



**City of Dallas
Planning Commission
Council Chambers - City Hall
September 9, 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, David Shein, Denise Jones,
5 and Robert Wilson.

6 Absent: Les Oehler

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

9 **APPROVAL OF MINUTES**

10 President Chuck Lerwick presented the minutes of the regular meeting of August 12, 2014.

11 Commissioner David Shein made a motion to approve the minutes as presented and Commissioner
12 Chris Castelli seconded the motion. The motion passed unanimously.

13 **ANNOUNCEMENT**

14 Jason Locke, Community Development Director, introduced Suzanne Dufner, the new City Planner for
15 Dallas. He stated that Marc Pazina would be filling the vacancy on the Commission.

16 **PUBLIC COMMENT**

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

18 Sean Nickerson, 497 NW Douglas Street, Dallas, Oregon, with the Ford Foundation Institute Leadership
19 Program, announced an event to raise funding for Rickreall Creek Trail System signage and lighting in the
20 lower Falls City Park on September 18, 2014.

21 **PUBLIC HEARING**

22 There were no public hearings.

23 **OTHER BUSINESS:**

24 Mr. Locke presented the August Land Use Activity Report. He noted there were several pre-applications
25 listed, and those would eventually move forward and come before the Planning Commission as agenda
26 items. He stated there was additional activity going on and the Barberry Node detail plan would be
27 coming to the Commission after the application was deemed complete. Commissioner David Shein
28 asked if it was a Fowler project and Mr. Locke indicated it was.

29 Mr. Locke stated that a minor amendment to the Transportation System Plan (TSP) would be on the
30 November agenda.

31 Mr. Locke announced that the City would be putting out a Request for Proposals (RFP) for the
32 Comprehensive Plan. He stated he anticipated the Dallas Retirement Village site plan to be submitted in
33 the next 30 days. He summarized a lot of activity was coming up and expected ample work over the next
34 eight months.

35 Lane Shetterly asked about the sign code proposal and Mr. Locke stated it was scheduled to go before
36 City Council on September 15, 2014. In response to a question, Mr. Locke said that the Council had
37 reviewed the proposed sign code at a workshop in June. President Lerwick reported he had heard from
38 City Councilors and they were of the opinion that the Planning Commission had done a thorough job on
39 the sign code. Mr. Locke agreed and noted it was not a static document and it would be reviewed and
40 amended if something wasn't working.

41 There was discussion about the old Weyerhaeuser mill site and Mr. Locke reported that Forest River had
42 expanded to some of that property. Commissioner Shein asked about the railroad access and Mr. Locke
43 indicated that lines were not abandoned and were good to go, and they were working on increasing the
44 speed limit from five to ten miles per hour

45 Mr. Locke reported that work had been done on the TTM building and there may be movement.
46 Commissioner Castelli asked if there were SDC credits and Mr. Locke answered that there were a couple
47 of million dollars of SDC credits making it better to redevelop and improve the property than to build
48 new.

49 Commissioner Wilson asked about the new road off of Fir Villa and Mr. Locke stated there were 12
50 residential lots.

51 Commissioner Castelli asked about a vacant building on Main Street and Mr. Locke stated that it was
52 being updated with new flooring and paint.

53 The meeting adjourned at 7:22 p.m.

APPROVED:

President

Date