



**City of Dallas
Planning Commission
Council Chambers - City Hall
July 11, 2017 - 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, David Shein, and Robert Wilson.

5 Absent: Marc Pazina, Chuck Lerwick (Ex), Andy Groh (Ex).

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

9 **APPROVAL OF MINUTES**

10 Vice President Shein presented the minutes of the regular meeting of June 13, 2017.
11 Commissioner Castelli made a motion to approve the minutes as presented and Commissioner
12 Wilson seconded the motion. The motion passed unanimously.

13 **PUBLIC COMMENT**

14 Vice President Shein explained the rules for making public comment.

15 There were no public comments.

16 **PUBLIC HEARING**

17 **CU 17-01: Community service use within a residential zone**
18 **Applicant: Sable House, represented by Debra Thompson, Director**

19 Vice President Shein opened the Public Hearing at 7:03 pm. After explaining the hearing
20 guidelines, he asked if there were any commissioners who needed to declare any exparte
21 contact, site visit, or conflict of interest. Commissioner Castelli stated he had a friend who
22 lived next door to the subject property but had not been there recently.

23 **STAFF REPORT:**

24 Mr. Chase Ballew presented an overview of CU 17-01 relating that the proposed conditional use
25 permit would allow the existing vacant residential structure to be remodeled and used as an
26 administrative office for Sable House, a non-profit community service provider. Staff
27 recommended approval with ten conditions.

28 **APPLICANT PRESENTATION:**

29 Ms. Debra Thompson, Sable House Director, P.O. Box 783, Dallas, Ms. Thompson talked about
30 what Sable House was, what types of services they provide, and how it came to be that they were
31 given the subject property as an in-kind agreement. She continued about how this property would
32 be a financial stability factor in their budget.

33 **PERSONS SPEAKING FOR OR AGAINST:**

34 Dawn Reynolds, 274 SE Oak St, Dallas, stated that although she wanted a family to move into
35 the subject property and felt the road condition was terrible, she was in support of the project.

36 Susan Humphrey, 349 SE Oak St, Dallas expressed she was in support of the project.

37 Marvin Lowrie, 283 SE Oak St, Dallas commented that his concerns were the already congested
38 street, not knowing who was coming and going, no guarantee there won't be any problems with
39 client's husbands or boyfriends, and he just did not want it in his neighborhood.

40 Denise Swanson, 332 SE Oak St, Dallas mentioned she worked at home and did not think the
41 parking would be an issue and she supported the project.

42 **REBUTTAL:**

43 Ms. Thompson replied to Mr. Lowrie's concern about the problems with husbands and
44 boyfriends, saying that they have never had any issues at the office.

45

46 **COMMISSIONER QUESTIONS:**

47 Commissioner Kowash and Shein asked some clarifying questions regarding funds.

48

49 **DISCUSSION BY COMMISSION:**

50 After a brief discussion Commissioner Wilson made the motion to approve CU 17-01 with the
51 ten conditions. Commissioner Kowash seconded the motion. The motion was approved
52 unanimously.

53 The Public Hearing was closed at 7:29 pm.

54 **OTHER BUSINESS**

55 Mr. Jason Locke presented the final population forecast from Portland State University.

56 **COMMISSIONER COMMENTS**

57 There were none.

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59 **STAFF COMMENTS**

60 There were none.

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63 **The meeting adjourned at 7:42 pm.**

APPROVED:

President

Date