



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
June 9, 2015 - 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: Chris Castelli, Carol Kowash, Les Oehler, David Shein Robert  
5 Wilson

6 Absent: Chuck Lerwick and Marc Pazina

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

10 **APPROVAL OF MINUTES**

11 Vice President David Shein presented the minutes of the regular meeting of May 12, 2015.  
12 Commissioner Bob Wilson made a motion to approve the minutes as presented and  
13 Commissioner Chris Castelli seconded the motion. The motion passed unanimously.

14 **PUBLIC COMMENT**

15 Vice President David Shein explained the rules for making public comment.

16 Paul Trahan spoke about typo issues in Dallas Development Code section 4.5.030 (B (2 & 3)).  
17 Jason Locke assured him that the Planning Commission was already in the process of reviewing  
18 the Code and his issues would be noted.

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21 **PUBLIC HEARING**

22 **ZC/CPA 15-01 APPLICANT: Trahan Consulting**

23 Vice President David Shein opened the official Public Hearing for ZC/CPA 15-01 at 7:04 p.m.  
24 and read the public hearing procedure.

25 **STAFF REPORT:**

26 Mr. Locke reviewed the staff report for a Comprehensive Plan Map amendment from Residential  
27 to Commercial and zone change from Residential Low Density to Commercial General at 407 E.  
28 Ellendale Ave., Dallas Oregon 97338.

29 **APPLICANT PRESENTATION**

30 Paul Trahan, 1116 SE Barberry Ave., Dallas, OR 97338 stated that the proposed change would  
31 allow his clients the opportunity to create new businesses in the area.

32 There was no other testimony, and Vice President David Shein closed the Public Hearing at 7:13  
33 p.m.

34 **DISCUSSION BY COMMISSION**

35 The Commissioners were in agreement that the criteria had been met. It was moved by  
36 Commissioner Oehler to recommend approval of ZC/CPA 15-01 to the City Council. The motion  
37 was duly seconded by Commissioner Wilson and carried with a unanimous vote. The approval  
38 will be brought to the July 20<sup>th</sup> Council meeting.

39 **OTHER BUSINESS**

40 **DISCUSSION OF DALLAS DEVELOPMENT CODE REVISIONS**

41 Suzanne Dufner reviewed the revised draft that incorporated feedback from the Planning  
42 Commission May 12<sup>th</sup> meeting.

43 Mr. Locke suggested that the name and contact information of a local manager be on file with  
44 the city as a criteria for Vacation Rental Standards.

45 Ms. Dufner proposed the next change to the Code: **Residential Accessory Structure Setbacks  
46 on Corner Lots (2.2030)**. She suggested adding: **The street sideyard setback for an accessory  
47 structure may be reduced to 5 ft, if the structure is screened with a 6 ft high sight-  
48 obscuring fence, wall, or hedge.**

49 Ms. Dufner discussed briefly the parking of operable vehicles on residential property. She and  
50 Mr. Locke will bring in photographs of problem areas that a revision of the Code may be able to  
51 address.

52 **COMMISSIONER COMMENTS**

53 Commissioner Kowash asked if RV parking would be considered in the discussion.

54 Commissioner Castelli stated that the Commissioners follow the Staff Recommendation.

55 **STAFF COMMENTS**

56 Mr. Locke talked about the May Activity Report and specific activities that were coming in the  
57 next few months. He gave an update regarding the auction of the vacant property surrounding the  
58 TTM building.

59 Commissioner Shein gave an update regarding the Blue Garden.

60 Ms. Dufner talked about a Transportation Growth Management Master Plan grant she is working  
61 on to continue the opportunity to develop the Fairview Node.

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64 **The meeting adjourned at 7:35 p.m.**

**APPROVED:**

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President

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Date