



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
August 14, 2018- 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, Chris Castelli, Carol Kowash, Andy Groh,  
5 David Shein, Tory Banford, and Robert Wilson.

6 Absent:

7 Staff present: City Attorney Lane Shetterly, Planning Director Scott Whyte,  
8 Planner Chase Ballew and Recording Secretary Margie Pearce.

9 **APPROVAL OF MINUTES**

10 President Lerwick presented the minutes of the regular meeting of June 12, 2018.  
11 Commissioner David Shein made a motion to approve the minutes as presented and  
12 Commissioner Andy Groh seconded the motion. The motion passed unanimously.

13 **PUBLIC COMMENT**

14 President Lerwick explained the rules for making public comment.

15 There were no public comments.

16 **PUBLIC HEARING SUB 18-01:** 28 lot residential subdivision including all street and utility  
17 improvements @ 1080 W. Ellendale Ave.

18 **Applicant and Owner:** James D.Vick Trust

19

20 President Lerwick opened the hearing at 7:04 pm.

21

22 Commissioners Chris Castelli and Carol Kowash expressed possible conflict of interest. Mr Lane  
23 Shetterly deemed there was no bias and they could continue in their capacity as Commissioners.

24 STAFF REPORT:

25 Mr. Chase Ballew detailed how the applicant has met the Dallas Development Code criteria and  
26 that staff recommended approval with 21 conditions.

27

28 APPLICANT PRESENTATION:

29 Mr. James D. Vick, 3317 Augusta National Drive S, Salem, OR 97302, (Owner) stated that he  
30 agreed with the staff recommendation except in regards to the realignment of street "A". They  
31 planned the curve as a traffic calming device and felt that if it was straightened there would be  
32 more speeding on the street.

33 Mr. Charles Fisher, 1375 Liberty St. SE, Salem, OR 97302, (Locke Engineering) talked about  
34 how straightening street "A" would create more impact on the wetlands than the curved street.

35 PERSONS SPEAKING FOR OR AGAINST:

36 The following citizens speaking were not against the subdivision but how it would or could  
37 affect the improvement of Woods Lane and how the final 2018 development plan was different  
38 than the plan shown at the neighborhood meeting, and the Planning Commission's decision in  
39 1998 when the Woods family partitioned their property. Oral testimony expressed general  
40 concerns about future extension of a street if stubbed to the eastern boundary of the project site  
41 and how traffic from this subdivision may someday impact Woods Lane.

42

43 Lyle Cooley, 211 NW Woods Ln, Dallas, OR 97338, (Home Owner),  
44 Ronald Alcorns, 175 NW Woods Ln, Dallas, OR 97338, (Home Owner)  
45 Norm Wiens, 910 W Ellendale Ave, Dallas, OR 97338, (Home Owner)  
46 Tracy Cooley, 267 NW Woods Ln, Dallas, OR 97338, (Home Owner)

47

48 REBUTTAL:

49 Mr. Fisher rebutted that the applicant was fine in reconfiguring the street stub to a cul-de-sac if  
50 the City sees fit. He explained he had designed the street stub in response to a city access  
51 standard. He also noted the issues with Woods Lane improvements were with the City and not  
52 the developers.

53

54 President Lerwick closed the hearing at 8:11 pm.

55 DISCUSSION BY COMMISSION:

56 After a discussion about the street issues, Commissioner David Shein made a motion to strike  
57 condition 4-D (related to street configuration) from the recommendations and Commissioner  
58 Chris Castelli seconded the motion, then Commissioner Shein made a motion to strike 4-E  
59 (related to saving trees in the storm detention) from the recommendations and Commissioner  
60 Groh seconded the motion. Both motions were passed unanimously.

61

62 Commissioner Shein made a motion to approve SUB 18-01 with amended conditions.  
63 Commissioner Groh seconded the motion and it was passed unanimously.

64

65 **PUBLIC HEARING LA 18-02:** Proposed text changes to the Dallas Development Code.

66 **Applicant:** City of Dallas

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68 President Lerwick opened the public hearing at 8:27 pm.

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70 **STAFF REPORT:**

71 Mr. Scott Whyte related that due to typographical errors, erroneous code references, and updates  
72 to Oregon code the amendment was needed. Most of the information included was already  
73 presented to the Commissioners in various workshops and this was the formal conclusion to the  
74 process.

75

76 **PERSONS SPEAKING FOR OR AGAINST:**

77 Mr. Paul Trahan, 1116 SE Barberry Ave, Dallas, OR, 97338, (Trahan Consulting), asked the  
78 Commission to change the definition of “Density(ies) to clarify whether “Public Open Spaces”  
79 should be included in the “net area”.

80

81 President Lerwick closed the public hearing at 8:40 pm.

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83 **DISCUSSION BY COMMISSION:**

84 The Commissioners recommended to include the phrase “or open space” after the words right-of  
85 –way in the density paragraph in the alternative definition identified by staff in Exhibit C of the  
86 Staff Report.

87

88 Commissioner Bob Wilson motioned to accept the proposed changes as presented and amended  
89 by the Commission, thereby forwarding a recommendation to City Council for adoption of an  
90 Ordinance. Commissioner Castelli seconded the motion. The motion passed unanimously.

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92

93 **OTHER BUSINESS**

94 Mr. Whyte indicated that there would be a new item on the next agenda and asked if the  
95 September meeting could be pushed back to the 25<sup>th</sup> to allow the applicant time to get all of the  
96 documents in order. The Commissioners agreed that the 25<sup>th</sup> would be fine.

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98 **The meeting adjourned at 8:55 p.m.**

**APPROVED:**

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Vice President

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Date