



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
July 14, 2015 - 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, Les Oehler, David Shein, and Robert Wilson.

5 Absent: Chris Castelli, Carol Kowash, Marc Pazina

6 Staff present: Community Development Director Jason Locke, Planner  
7 Suzanne Dufner, and Recording Secretary Margie Pearce.

### **8 APPROVAL OF MINUTES**

9 President Lerwick presented the minutes of the regular meeting of June 9, 2015.

10 Commissioner Wilson made a motion to approve the minutes as presented and Commissioner  
11 Shein seconded the motion. The motion passed unanimously.

### **12 PUBLIC COMMENT**

13 President Lerwick explained the rules for making public comment.

14 Paul Trahan, 1116 SE Barberry Ave, Dallas, OR 97338 requested an extension on the Option  
15 Agreement with the school district due to new School Superintendent just coming on board and  
16 needing to get up to speed on the project. The Option Agreement was condition #11 of the  
17 Barberry Node Master Plan Approval.

18 Mr. Jason Locke stated that Mr. Trahan could submit a Modification of a Prior Approval  
19 Application and he saw no problem because it was a minor modification requiring a Type I  
20 administrative review.

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**PUBLIC HEARING**

**SUB 15-04 Applicant North River Resources, LLC**

President Lerwick opened the Public Hearing for SUB 15-04 at 7:07p.m. and read the public hearing procedure.

**STAFF REPORT**

Ms. Suzanne Dufner reviewed the staff report for approval of a proposed thirteen (13) residential lot subdivision at 1375 SE Monmouth Cutoff Rd. Ms. Dufner recommended approval with 12 conditions.

**APPLICANT PRESENTATION**

Jon Erwin, 33923 Bond Rd, Lebanon, OR 97355 of Erwin Consulting Engineering (Applicant’s Engineer) stated that they were very comfortable in doing this project and had no problems with the 12 conditions in the recommendation. He asked two (2) clarifying questions.

1. Was the sidewalk to be set back to the property line and was this to leave room for the future expansion of Monmouth Cut off Road?

Mr. Locke answered Yes

2. In Ms. Dufner’s verbal report she mentioned that the applicant would need to submit construction plan drawings showing the proposed improvements to Monmouth Cutoff Road to connect to the sidewalk on the corner of SE Joseph Lane and SE Monmouth Cutoff Road and that the city would reimburse the applicant for the portion between their property line and the NE corner of SE Joseph Lane yet there is no mention of the reimbursement in the written report. How will this be handled?

Mr. Locke stated that could be another condition with verbiage such as *“the applicant shall design and construct the sidewalk and drainage culvert from their property west to Joseph Lane. The City shall reimburse the applicant for all the costs associated with the extension, as determined by the City Engineer.”*

**PERSONS SPEAKING FOR OR AGAINST**

There were none.

**REBUTTAL**

There was none.

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55 **COMMISSIONER QUESTIONS**

56 Commissioner Shein: Regarding condition # ten (10), Is the street name in your application not  
57 going to be the real name?

58 Mr. Erwin: Correct

59 Commissioner Oehler: Are the houses stick frame?

60 Mr. Erwin: Yes

61 President Lerwick closed the Public Hearing at 7:26 p.m.

62 **DISCUSSION BY COMMISSION**

63 It was moved by Commissioner Oehler to approve SUB 15-04 with the addition of a 13<sup>th</sup>  
64 condition using the verbiage Mr. Locke suggested. The motion was duly seconded by  
65 Commissioner Shein and carried with a unanimous vote.

66 **OTHER BUSINESS**

67 Discussion of the Dallas Development Code Revisions was postponed until there were more  
68 Commissioners in attendance.

69 Mr. Locke brought to the Commissioners attention that August's meeting will have five (5)  
70 applications to consider. Do the Commissioners want to hear all of them in one meeting or break  
71 them into two meetings? Consensus was to go forward with all of them on one night and if  
72 needed they would schedule a second meeting for the following week.

73 The Building Activity Report was presented and Mr. Locke stated that the planning activity they  
74 have been reviewing in the past is now turning into building activity.

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76 **The meeting adjourned at 7:45 p.m.**

**APPROVED:**

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President

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Date