



**City of Dallas
Planning Commission
Council Chambers - City Hall
May 13, 2014 - 7:00 p.m.**

MINUTES

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:00 p.m.

3 **ROLL CALL**

4 Commissioners Present: Chuck Lerwick, Chris Castelli, Carol Kowash, Les Oehler, Denise Jones,
5 and Robert Wilson.

6 Absent: David Shein

7 Staff present: City Attorney Lane Shetterly, Community Development Director Jason
8 Locke, Planner John Swanson, and Recording Secretary Patti Senger.

9 **APPROVAL OF MINUTES**

10 President Chuck Lerwick presented the minutes of the regular meeting of April 8, 2014. Commissioner
11 Bob Wilson made a motion to approve the minutes as presented and Commissioner Chris Castelli
12 seconded the motion. The motion passed unanimously and the minutes were accepted as presented.

13 **PUBLIC COMMENT**

14 President Chuck Lerwick explained the rules for making public comment.

15 Gene Henshaw, 2424 SW Oakwood Drive, Dallas, Oregon, stated there were two additional businesses
16 that wanted off-site directional signs. He explained his view that it was not only an electronic world with
17 GPS, but also a visual world and businesses needed to use signs. He thought that an industrial area
18 would not become a scenic area with removal of signs. He summarized the importance of supporting
19 businesses in Commercial and Industrial areas by allowing signage.

20 Jim Williams, 1187 SE Barberry Avenue, Dallas, Oregon, announced that he was the chair of the
21 Chamber of Commerce Public Policy Committee. He stated that the letter they sent to the Planning
22 Commission outlined numerous changes for the sign code and the minutes from the April 8, 2014,
23 meeting indicated the letter was addressed, but he felt that it was not. He pointed out that they wanted
24 it to be simple, clearly written, and to provide businesses the opportunity to advertise and direct
25 customers to their location, which was a major failure of the sign code. He reminded the Planning
26 Commission that many large companies began as home occupations and signs would let the public know
27 their type of business and location. He stated that directional signage was glossed over and noted it was
28 suggested to have a sign kiosk system but it was not addressed in the sign code. He talked about
29 temporary signs for event advertising and stated he thought the sign code was unclear about what

30 would be allowed. Mr. Williams said he appreciated the work that had been done on temporary signs
31 and stated he would bring his comments to City Council because the draft of the sign code fell short on
32 meeting their goals.

33 **SIGN CODE**

34 Commissioner Wilson made a motion to recommend to City Council to adopt the sign code as
35 presented. Commissioner Castelli seconded the motion and the motion passed unanimously by the
36 Planning Commission.

37 **REDEVELOPMENT OF MILL SITE**

38 Mr. Locke discussed the old Weyerhaeuser mill site and some optional redevelopment plans. He
39 explained the owners were in the demolition business but were looking at this property as an
40 investment. He discussed some of the advantages and drawbacks of the property relating to size,
41 location, and railroad access. He stated that they were using the quick response grant program that
42 teamed with the City's economic development and land use planning partners to help develop viable
43 options for redevelopment.

44 There was discussion about Forest River outgrowing their current space and the possibility of an
45 expansion to use a portion of the site.

46 Mr. Locke stated they had large SDC credits that could be used for site redevelopment. He discussed the
47 potential options of a transload facility for agriculture products using the existing railroad tracks, a Craft
48 Industrial site that could accommodate multiple users, and a single large industrial building with room
49 for future expansion. It was noted that railroad transportation costs were cheaper than trucking.

50 President Lerwick asked about cleanup of the site and Mr. Locke explained environmental issues were a
51 first priority and the new owners were in the demolition business and experts with environmental
52 cleanup. President Lerwick asked about employment numbers and impact on the streets. Commissioner
53 Castelli asked about electrical capacity and Mr. Locke indicated it was not prohibitive.

54 **COMMISSIONER COMMENTS**

55 Commissioner Castelli asked about the TTM building and Mr. Locke stated the new owners had done
56 some work on the building. It had 30,000 sq ft of office space and 100,000 sq ft of industrial space. The
57 building had \$3 million in SDC credits. It would cost \$7-8 million to build a new building that size, so a
58 price of around \$2 million would be attractive.

59 Commissioner Oehler asked about the determination of one-way or two-way traffic in alleys. He noted
60 that the alley between SW Washington Street and SW Clay Street had a sign mid-block that indicated it
61 was one-way but there was not a do-not-enter sign posted. City Attorney Lane Shetterly stated the
62 determination was made by City Council and Mr. Locke indicated he would look into that.

63 The meeting adjourned at 8:05 p.m.

APPROVED:

President

Date