



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
February 14, 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, Andy Groh, David Shein, Marc  
5 Pazina, and Robert Wilson

6 Excused: Chuck Lerwick

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

10 **APPROVAL OF MINUTES**

11 Vice-President David Shein presented the minutes of the regular meeting of January 10, 2017.  
12 Commissioner Robert 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 Shein explained the rules for making public comment.

16 There were no public comments.

17 **PUBLIC HEARING**

18 **UGB 15-01-Urban Growth Boundary Expansion**

19 **Applicant: R.F. Wilson Living Trust**

20 **Applicant's Representative: Andrew Stamp**

21

22 Vice-President Shein opened the Public Hearing at 7:02 p.m. After explaining the hearing  
23 guidelines, he asked if there were any commissioners who needed to declare any ex parte contact,  
24 site visit, or conflict of interest. Commissioner Wilson excused himself due to living in the  
25 adjacent neighborhood to the site.

26  
27 **STAFF REPORT:**

28 Ms. Suzanne Dufner presented an overview of UGB 15-01 relating that it was a Type IV review,  
29 where the Planning Commission makes a recommendation to the City Council. The City Council  
30 will make the final decision. State law requires Polk County to review and approve the UGB  
31 amendment as well. The Polk County Planning Commissioners will hold a Public Hearing on  
32 March 9, 2017 and then there will be a joint City Council and Polk County Board of  
33 Commissioners Public Hearing in April 2017. UGB 15-01 is a Comprehensive Plan Amendment  
34 to expand the Dallas Urban Growth Boundary by approximately 42 acres. If approved the  
35 Comprehensive Plan Map designation will be Public Open Space and upon annexation the City  
36 Zoning will be Parks and Open Space. Ms. Dufner stated the owner is seeking UGB expansion  
37 approval to obtain City water services, and zoning needed to upgrade golf course ancillary uses.  
38 Staff recommendation is that the Planning Commission recommend to the City Council to adopt  
39 UGB 15-01 and designate the property as Public Open Space on the Comprehensive Plan Map  
40 subject to three (3) conditions as stated in the staff report.

41 **APPLICANT PRESENTATION:**

42 Mr. Andrew Stamp, Esq, 4248 Galewood St., Lake Oswego, OR, applicant's representative,  
43 talked about the need for the adoption of the UGB expansion. He stated that for the golf course  
44 to continue to be viable it needed to update the facilities and that was not possible with the  
45 County zone designation of EFU or High Value Farmland.

46 Mr. David Brinker, 16492 Brown Rd, Dallas, OR, applicant's representative, spoke about how  
47 the golf course has been in the red for over 20 years and everyone involved wants it to continue  
48 to exist.

49 **PERSONS SPEAKING FOR OR AGAINST:**

50 Mr. Jim Schmaltz, 2066 SE Rhododendron Ave, Dallas, OR, resident, asked how much of the  
51 area is in the flood plain. Mr. Stamp replied that approximately 50% was in the flood plain.

52 **REBUTTAL:**

53 There was no rebuttal.

54

55 **COMMISSIONER QUESTIONS:**

56 Commissioner Marc Pazina asked what will happen if the golf course does not remain viable and  
57 Mr. Stamp replied that the golf course would close, but the goal is to keep that from happening  
58 and the UGB expansion is the first step.

59 Commissioner Andy Groh asked whether the applicant would be ready to construct the Rickreall  
60 Creek Trail within 180 days upon land use approval. Mr. Stamp stated that they are willing to  
61 construct the trail. At this time they have questions about where it might go.

62 Vice-President Shein closed the Public Hearing at 8:16 p.m.

63 **DISCUSSION BY COMMISSION:**

64 After a brief discussion Vice-President Shein asked if any commissioner would like to make a  
65 motion to send a recommendation to the City Council to adopt UGB amendment 15-01.  
66 Commissioner Groh so moved and Commissioner Pazina seconded the motion. The motion was  
67 carried by a 5-0 vote with Commissioner Wilson abstaining.

68 **OTHER BUSINESS**

69 There was no other business.

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71 **COMMISSIONER COMMENTS**

72 There were none.

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74 **STAFF COMMENTS**

75 There were none.

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77 **The meeting adjourned at 8:18 p.m.**

**APPROVED:**

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Vice-President

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Date