



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
April 11, 2017 - 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, Carol Kowash, Andy Groh, David Shein, Marc  
5 Pazina, and Robert Wilson

6 Absent: Chris Castelli (excused)

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

### **10 APPROVAL OF MINUTES**

11 President Lerwick presented the minutes of the regular meeting of February 14, 2017.  
12 Commissioner Dave 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 PUBLIC HEARING**

18 **Hearing Name MP 16-02—Detailed Development Plan/Wyatt Mixed Use Node**  
19 **Applicant: Ray Baker and Daniel Carver**  
20 **Applicant's Representative: Paul Trahan, Trahan Consulting**

21

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

25 There were none.

26  
27 STAFF REPORT:

28 Ms. Suzanne Dufner reviewed the staff report for MP 16-02, a detailed development plan review  
29 for approximately 83.7 acres of property in the Wyatt Mixed Use Node (1100 Block of W.  
30 Ellendale Ave). She stated that in February of 2008 a Conceptual Master Plan for the Wyatt  
31 Node was adopted by City Council and in August 2016 a Detailed Development Plan for a 24 lot  
32 subdivision located southwest of the subject property was approved by the Planning  
33 Commission. Staff recommendation was to approve MP 16-02 with 24 conditions.

34  
35 APPLICANT PRESENTATION:

36 Paul Trahan, P.O. Box 441, Dallas, OR applicant's representative and Lee Brennan, 3772  
37 Portland Rd. NE, Salem, OR, Project Delivery Group, spoke to the Commission and answered  
38 questions regarding wetlands, stormwater run-off and traffic studies. Mr. Trahan stated that the  
39 owners were in agreement with the conditions with a few changes (in red).

40 | 1. Prior to Type 1 development approval of the second phase of the development as  
41 | illustrated in Exhibit 24, the Applicant (Developer) shall provide the necessary  
42 | information and assist the City and Polk County in requesting a speed zone study from  
43 | the Oregon Department of Transportation (ODOT) of the portion of James Howe Road  
44 | that abuts the Wyatt Node Development. The Applicant shall continue to assist the  
45 | City/County with providing information ODOT requires to complete the Speed Zone  
46 | Study. Once ODOT completes the study, the Applicant will assist the City/County in  
47 | getting the speed zone study adopted by both City and County, and then to post (i.e.  
48 | furnish and install the appropriate signage) the speed zone signage accordingly, within 45  
49 | days of the City and County approval of the speed zone.

50 | ~~2. Prior to final plat approval for the cottage cluster development (Phases 17 and 18 of the~~  
51 | ~~Conceptual Phasing Plan), the Applicant (Developer) shall dedicate right of way and~~  
52 | ~~construct the connection of NW Wyatt Street to W Ellendale Ave. Upon construction of~~  
53 | ~~NW Wyatt Street, the Applicant (Developer) shall dedicate right of way and install a~~  
54 | ~~westbound right turn pocket at the intersection of W Ellendale Ave/Wyatt Street.~~  
55 | As part of the application for Type 1 Site Design Review approval for the first phase of  
56 | the cottage cluster development (Phases 17 or 18 of the Conceptual Phasing Plan as  
57 | illustrated in Exhibit 8), the Applicant (Developer) shall provide an updated traffic study  
58 | for City review and approval that specifically addresses the need for the connection of  
59 | Wyatt Street to W. Ellendale Ave. The recommendations of the study shall be  
60 | implemented by the Applicant.

61  
62 PERSONS SPEAKING FOR OR AGAINST:

63 There were none.

64 President Lerwick closed the Public Hearing at 7:55 pm.

65 **DISCUSSION BY COMMISSION**

66 After a brief discussion Commissioner Andy Groh made a motion to approve MP 16-02 with  
67 conditions as amended (in red). Commissioner Wilson seconded the motion and it was approved  
68 unanimously.

69 **OTHER BUSINESS**

70 Ms. Dufner gave the Commissioners an update on the Portland State University Population  
71 Forecast.

72 Mr. Jason Locke updated the Commissioners on the UGB 15-01 amendment. The City Council  
73 approved the amendment, but did not approve the Rickreall Creek Trail System conditions.

74 Mr. Locke also talked about the Land Use and Building reports.

75 **COMMISSIONER COMMENTS**

76 There were none.

77

78 **STAFF COMMENTS**

79 There were none.

80

81

82 **The meeting adjourned at 8:15 p.m.**

**APPROVED:**

---

President

---

Date