



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
September 25, 2018- 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, and  
5 Robert Wilson.

6 Absent: Chuck Lerwick, Tory Banford

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 Vice-President David Shein presented the minutes of the regular meeting of August 14, 2018.  
11 Commissioner Bob Wilson made a motion to approve the minutes as presented and  
12 Commissioner Chris Castelli 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 **CUP 18-02:** Request to place a group living home in a residential low density zone @ 565 SE  
18 LaCreole Dr

19 **Applicant:** Polk County and United Methodist Church

20

21 Vice-President Shein opened the hearing at 7:04 pm.

22

23 STAFF REPORT:

24 Mr. Scott Whyte reviewed the staff report and the criteria for the Conditional Use Permit and  
25 recommended approval with two (2) conditions.

- 26 1. The applicant shall obtain all required building permits and receive final inspection  
27 from the City of Dallas Planning and Building Department, prior to occupancy. ADA  
28 access, including details about ramp construction are to be included as part of the  
29 Building Permit plan submittal.
- 30 2. Electric power and all utilities servicing the proposed building are to be placed  
31 underground.

32 If evidence to the record is provided that shows how the proposed use causes negative impacts  
33 on adjacent properties, staff also recommends the following condition:

- 34 3 Conditional Use approval recognizes group living for up to seven adults, all of which are  
35 expected to participate in a program administered by Polk County. For this purpose,  
36 Conditional Use approval recognizes a one-story building (approximately 24-feet by  
37 60-feet) with plumbing and electrical, to be placed where shown on the United  
38 Methodist property, consistent with the site plan of record. The building is to contain  
39 one kitchen, common area and restroom / shower. Conditional Use approval  
40 acknowledges the Polk County document titled Temporary Housing for Homeless  
41 Veterans, identifying important operational standards of the program. Gayle's lodge is  
42 to operate in accordance with this document.

43  
44  
45 APPLICANT PRESENTATION:

46 Brent DeMoe, Polk County representative, spoke about the need for homeless veteran housing.  
47 Polk County in conjunction with the United Methodist Church developed a program and services  
48 named Gale's Lodge. Reverend Quinton Kimbrow, pastor of the United Methodist Church,  
49 discussed the policies and rules set in place to keep the community safe while respecting and  
50 helping restore the veteran's lives. The following people were called as supporting testimony:

- 51 • Rex Price, 1813 W. Harvard Ave #125, Roseburg, OR, Rex Price Architecture, spoke  
52 about some of the site decisions that were chosen.
- 53 • Joe Glover, 3653 Myrla Ct. S, Salem, OR, Oregon Dept. of Veteran's Affairs, talked  
54 about funding for the program.
- 55 • Breezy Aguirre, 219 W Gun Club Rd, Independence, OR, Mid-Willamette Valley  
56 Community Action (Arches site), talked more about the funding for the program.
- 57 • Eric Enderle, 743 SE Ash St, Dallas, Polk County Veteran's Services Officer, discussed  
58 the data on homeless veterans.
- 59 • Rita Grady, 12290 Orrs Corner Rd, Dallas, Polk Community Development Corporation,  
60 spoke in favor of the program.

62 PERSONS SPEAKING FOR OR AGAINST

- 63 ➤ Will Smith, 247 SE Walnut Ave, Dallas, stated he and his wife attend the United  
64 Methodist Church and are 100% in favor of this program.
- 65 ➤ Nancy Adams, 589 SE Cypress Ave, Dallas, shared that she is also an attendee of the  
66 church and supports the program. She felt it was a unique opportunity for the Dallas  
67 Community.
- 68 ➤ Derrill Robinson, 303 SE Ironwood Ave, Dallas, expressed support for the project ,  
69 stating that it was our responsibility to help those in need.
- 70 ➤ Vickie Boer, 700 NE Polk Station Rd, Dallas, stated she was in support of the program.
- 71 ➤ Beth Jones, 1367 SE Heather Ct, Dallas, commented that no growth can occur without  
72 stable housing and this is how we can say thank you to our veterans.
- 73 ➤ Quenton Ihne, 1006 SE Heather Ln, Dallas, oversees the charity program @ West Valley  
74 Hospital and sees firsthand the volume of homeless.
- 75 ➤ CJ (Chuck) Burns, 745 SE Rosewood Ln, Dallas, talked about being conflicted regarding  
76 the placement of the housing unit. He was concerned about the children that pass daily to  
77 and from school. He believes that jobs should come before beds and ultimately is against  
78 the program.
- 79 ➤ Dale Derouin, 497 SE Walnut Ave, Dallas, stated he is for the program and believes in  
80 beds before jobs.
- 81 ➤ Maureen Stufflebean, 489 SE Rosewood Ln, Dallas, stated she was opposed to the  
82 program. Her concerns were the location, ground upkeep and maintenance, dogs, and  
83 qualified staff for medical/mental emergencies.
- 84 ➤ Ross McKenzie, 860 14<sup>th</sup> St. SE, Salem, OR, representing Selma Pierce, expressed her  
85 support for the program.
- 86 ➤ Tawnya Kreft, 277 SW Walnut Ave, Dallas, OR, said she was in support of the project  
87 and talked about the lack of affordable housing in Oregon.
- 88 ➤ Mike and Monica Leopold, 540 SE LaCreole Dr, Dallas, OR, both spoke against the  
89 program, expressing concerns for the school children, and worried about how over time  
90 vigilance, funding and support will run out.
- 91 ➤ Dick Fobert, 258 NW Reed Ln, Dallas, OR, stated that Veterans can add to society and  
92 was in support of the program.
- 93 ➤ Mike Genera, 1473 Glazemeadows St, Monmouth, OR, related that he was a veteran  
94 himself and was not sure how this program was going to help veterans get jobs.

95  
96 REBUTTAL

97 Mr. DeMoe and Pastor Kimbrow addressed the concerns of the speakers:

- 98 ❖ Service animals are allowed in the housing unit
- 99 ❖ The house staff are vets themselves and were combat medics in the service
- 100 ❖ There will be 1:1 peer support
- 101 ❖ Three employment services are onboard
- 102 ❖ The church is a safe place for both the school children and the veterans
- 103

104 Vice-President Shein closed the public hearing at 6:41 pm.

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106 **DISCUSSION BY COMMISSION**

107 After a time of discussion, noting the concerns of the community and reviewing the criteria for a  
108 conditional use permit, Commissioner Andy Groh motioned to approve CUP 18-02 with three  
109 (3) conditions and the correct spelling of Gale’s Lodge, Commissioner Carol Kowash seconded.  
110 The motion passed unanimously

111 **OTHER BUSINESS**

112 There was none.

113

114 **COMMISSIONER COMMENTS**

115 There were none.

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117 **STAFF COMMENTS**

118 There were none.

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121 **The meeting adjourned at 6:50 p.m.**

**APPROVED:**

\_\_\_\_\_  
Vice-President

\_\_\_\_\_  
Date