



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
November 13, 2018- 7:00 p.m.**

## **MINUTES**

### **1 CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:05 p.m.

### **3 ROLL CALL**

4 Commissioners Present: Chuck Lerwick, Carol Kowash, Andy Groh, David Shein, Tory  
5 Banford, and Robert Wilson.

6 Absent: Chris Castelli

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 Chuck Lerwick presented the minutes of the regular meeting of October 9, 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 Chuck Lerwick explained the rules for making public comment.

15 There were no public comments.

### **16 OTHER BUSINESS**

#### **17 Housing Needs Analysis-Program Overview**

18 Mr. Scott Whyte presented the information and goals for the 20 year Housing Needs Analysis  
19 required by the State of Oregon. Tim Wood and Todd Chase consultants from the FSC Group  
20 will be working with an advisory group to assess current housing needs based on existing  
21 inventory and forecast needs. The end results of the analysis will be:

- 22 • Draft Housing Needs Projection
- 23 • Buildable Lands Inventory
- 24 • Residential Lands Need Analysis

25 Mr Todd Chase of FCS Group spoke briefly about his company’s background and experience in  
26 doing programs like this.

27

28 **PUBLIC HEARING**

29 **MOD 18-03:** Modify conditions of approval to Oakdale Estates subdivision to allow additional  
30 time for completion of required sanitary sewer utilities.

31 **Applicant:** Oakdale Heights Phase 1, LLC

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33 President Lerwick opened the public hearing at 7:40 pm

34 **STAFF REPORT:**

35 Mr. Chase Ballew shared the background of SUB 15-07 and why the applicant is requesting a  
36 modification. He recommended that the Planning Commission approve the modification to  
37 include the following revised conditions:

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39 Revised Condition #1)

40 The project shall be completed in accordance with the general criteria, plans and specifications,  
41 documents, and all other information presented to/or modified by the Planning Commission.

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43 Revised Condition #2)

44 Prior to final plat approval for Oakdale Estates Phase 1, the Applicant shall record a Development  
45 Agreement for the future dedication of two (2) acres of open space, to be dedicated to the City with  
46 Phase 2 or otherwise at such time as notified in writing by the City.

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48 Revised Condition #15)

49 The approval shall lapse if the Final Plat is not filed and recorded on or before November 13, 2020  
50 (within two years of the date of this approval).

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52 **APPLICANT PRESENTATION:**

53 Mr. Wallace Lien, PO Box 5730, Salem, representative for the applicant, reviewed the  
54 subdivision background Mr. Ballew spoke about. He stated that his client was concerned about  
55 the timing and had no issues with the conditions.

56

57 **PERSONS SPEAKING FOR OR AGAINST:**

58 Mr. James Schroeder, 1625 SW Hayter St, wanted to know who would be responsible for the  
59 maintenance of the open space and how was the traffic congestion on the 1600 block of Hayter  
60 Street going to be addressed.

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63

64 **REBUTTAL:**

65 Mr. Lien replied that the maintenance of the open space will be addressed in the HOA rules and  
66 CC&Rs. He could not comment on the street issue.

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68 President Lerwick closed the public hearing at 8:07 pm.

69 **DISCUSSION BY COMMISSION**

70 The Commissioners were concerned with Condition # 2 in regards to the wording about the  
71 development agreement for the future dedication of open space. They decided that it should read  
72 “to be dedicated for public use” instead of “to be dedicated to the City”.

73

74 Commissioner Shein moved to approve MOD 18-03 with the verbiage change to condition #2.

75 Commissioner Groh seconded the motion and it passed unanimously.

76 **COMMISSIONER COMMENTS**

77 There were none.

78

79 **STAFF COMMENTS**

80 Mr. Whyte reminded the commissioners that in the back of the packet were the Land Use and  
81 Building reports.

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83 **The meeting adjourned at 8:15pm.**

**APPROVED:**

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President

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Date