, 2, and 9

Was an Exception Adopted? Yes: No: X

DLCD File No.: 002-08 (16743)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: X No:     

If no, do the Statewide Planning Goals apply. Yes:      No:     

If no, did The Emergency Circumstances Require immediate adoption. Yes:      No:     

Affected State or Federal Agencies, Local Governments or Special Districts: ODOT,

Dundee Fire Department

Local Contact: M. Osborne Area Code + Phone Number: 503-538-3922

Address: PO Box 220 / 620 SW 5th Street

City: Dundee Zip Code+4: 97115-0220

## ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to [Larry.French@state.or.us](mailto:Larry.French@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

**CITY OF DUNDEE**  
**ORDINANCE NO. 467-2008**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY OF DUNDEE ZONING MAP.**

**WHEREAS**, Real Properties LLC applied for a zone change from CBD (Central Business District) to C (Community Commercial) for property described as Tax Lots 600 and 700 within Township 3 South; Range 3 West; Section 26DD and further identified as 240 and 180 SW 9<sup>th</sup> Street, Dundee, Oregon; and

**WHEREAS**, the proposed use is a 60 room hotel, a hotel is not an allowed use in the CBD zone, and the applicant also does not want to be subject to the Victorian District Overlay Zone standards as the intent is to develop a LEED certified “green” building which is contended cannot be accomplished within those design standards; and

**WHEREAS**, the Planning Commission considered this matter, including holding a hearing on April 16, 2008, and recommended approval of the zone change application subject to conditions, as noted in the record; and

**WHEREAS**, the City Council conducted a hearing on this application on May 20, 2008, and after receiving testimony deliberated and concluded that the criteria for a zone change has been met and, with certain conditions of approval, the zone change should be approved;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUNDEE HEREBY ORDAINS AS FOLLOWS:**

Section 1. The zone of the property described above is changed from CBD (Central Business District) to C (Community Commercial).

Section 2. The Findings of Fact and Conclusions contained within the Planning Commission Order on this matter are adopted as part of this ordinance and attached hereto as Exhibit A.

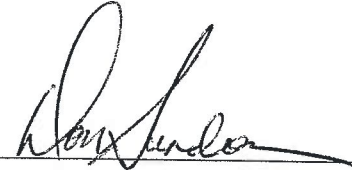
Section 3. The zone change is subject to the following conditions of approval:

1. Only the uses permitted or conditionally permitted in common between the CBD and C zones, plus a hotel, will be allowed on the subject property.
2. A trip cap of 2,170 daily trips, 150 weekday am trips, and 225 weekday pm trips is placed on the property. Establishment or growth of any use so that this cap is exceeded will be considered a violation of the Development Code subject to its enforcement provisions.

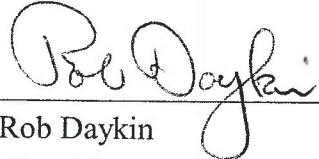
3. All signs will meet the standards for signs within the CBD zone.
4. Buffering and screening will be provided between the use and adjacent residentially zoned property. The details of this buffering and screening will be determined in any future site design review process.

**ADOPTED** by the Council this 24th day of June 2008.

**Approved:**

  
\_\_\_\_\_  
Don Sundeen  
*Mayor*

**Attest:**

  
\_\_\_\_\_  
Rob Daykin  
*City Administrator*

## **EXHIBIT A**

### **CITY COUNCIL FINDINGS ZONE CHANGE – ZC #08-06 REAL Development LLC**

#### **APPLICATION**

This is a zone change from CBD (Central Business District) to C (Community Commercial). The proposed use is a 60-room hotel. A hotel is not an allowed use in the CBD zone. The applicant also does not want to be subject to the Victorian District Overlay Zone standards as the intent is to develop a “green” building which cannot be accomplished meeting those design standards.

#### **APPLICANT**

The applicant is Real Development LLC of Dundee.

#### **CURRENT SITUATION**

The property contains 3.46 acres. It encompasses two different tax lots, one of 3.0 acres and one of .46 acres. There is an existing single family home sited on the southeast corner of the larger property. The smaller property is also the site of an existing single family home.

#### **SURROUNDING AREA**

Land to the north, west, and south is predominantly used for single-family dwellings. To the east are a number of small businesses fronting on Highway 99W.

The land to the north and east is zoned CBD. To the west the land is zoned R-1 (single family). To the south, the property is zoned R-2 (single family).

#### **PROPOSED USE**

A 60-room hotel is proposed for the subject property. The hotel will face 9<sup>th</sup> Street and take its access exclusively from that street. No specific design is included as part of this application therefore before the building is constructed, a Dundee Site Development Review process will be required in order to review the specific design. Therefore, this current application focuses on the desirability and justification of the proposed change of land use only, not in terms of any specific design.

The applicants justify the proposed use based on the need to have a hotel in Dundee to serve and encourage the growing local wine industry. The specific reason for the zone change is because the CBD Zone does not allow hotels, only bed and breakfast establishments. Also, the applicant’s design for the structure, which incorporates a number of design features designed to lower the

environmental impact of the building thereby meeting LEED standards, cannot conform to the Victorian District Overlay Zone. The zone change will, if approved, remove the property from those requirements.

## **PUBLIC FACILITIES**

According to the Public Works Supervisor, there are adequate sewer and water facilities to serve the proposed use.

Ninth Street is a major collector between Highway 99W and the agricultural area west of the City. The 99W intersection is not signalized at this time. Bill Holmstrom of DLCD expressed concern about the amount of traffic that can be expected. That comment is quoted below:

*I am assisting in DLCD's review of the proposed Zone Change ZC 08-06 from CBD to C for a hotel. According to the Transportation Impact Statement submitted with the proposal, a trip cap of 2,170 daily trips, 150 weekday pm trips, and 225 weekday pm trips should be placed on the property. This should be a condition of approval for the zone change. If you have any questions, please let us know.*

*Bill Holmstrom, AICP  
Transportation & Land Use Planner  
Transportation & Growth Management Program  
Oregon Department of Land Conservation & Development*

His comment is based on the transportation impact statement, which is premised on a comparison between the trip generation potential of the site assuming a “reasonable worst-case” development scenario under the existing and proposed zoning. The traffic generation numbers, presented in Mr. Holmstrom’s comments, reflect the projected traffic of a medical office, which is the largest traffic generator allowed in the current CBD zone. With the proposed trip cap, DLCD finds the potential impacts are effectively mitigated, as they are no worse than what is currently allowed.

## **FINDINGS – ZONE CHANGE**

### **CHAPTER 3 APPLICATION REQUIREMENTS AND REVIEW CRITERIA**

#### **3.101.03 – Type III Actions**

**A Type III action is a quasi-judicial process in which the City Council applies a mix of objective and subjective standards. The Planning Commission has an advisory role. Public notice is provided and public hearings are held at the Planning Commission and City Council. Section 3.202 lists the notice requirements. Appeal of the decision is to the Land Use Board of Appeals (LUBA). The following actions are processed under a Type III procedure:**

#### **D. Zone Change**

FINDING: The application is being processed as a Type III quasi-judicial land use action requiring a public hearing as part of the decision making process. Notice of the proposal was provided to all property owners within the notice area, published in the newspaper, and posted on the subject property giving interested citizens an opportunity to be involved in the process. A public hearing to consider the request was held by the Planning Commission and City Council. Through the notice and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, and participate in the decision. This process meets the requirements of the Oregon Statewide Planning Goal for citizen involvement in the land use planning process. In accordance with the findings presented above, the proposed Zone Change is consistent with Goal 1.

### **3.102 Zone Change**

#### **3.102.01 Process**

**Zone change shall be reviewed in accordance with the Type III review procedures specified in Section 3.201.**

FINDING: The application was reviewed under the review procedures established by the City and specified in Section 3.201.

#### **3.102.02 Application and Fee**

**An application for a zone change shall be filed with the City Recorder and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application, which addresses the review criteria of this Section.**

FINDING: A complete application, with the required fee, was submitted.

#### **3.102.03 Criteria for Approval**

**Zone change proposals shall be approved if the applicant provides evidence substantiating the following:**

- A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.**

FINDING: The subject property is designated Commercial in the Comprehensive Plan. The proposed Zone Change, from CBD – Central Business District to C – Community Commercial is appropriate for the land use designation. The applicable Comprehensive Plan policies have been addressed in the narrative, below. The criterion has been satisfied.



**B. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.**

FINDING: The application is to change the zoning on the subject property from CBD –Central Business District to C – Community Commercial. The zone change is requested in order to facilitate the redevelopment of the subject property. Because the zone change is from one commercial zone to another, the overall difference in the type and range of uses allowed between the two zones is minimal. The zone change is conditioned to restrict the allowable uses on the subject property to uses that represent a similar or lower impact than those uses currently allowed through the existing zone classification. The criterion has been satisfied.

**C. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Ordinance.**

FINDING: The zone change is between two different commercial zones and most of the allowed uses are similar between the two zones. The zone change is conditioned to restrict the allowable uses on the subject property to uses that represent a similar or lower impact than those uses currently allowed through the existing zone classification. This action will serve to restrict the allowed uses on the subject site to those that would otherwise be allowed under the existing zone, and thereby ensuring that the uses meet the development requirements of the Ordinance. The criterion has been satisfied.

**D. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.**

FINDING: Utilities including water, sanitary sewer, storm water drainage, electricity, and gas are already available at the subject site. Any necessary upgrades or expansion in capacity for needed utilities will be completed in accordance with City standards, which will be assured through the Public Works permitting process. The criterion has been satisfied.

**E. For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.**

FINDING: The proposed Zone Change application does not include a residential zone change. The criterion is not applicable.

**F. The following additional criteria shall be used to review all non-residential changes:**

- 1. The supply of vacant land in the proposed zone is inadequate to accommodate the projected rate of development of uses allowed in the zone during the next 5 years, or the location of the appropriately zoned land is not locationally or physically suited to the particular uses proposed for the subject property, or lack of site specific amenities required by the proposed use.**

FINDING: The location of the subject property – in close proximity to Highway 99W, the services of central Dundee, and by extension to the heart of the Willamette Valley wine country – makes the property uniquely suited to a destination hotel and spa facility. Such a use is allowable only through the C – Community Commercial zone designation. The City does not contain currently developable land in the C – Community Commercial zone that is as well suited to such a use. The only currently developable parcel of such land within the City that is currently zoned C – Community Commercial and is large enough to accommodate a hotel use is located immediately across SW 5th Street from a public school. The location is not appropriate for a hotel offering the purchase of alcoholic beverages on-site. Furthermore, the peak hours of activity at a hotel, check in between 1pm and 3pm and check out between 7am and 9am, conflict with the hours of peak activity at the school when students are traveling to and from the campus. The criterion has been satisfied.

2. **The supply of vacant land in the existing zone is adequate, assuming the zone change is granted, to accommodate the projected rate of development of uses allowed in the zone during the next 5 years.**

FINDING: The proposed zone change from CBD –Central Business District to C – Community Commercial does not represent a significant change in the range of allowable uses. The two zones allow many of the same uses, and the zone change will continue to allow all of the uses within the CBD zone, as well as the proposed new use of hotel. By retaining the same CBD uses on the site, the zone change is not creating a burden for other sites zoned CBD to accommodate additional commercial uses, and will not impact the availability of land for commercial development during the next five years. The criterion has been satisfied.

3. **The proposed zone, if it allows uses more intensive than other zones appropriate for the land use designation, will not allow uses that would destabilize the land use pattern of the area or significantly adversely affect adjacent properties.**

FINDING: The application changes the zoning on the subject property from CBD –Central Business District to C – Community Commercial with conditions on permitted uses. Because the zone change is from one commercial zone to another, the overall difference in the type and range of uses allowed between the two zones is minimal. The zone change is conditioned to restrict the allowable uses on the subject property to uses that represent a similar or lower impact than those uses currently allowed through the existing zone classification. Therefore, the proposed zone change will not result in destabilizing the land use pattern of the region, and instead will help to reinforce commercial development in central Dundee. The criterion has been satisfied.

**CITY OF DUNDEE COMPREHENSIVE PLAN POLICIES AND GOALS**

**LAND USE AND URBANIZATION**

**POLICIES:**

***GENERAL COMMERCIAL***

- 1. Further strip commercial development along Highway 99W will be limited as much as possible.**

FINDING: The subject property is not immediately adjacent to Highway 99W and does not take access off the facility. The zone change from CBD – Central Business District to C – Community Commercial is conditioned to restrict all uses, other than hotel, that are not currently in common between the two zones. The zone change maintains the uses deemed most appropriate for Dundee’s central business area and therefore will not contribute to the further development of strip commercial along the Highway 99W frontage within Dundee. The criterion is met.

- 2. High design standards for signing and appearances including the landscaping of setback areas and the designation of access points will be established.**

FINDING: The zone change will allow for the development of a hotel, which will be subject to the City’s Site Plan Review process. The criterion is met.

- 3. Development will coincide with the provision of adequate public streets, water, and sewerage facilities. Sidewalks will be provided in all new commercial developments.**

FINDING: The City maintains public infrastructure sufficient to provide for the proposed development. The redevelopment of the subject property will include sidewalks in order to facilitate pedestrian connection to the site to and from adjacent residential neighborhoods and commercial businesses. The criterion is met.

- 4. Existing commercial establishments located in areas the plan designates as noncommercial will be permitted to continue but will not be permitted to expand outside their present site.**

FINDING: The current application does not relate to existing commercial establishments. Therefore, the policy is not applicable.

- 5. Off-street parking will be required in all developments. Dedication of extra right-of-way of 99W or other arterials may be required.**

FINDING: The zone change will allow a development that includes off-street parking for all

potential tenants and visitors in accordance with the City's parking standards. It is not anticipated that a dedication of extra right-of-way will be required. The criterion is met.

## **ECONOMY**

**GOAL: To maintain a level of economic development adequate to meet public need.**

### **OBJECTIVES:**

- 1. To protect areas well suited for business use from encroachment by other uses.**

FINDING: The zone change will maintain the commercial designation on the subject property and will retain all of the permitted uses allowed in the existing zone, thereby serving to protect areas well suited for business use from encroachment by other uses. The criterion is met.

- 2. To assure that commercial and industrial developments preserve and enhance the aesthetic character and livability of Dundee.**

FINDING: The zone change will allow for the development of a hotel. The applicable City Design Standards will preserve and enhance the aesthetic character and livability of Dundee. The criterion is met.

- 3. To avoid unnecessary "strip," or scattered commercial development along Highway 99W.**

FINDING: The subject property is not immediately adjacent to Highway 99W. The zone change from CBD – Central Business District to C – Community Commercial is conditioned to restrict all uses, other than hotel, that are not currently in common between the two zones. The proposed zone change will maintain the uses that are deemed most appropriate for Dundee's central business area and therefore will not contribute to the further development of strip commercial along the Highway 99W frontage within Dundee. Such design will avoid unnecessary strip commercial development along Highway 99W. The criterion is met.

## **POLICIES**

- 2. The city should preserve and upgrade the businesses along 99W by supporting highway improvements that will alleviate traffic congestion, by requiring off-street parking and by requiring high design standards in new development.**

FINDING: The zone change will allow for the redevelopment of the subject property with an upscale destination hotel and spa retreat. Off-street parking will be required as part of the site development. It is not anticipated that the proposed zone change will result in higher traffic

impact on Highway 99W, as shown in the Transportation Memorandum included as Exhibit D of the application. Furthermore, vehicle trips to and from the site are already on Highway 99W, the hotel will help to reduce the amount that travel through the City without stopping on their way to and from the Portland metro area. The criterion is met.

**3. Strip commercial development shall be controlled in areas not designated in the Plan as commercial.**

**FINDING:** The subject property is designated as Commercial in the Comprehensive Plan. The zone change will maintain the Commercial designation on the site and will control uses that tend to encourage strip commercial development.

**TRANSPORTATION**

**GOAL:** To provide and encourage a safe, convenient, aesthetic, and economic transportation system.

**FINDING:** A Transportation Impact Memorandum, which addresses the potential impacts resulting from the zone change and how the Transportation System Plan (TSP) requirements are met is included in the Transportation Supplement, located in Exhibit D of the application. As indicated in the Memorandum, the existing zoning of the site, CBD, currently permits medical office uses. The subject site could be developed with a maximum building size of 60,000 square feet. As indicated in the memo, the permitted medical use would generate 2,170 daily trips, 150 weekday a.m. peak hour trips, and 225 weekday p.m. peak hour trips. If the proposed zone change is approved, the largest hotel that could be accommodated on the subject site is 180 rooms. A hotel of this size generates approximately 1,470 daily trips, 100 weekday a.m. peak hour trips, and 105 weekday p.m. peak hour trips, which is significantly less than the use that is already permitted on the site. Therefore, the proposed zone change will not create an additional impact on the transportation system than what is already permitted. The criterion is met.

**ENERGY**

**GOAL:** To conserve energy resources

**OBJECTIVES:**

- 1. Encourage energy conservation through sound land use planning policies.**

**FINDING:** The zone change represents sound land use planning policies because it allows and intense use on a commercially zoned property located at the center of the Dundee business district. Pedestrian connections will be provided, where they don't already exist, to existing businesses nearby. By encouraging visitors to the wine country to stay locally, a hotel will help to reduce the number of vehicular trips from the area to and from Portland and other major urban

areas within the Willamette Valley. The criterion is met.

## **POLICIES**

- 2. The City will encourage urban growth in areas that can be serviced by gravity sewers to reduce energy-consuming pump stations.**

FINDING: The subject property is serviced by gravity sewers. Pump stations will not be required with the proposed development. Sanitary sewer collection lines are available to the site along SW 9<sup>th</sup> Street and the SW 8<sup>th</sup> Street ROW. The criterion is met.

## **CONCLUSION**

Based on the Findings of Fact, it is concluded that the application meets all the applicable criteria. In a larger analysis, the proposed change is a highly desirable action for the City in that it creates the possibility of a landmark structure and use in downtown Dundee, which helps anchor the local economic growth in the wine and tourism industry. It will help stimulate additional development and redevelopment in downtown Dundee strengthening the vitality and viability of the downtown district.

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SE 1/4 SE 1/4 SEC 26 T3S R3W W.M.  
YAMHILL COUNTY

3 3 26DD  
DUNDEE

1" = 100'

SEE MAP 3 3 26DA

CANCELLED  
800  
801  
2601  
2700  
2800  
3403  
3602



SEE MAP 3 3 26CC

3 3 26DD

Gale Hochhalter-Nies  
21300 N. Highway 99W  
Dundee, Oregon 97115

John and Louise Harrison  
875 SW Linden Lane  
Dundee, Oregon 97115

Jeffry and Sharon Payne  
PO Box 396  
Dundee, Oregon 97115

Ryan and Kimberly Dejong  
21212 SW Heiser Street  
Beaverton, Oregon 97006

Donald and Shannon Howland  
211 SW 9th Street  
Dundee, Oregon 97115

Donna Watts Watson  
2104 Oak Drive  
Newberg, Oregon 97132

Kendall Bergstrom  
940 SW 7th Street  
Dundee, Oregon 97115

Phillip Rissel  
2100 SW Oregon Street  
Sherwood, Oregon 97140

Bryanna Mummsen  
179 SW 9th Street  
Dundee, Oregon 97115

Donna Watson  
179 SW 9th Street  
Dundee, Oregon 97115

Gabriel Watts  
179 SW 9th Street  
Dundee, Oregon 97115

Donald Howland  
211 SW 9th Street  
Dundee, Oregon 97115

Myrna Miller  
PO Box 442  
Dundee, Oregon 97115

Dustin Wyant  
546 W. Main Street  
Carlton, Oregon 97111

Mike DeRodier  
1434 37th Avenue NW  
Salem, Oregon 97304

Alisa Pyszka  
5415 SW Westgate Drive  
Portland, Oregon 97212

Howard Meredith  
PO Box 301  
Dundee, Oregon 97115

William Frey  
760 SW 5th Street  
Dundee, Oregon 97115

Rollin Soles  
PO Box 280  
Dundee, Oregon 97115

Dick Ponzi  
14665 SW Winery Lane  
Beaverton, Oregon 97007

Notice List  
City of Dundee ZC 08-06 / Ord 467-2008  
Real Development LLC



220  
Oregon 97115



ATTENTION: Plan Amendment Specialist  
Department of Land Conservation  
and Development  
635 Capitol Street NE, Suite 150  
Salem, Oregon 97301-2540