

CALL TO ORDER The meeting was called to order by the President of the Commission Chuck Lerwick at 7:30 p.m.

ROLL CALL Roll was called and Commission members present were: Carol Kowash, Chuck Lerwick, Carrie Mendell, Doris Stefani and Bob Wilson.

Excused: Scott McLeod and Dave Pederson.

Also present: Mayor Jim Fairchild, City Attorney Lane Shetterly, Community Development Director Jason Locke, Planner John Swanson, and Laurie Roberts as Recording Secretary.

APPROVAL OF MINUTES President Lerwick called for any corrections or changes to the minutes of the regular meeting of May 13, 2008, and workshop of June 5, 2008. Hearing none, he declared the minutes approved as presented.

SWEARING IN MEMBERS City Attorney Lane Shetterly swore in the new Planning Commission members, Carol Kowash and Carrie Mendell.

ELECTION / APPOINTMENT Bob Wilson made a motion to nominate Scott McLeod as Vice President. There were no other nominations or objections. The motion was seconded and passed unanimously.

Bob Wilson made a motion to appoint Laurie Roberts as Recording Secretary. There were no objections. The motion was seconded and passed unanimously.

PUBLIC COMMENT President Lerwick called for any public comments not related to the agenda items. There were none.

HEARING GUIDELINES President Lerwick made an announcement regarding the Hearing Guidelines and stated that copies of the guidelines were available at the door. There were no questions regarding the hearing guidelines.

President Lerwick then called for declarations of ex-parte contacts, conflicts of interest, or site visits; there were none.

President Lerwick advised those who testify to sign in and state their name and address.

PUBLIC HEARINGS:

(WITHDRAWN) APPLICATION WITHDRAWN.
VARIANCE
THIESSEN
470 SE
ACADEMY ST

CONDITIONAL USE – DUPLEX MCCOIN/DOTY TL 7.5.29DC 1506 A public hearing on the application of Sonja McCoin, applicant, and Doty Enterprises Inc., owner, to consider a Conditional Use to allow a duplex for property located at Tax Lot 7.5.29DC 1506, NW Robert Street, in an RS, Residential Single Family, zone.

The staff report was presented by John Swanson.

President Lerwick called for the applicant's presentation.

Sonja McCoin, 618 W Ellendale, stated she is the applicant that's applying for Doty Enterprises. She stated she agrees with the staff report, and they plan to do a good quality project that fits well into the community.

President Lerwick called for speakers in favor of the request. There were none.

He called for speakers in opposition to the request.

Charles Dekruyf, 605 NW Alameda Street, advised that he owns the lot that backs up to the proposed property. He stated he is opposed stating reasons related to crowding of his property, its in a single family zone, and its a small lot. He stated it would crowd right up to the back of his property and the neighbor's property next door.

Comments or questions were called for. There were none.

President Lerwick called for rebuttal testimony.

Doug Doty, Doty Enterprises Inc., 6885 Canyon Street SE, Salem, stated he is the owner, and owns several rental properties in Dallas and takes good care of them. He advised that they planned a nice project and the plans were reviewed by the City, and it will be an attractive and compatible one-level property. He explained they own the contiguous properties at 618 and 620 W Ellendale Avenue. He stated he appreciates and concurs with the staff report.

Questions by Commission members were called for.

In response to questions, Mr. Locke explained the standard residential RS zone in the city and the uses allowed as approved through the conditional use process. He reviewed the site plans showing that the minimum setbacks are being exceeded by 5 feet on sides and back, which would not be considered overbuilding on that lot. He noted that the name of the zone does not mean it's exclusive to single family residential homes.

The Public Hearing was closed for discussion by Commission Members.

Discussion was held about the Commission imposing conditions, such as for fencing. The plans were reviewed regarding setbacks and entrances.

Bob Wilson made a motion to approve the request as presented in the staff report with the two (2) listed conditions. The motion was seconded and carried unanimously.

The President announced the period to appeal the Commission's decision; 10 days following the date written notice of the decision is mailed to the participants.

**PARTITION W/
ADJUSTMENT**

COLLINS ET AL

**545 SE HANKEL
ST**

A Public Hearing on the application of Samuel J Collins ET AL, owners, to consider a Partition of one lot into two lots with an Adjustment for property located at Lot 2 of Paisley Addition, 545 SE Hankel Street, in an RS, Residential Single Family, zone.

The staff report was presented by John Swanson. Mr. Locke advised that all applicable setbacks will have to be met and are not part of this adjustment.

President Lerwick called for the applicant's presentation.

Sam Collins, 569 NW Eve Street, stated their intentions are to build single family homes following all city codes, and they concur with the staff report.

President Lerwick called for speakers in favor of the request. There were none.

He called for speakers in opposition to the request. There were none.

Comments or questions were called for. There were none.

Questions by Commission members were called for. There were none.

The Public Hearing was closed for discussion by Commission Members.

Doris Stefani made a motion to approve the request as presented in the staff report with the six (6) listed conditions. The motion was seconded and carried unanimously.

The President announced the period to appeal the Commission's decision; 10 days following the date of the written notice of the decision is mailed to the participants.

TRANSPORTA-
TION SYSTEM
PLAN

A Public Hearing on the application of the City of Dallas to make a recommendation to the City Council for the adoption of the Transportation System Plan (TSP) and associated amendments to the Comprehensive Plan and Development Code.

CITY OF
DALLAS

Jason Locke presented the staff report with the use of a PowerPoint presentation.

Mr. Lewick asked about truck routes on Levens and Main Street and whether Levens would go back to being a truck route. Discussion was held about truck routes in general, the ODOT freight mobility issue, and the Main and Levens street routes.

President Lerwick called for speakers in favor of the request. There were none.

He called for speakers in opposition to the request. There were none.

Comments or questions were called for. There were none.

Questions by Commission members were called for.

The Public Hearing was closed for discussion by Commission Members.

Bob Wilson made a motion to forward the request as presented in the staff report to the City Council with a recommendation for approval. The motion was seconded and carried unanimously.

OTHER BUSINESS:

Discussion was held regarding reading the hearing guidelines.

Discussion was held regarding the amendments to the zoning requirements specific to duplexes in the RS zone.

Jason Locke provided the Commission members the Introductory Guide to Land Use Planning for Small Cities to use as a reference guide.

Mr. Locke and Mr. Shetterly gave an update on Polk County Planning Commission activity.

There being no further business, the meeting was adjourned at 8:43 p.m.

Approved by the Planning Commission.



President



Date