



**City of Dallas
Planning Commission
Council Chambers - City Hall
November 8, 2016 - 7:00 p.m.**

DRAFT

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, Andy Groh,
5 David Shein, Marc Pazina, and Robert Wilson.

6 Absent:

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

10 **APPROVAL OF MINUTES**

11 President Chuck Lerwick presented the minutes of the regular meeting of October 11, 2016.
12 Commissioner David Shein made a motion to approve the minutes as presented and
13 Commissioner Bob Wilson 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

18 **PUBLIC HEARING**

19 **SUB 16-06-Hubbard Homestead Estates, 575 SE Academy St.**
20 **Applicant: Eli Boylan, Boylan Construction Inc.**

21

22 President Lerwick opened the Public Hearing at 7:02 pm.

23

24 STAFF REPORT:

25 Mr. Chase Ballew reviewed the staff report for SUB 16-06, Hubbard Homestead Estates, a 20 lot
26 residential subdivision in two (2) phases at 575 SE Academy St. Staff recommended approval
27 with 16 conditions.

28 APPLICANT PRESENTATION

29
30 Mr. Mark Grenz, MultiTech Engineering, 1155 12th St, Salem, OR spoke for the applicant. He
31 spoke about Hubbard Homestead Estates being a small infill subdivision with 20 homes to be
32 constructed in two (2) phases. His client had no objections to the 16 conditions except to modify
33 Condition # 13 to read “the large 54” diameter oak tree on lot 1 shall be preserved and protected
34 and all reasonable measures will be taken to preserve the 32” diameter tree on lot 13...”
35

36 PERSONS SPEAKING FOR OR AGAINST

37 Ralph Sebers, 650 SE Cypress Ave, Dallas, OR, commented that he lives below the subject
38 property and had concerns regarding water flow due to the topography of the land. He was also
39 concerned about the maintenance of the property.

40 Robert Peschka, 592 SE Cypress Ave, Dallas, OR stated that his home was also below the
41 subject property and wanted to make sure the developer was aware of a French drain system
42 running through proposed lots 12-15.

43 Doreen Erickson, 640 SE Academy St, Dallas, OR stated that her property was the one which
44 would have the street improvements made when Academy St was connected to Deschutes Dr.
45 She said she and her husband did not give consent to the improvements. Mr. Lane Shetterly
46 produced a Development Agreement signed by both parties from 1996. Mrs. Erickson stated she
47 had no recollection of the agreement.

48 Wayne Steckley, 614 SE Cypress Ave, Dallas, OR, stated that all of the neighbor’s property on
49 Cypress Ave had been inundated with water during the 1996 floods and questions what the
50 impact of this new development will be, good or bad. He also stated that he did not believe that
51 the tree on lot 13 would be saved.

52 LaJean Flaska, 668 SE Academy St, Dallas, OR, wanted clarification on the Academy St
53 improvements. Will the Erickson’s have to pay for the improvements? And if the City decides to
54 improve further down Academy St. will she have to pay for those improvements? Mr Shetterly
55 replied that the Erickson’s signed an agreement stating they would pay for the improvements.
56 Mrs. Flaska would not have to pay because the City didn’t have an agreement with her.

57

58 Joe Koubek, 565 SE Mifflin St, Dallas, OR stated that the City had not shown an accurate
59 depiction of the topography of the subdivision and surrounding area and was doing a disservice
60 to the Planning Commission for not giving them adequate information.

61 Eric Caswell, 566 SE Cypress Ave, Dallas, OR, said that what the City is doing to the Ericksons
62 is shameful. The water runoff is atrocious and the subdivision is not in the best interest of the
63 City of Dallas, that the lots and houses are too small and they would be the first to foreclose if
64 there were another recession.

65 Jason Brown, 636 SE Cypress Ave, Dallas, OR commented that he had concerns about water
66 issues and the differences between elevations within the subdivision.

67 **REBUTTAL**

68 Mr. Grenz replied to the citizen's concerns by stating that the elevation and water concerns
69 would be addressed through City regulations and required studies. In regards to the trees, the
70 City has no tree preservation ordinance and the developers intend to save as many as possible.
71 Mr. Grenz said that the developer had no say regarding the extension of Academy St. to
72 Deschutes Dr. and the number and size of lots and houses meet the City's requirements.

73 **COMMISSIONER QUESTIONS**

74 Commissioners Lerwick, Shein and Groh all asked about water run-off mitigation.

75 Mr. Grenz replied that when there is a transition from rural type property to urban, a couple of
76 the ways to mitigate water run-off would be storm drains and retention areas, which would be
77 designed by engineers and reviewed by the City.

78 President Lerwick closed the Public Hearing at 8:19 pm

79 **DISCUSSION BY COMMISSION**

80 The commissioners discussed Condition # 13 regarding the tree on lot 13.

81 It was moved by Commissioner Shein to approve SUB 16-06 with 16 conditions outlined in the
82 Staff Report modifying the verbiage in Condition #13 to read "The large 54" diameter oak tree
83 on lot 1 shall be preserved and protected. All reasonable measures will be taken to ensure the
84 survival of the 32" diameter tree on lot 13 during construction, including the use of construction
85 fencing to preserve roots". The motion was duly seconded by Commissioner Wilson and carried
86 with a unanimous vote.

87

88 **OTHER BUSINESS**

89 Mr. Jason Locke presented a brief overview of the Transportation System Plan amendments.

90 • Removing or reclassifying streets

91 • Updating project costs

92 He indicated that more details would be available at the December meeting.

93

94 **COMMISSIONER COMMENTS**

95 There were none.

96 **STAFF COMMENTS**

97 There were none.

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100 **The meeting adjourned at 8:35 p.m.**

APPROVED:

President

Date