



**City of Dallas
Planning Commission
Council Chambers - City Hall
June 10, 2014 - 7:00 p.m.**

MINUTES

1 **CALL TO ORDER**

2 Vice President David Shein called the meeting to order at 7:00 p.m.

3 **ROLL CALL**

4 Commissioners Present: Carol Kowash, Les Oehler, David Shein, Denise Jones, and Robert
5 Wilson.

6 Absent: Chuck Lerwick and Chris Castelli.

7 Staff present: City Attorney Lane Shetterly, Community Development Director Jason
8 Locke, and Recording Secretary Jeremy Teal.

9 **APPROVAL OF MINUTES**

10 Vice President Shein presented the minutes of the regular meeting of May 13, 2014. Vice President
11 Shein declared the minutes were accepted as presented.

12 **PUBLIC COMMENT**

13 Vice President Shein explained the rules for making public comment.

14 Joe Koubek, 565 SE Mifflin Street, Dallas, Oregon, reported he was in the Ford Family Foundation
15 Leadership Program and they were working on a yearlong project to put up interpretive signage along
16 the Rickreall Creek Trail System (RCTS) that would be similar to the Urban Renewal District signs and fall
17 in line with the Dallas 2030 Vision project. They would obtain funding through grants, fundraising, and
18 minimal use of Urban Renewal District funds.

19 **PUBLIC HEARING**

20 **SUB 14-01: 56-Lot Subdivision south of W. Ellendale Avenue**

21 **Applicant: Green Tree, LLC**

22 Vice President Shein opened the public hearing at 7:05 p.m. He asked if any members of the Planning
23 Commission needed to declare ex parte contact or a conflict of interest. There were no declarations.
24 Vice President Shein explained the procedures for the public hearing.

25 **STAFF REPORT:**

26 Jason Locke reviewed the staff report. He stated the application was for preliminary plat approval for a
27 56-lot subdivision located near the city limits line south of W. Ellendale Avenue with access from Oregon
28 Trail Drive and Applegate Trail Drive. The development would be in phases; the current application was
29 for Phase 1 and Phase 2 and the third phase, located in the southerly portion of the property, was

30 required by the code to include a conceptual plan that was neither binding nor up for approval at that
31 time.

32 Mr. Locke pointed out the areas of new infrastructure and explained the wetlands had been delineated
33 and would be set aside as privately maintained open space and used for storm water storage. He
34 reported that Phase 2 would require mitigation of a portion of the wetland area.

35 Mr. Locke stated the application was complete, the applicant had met approval criteria and staff
36 recommended approval of the Greentree, LLC application no. SUB 14-01 for the 56-lot subdivision south
37 of W. Ellendale Avenue, with the listed (and modified) conditions in the staff report.

38 APPLICANT PRESENTATION

39 Mark Grenz, Multi Tech Engineering, 1155 – 13th Street SE, Salem, Oregon, represented Greentree, LLC.,
40 the applicant for the project. He stated they had previously submitted applications for development of
41 the property and when faced with a downturn in the economy, let the approvals expire. The consultant
42 for the wetlands was in the process of re-establishing the wetland permits. They would maintain those
43 wetlands with only minor areas to mitigate. He agreed that the application met all of the criteria and
44 appreciated staff's acceptance of the modifications to the conditions they proposed for clarity purposes.

45 In response to Commissioner Carol Kowash's question, Mr. Grenz stated he would hear from the state
46 regarding the fill permit after the land use process was completed; generally it took a couple of months.
47 He stated there were no wetlands or fill placement in Phase 1.

48 Commissioner Les Oehler asked about the Creekside Subdivision Supplemental Information-Revised
49 document included in the application. Mr. Locke verified it should have read "the southern 14.39 acres"
50 and not "4.39 acres".

51 Commissioner Oehler asked about the floodplains in Phase 3 and Mr. Grenz stated there was a
52 significant amount.

53 PERSONS SPEAKING FOR OR AGAINST

54 Steve Mannenbach, 15380 Ellendale Road W., Dallas, Oregon, asked that three additional conditions be
55 considered and attached to the application. He provided a handout to the Commissioners. He stated he
56 wanted a condition of approval to be that the infill would not result in water flowing onto his property
57 unnaturally. The second condition he wanted added was a sight-obscuring fence that would continue
58 with each phase of development condition and originally attached to the previous approvals. The third
59 condition he requested was vegetative control enforced in the open areas to meet the Dallas City Code.

60 Joe Koubek, 565 SE Mifflin Street, Dallas, Oregon asked about the Botanical Inventory Report submitted
61 by Zion Natural Resources Consulting. He pointed out page 7 of the report and asked how they
62 proposed to address the target species that were protected and identified on the site. Mr. Locke
63 indicated that homework would be done on that topic and Vice President Shein reiterated that it would
64 be addressed.

65 REBUTTAL

66 Mr. Grenz spoke regarding the additional conditions brought forward by Mr. Mannenbach. He stated
67 they had not objected to the fence in the past and would not this time either. He noted the fill
68 placement design standards required water not be directed outside of its natural flow and the additional
69 condition would not change what they would do anyway. He stated he did not understand the benefit of
70 a condition for a vegetative issue when there was a City ordinance already in place, noting it would
71 create redundancy.

72 In response to Mr. Koubek's questions about the protected botanical species, Mr. Grenz explained the
73 wetlands application process and noted that it included a non-indigenous macroalgae species (NIMS)
74 consultation and review with findings and recommendations. They would abide by their findings and
75 noted NIMS handled these issues diligently in the past.

76 **COMMISSIONER QUESTIONS**

77 There being no other questions by Commissioners or Staff, the public hearing was closed at 7:42 p.m.

78 **DISCUSSION BY COMMISSION**

79 Vice President Shein stated there were requests for additional conditions and clarification in several
80 areas and suggested leaving the discussion open to finalize at the next meeting. City Attorney Lane
81 Shetterly stated the public hearing was closed and the Planning Commission and staff would work to
82 address the issues and bring back revised conditions for the Planning Commission's approval.

83 **OTHER BUSINESS**

84 There was none.

85 **COMMISSIONER COMMENTS**

86 There were none.

87 **STAFF COMMENTS**

88 Mr. Locke indicated the meeting would be changed to July 1, 2014, or July 15, 2014, and an email
89 forthcoming to confirm a date.

90 **ADJOURN**

91 The meeting adjourned at 7:43 p.m.

APPROVED:

President

Date