



**City of Dallas
Planning Commission
Council Chambers - City Hall
May 12, 2015 - 7:00 p.m.**

MINUTES

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:02 p.m.

3 **ROLL CALL**

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

6 Absent: David Shein

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

10 **APPROVAL OF MINUTES**

11 President Chuck Lerwick presented the minutes of the regular meeting of April 14, 2015.
12 Commissioner Wilson made a motion to approve the minutes as presented and Commissioner
13 Castelli seconded the motion. The motion passed unanimously.

14 **PUBLIC COMMENT**

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

16 There were no public comments.

17 **PUBLIC HEARING**

18 **SPR 15-01 & VAR 15-01 APPLICANT: Scott Lepman DBA Uglow Storage LLC**

19 President Lerwick opened the official Public Hearing for SPR 15-01 & VAR 15-01 at
20 7:07p.m.and read the public hearing procedure.

21 **STAFF REPORT:**

22 Ms. Dufner reviewed the staff report for a Site Design Review approval for phases I and II of a
23 multi-phase self-storage building expansion project, with a concurrent Variance Request to street
24 setback requirement at 902 SE Uglow Ave, Dallas, Oregon 97338.

25 APPLICANT PRESENTATION

26 Scott Lepman, 100 Ferry St. NW, Albany, OR, (applicant), described the property and its
27 history. He stated that he had no problems with the 16 staff recommendations and heard the
28 concerns of the neighborhood community. The property is now considered an integrated
29 industrial property and the existing businesses are legal. He felt that once the onsite manager and
30 gate were in place, that he could get the neighborhood concern issues under control. He has
31 enrolled the property in the PAL program with the Police Department. He had no problem using
32 earthtone colors on the exterior walls of the buildings and his time frame for construction, once
33 he had approval, would be site prepping this winter followed by construction of the
34 Office/Manager building along with the first phase storage units, ready for occupancy in the
35 summer of 2016.

36 PERSONS SPEAKING FOR OR AGAINST

37 Bob Connella, 675 SE Walnut Ave., Dallas, OR had nine (9) concerns:

- 38 1. Will the floodplain/pattern of Rickreall Creek be changed?
- 39 2. Will the high bank on the south side of the creek be disturbed?
- 40 3. Is a ten (10) foot setback from the creek enough for the future creek trail and trees?
- 41 4. Will they be using natural colors for the exterior of the buildings?
- 42 5. Wants reassurance that the construction won't disturb the already existing vegetation on
43 south side of creek.
- 44 6. Has ODFW/Corp of Engineers been involved in any studies?
- 45 7. Is the City aware of any endangered/protected species in the area?
- 46 8. Concerned with the potential for ten (10) years of construction.
- 47 9. Concerned with the noise problems that already exist

48 Matt Posey, 681 SE Walnut Ave, Dallas, OR, commented that he had the same concerns as Mr.
49 Connella and wanted to preserve the pristine living/life they have now in the neighborhood.

50 Nancy Stevenson, 656 SE Azalea Ave., Dallas, OR commented that the property is a party place,
51 open 24 hours a day and really needs an onsite manager now. She asked whether a business
52 license was needed.

53 REBUTTAL

54 Ray Engel, 3841 Fairview Industrial Dr. SE, Salem, OR, with WestTech Engineering stated,

55 1. The Floodplain study was using a 2006 map and the construction would not change the
56 floodplain/patterns

57 2. ODFW study was not required.

58 COMMISSIONER QUESTIONS

59 Commissioner Lerwick: Is south bank being removed?

60 Commissioner Kowash: Will the elevation of the site be changed up or down?

61 Mr. Engel: Development is within existing footprint with no dramatic change, except leveling.

62 President Lerwick closed the Public Hearing at 8:12 p.m.

63 DISCUSSION BY COMMISSION

64 Lane Shetterly:

65 1. FEMA's approval process is what it is and there will not be any further requests for
66 studies.

67 2. The set back is sufficient.

68 3. The commission will need to discuss the exterior color further.

69 4. ODFW is not required to be involved.

70 5. The ten (10) year construction plan would be periodic not continuous.

71 6. The ongoing noise issues are enforcement issues and not relevant to the Site Plan
72 Review.

73 The city does not issue business licenses.

74 Staff agreed that the earthtone color of the exterior walls could be #17 condition of the approval.

75 Commissioner Wilson stated that the applicant had already agreed to the color change and asked
76 what would be first priority, manager residence or construction?

77 Commissioner Castelli: Is the easement in condition #12 for perpetuity?

78 Ms. Dufner: yes.

79 It was moved by Commissioner Oehler to approve SPR 15-01 & VAR 15-01 with the 16 staff
80 recommended conditions outlined in the staff report and the addition of #17 (earthtone exterior

81 colors). The motion was duly seconded by Commissioner Wilson and carried with a unanimous
82 vote.

83 Ms. Dufner stated that a notice of decision would be prepared and distributed to everyone that
84 has given testimony or been involved in the process that gives them the appeal rights to the City
85 Council.

86 **OTHER BUSINESS**

87 **DISCUSSION OF DALLAS DEVELOPMENT CODE REVISIONS**

88 Discussion of changes presented at the 4/14/2015 meeting with three (3) comments

89 1. Modular Home Definition-45 feet in length or more than eight (8) feet six (6) inches in
90 width; shouldn't it be "*and instead of or*"? Mr. Shetterly stated the dimension were for
91 individual modules not the total structure.

92 2. Modular Homes Special Use Standards (Garages and Carports)-refine the language to
93 indicate "*if the majority of the neighborhood has a garage or carport then the proposed*
94 *modular home shall have either a garage or carport.*"

95 3. Vacation Rental Standards: Add Subsection e –*Subject to transient occupancy tax.*

96 **APRIL ACTIVITY REPORT**

97 Mr. Locke shared the report with the council and stated that there are a lot of larger applications
98 coming through the office.

99 **COMMISSIONER COMMENTS**

100 There were none.

101 **STAFF COMMENTS**

102 There were none.

103 **The meeting adjourned at 8:57 p.m.**

APPROVED:

President

Date