



MINUTES

CALL TO ORDER

Vice President Dave Pederson called the meeting to order at 7:00 p.m.

ROLL CALL

Commissioners Present: Carol Kowash, Dave Pederson, Doris Stefani and Bob Wilson.

Commissioners Absent: Carrie Mendell and Chuck Lerwick.

Staff present: City Attorney Lane Shetterly, Community Development Director Jason Locke, Planner John Swanson and Recording Secretary Laurie Roberts.

APPROVAL OF MINUTES

Vice President Pederson presented the minutes of the regular meeting of December 9, 2008 and workshop of January 8, 2009. A motion was made to approve the minutes as presented. The motion passed unanimously.

Attorney Shetterly swore in re-appointed members Dave Pederson and Bob Wilson.

PUBLIC COMMENT

Vice President Pederson called for any public comments not related to the agenda items.

Mitch Teal, 1328 Liberty Street SE, Salem 97302, stated concerns about the recording of an agreement with the city about the maintenance of public/private streets for the Jasper Crossing development, and advised there is no standing document. He explained he was to present one to the city attorney to revise, and requested that the city attorney prepare the document as he didn't feel it was reasonable to have their developer draft the agreement.

Mitch Teal, 1328 Liberty Street SE, Salem 97302, advised that there is a Council workshop on Wednesday with discussion of SDC fees to be presented, and he feels it is a public meeting without allowing public comment. He asked that he be informed about all meetings where SDC fees are subject so public comment can be presented by the many people he knows. He explained that in Phase 1 of Jasper Crossing, a significant customer was coming to Dallas and leaving other communities due to reasonable local SDC fees, and if the SDCs are increased he would not be able to bring them here. Mr. Locke responded that he could be added to the staff's 90-day request list for Council hearings or meetings, the same as the others already on the list. Mr. Teal asked if there is anything in the next 90-days. Mr. Locke explained that there isn't anything that takes effect during that time, adding there needs to be methodology for the transportation SDC.

Commissioner Pederson asked about Mr. Teal's concerns regarding private streets. Mr. Locke led discussion about the city's past and present requirements regarding private streets and parking lots. Mr. Teal referred to the developer's right versus obligation to maintain items such as speed bumps, lights,

maintenance, and the street agreement he referred to is for the streets within his development. Mr. Teal asked for a template with the document language from the city attorney to use since there isn't one.

In regard to public comments at the Council meetings, Mayor Fairchild advised Mr. Teal that there is a comment period provided.

QUASI-JUDICIAL PUBLIC HEARING:

Vice President Pederson explained the Hearing Guidelines and stated that copies of the guidelines were available at the door. There were no questions regarding the hearing guidelines.

SUBDIVISION - #SUB/1-09

Vice President Pederson called the public hearing on the application of Commercial Investments Associates LLC, applicant, and Jasper Crossing LLC, owner, for a 7-lot Commercial Subdivision at Tax Lots #7.5.29DD 1202, 1203, 1204, 1210, in a CG, Commercial General, zone, to order at 7:17 pm.

The staff report was presented into the record by John Swanson.

Vice President Pederson called for declarations of exparte contact, site visit, or conflict of interest. There were none voiced.

Vice President Pederson called for the applicant's presentation.

Mitch Teal, Commercial Investments Associates, 1328 Liberty Street SE, Salem, 97302, thanked the Dallas City staff for getting them through the process for Phase 2, and stated he didn't have anything to add.

Vice President Pederson called for any persons wanting to speak on the application. There were none.

He called for questions by the Commission. There were none.

Comments or questions were called for. There were none.

Vice President Pederson closed the public hearing at 7:22 p.m.

Commissioner Pederson asked if this application is what the staff wants for the community. Mr. Locke explained the long-term planning, and that no conceptual plans were adopted. He described the current and potential development and stated that, generally speaking, the staff thinks it overall is an efficient use of the property and concurs with the application. He added that the applicant has responded to requests for plans and there have been some changes as it developed.

Commissioner Wilson asked about the access from Jasper Street to the Rite Aid property. Mr. Locke explained that should be completed in the next few months as part of Phase 1.

Commissioner Wilson made a motion to approve the request as presented in the staff report with the seven (7) listed conditions. The motion was seconded and carried unanimously.

Vice President Pederson announced there is a 10-day appeal period from the date of written notice of the decision before the application becomes final. Mr. Shetterly advised that there is was no one present to appeal.

OTHER BUSINESS

Mr. Locke reminded the Commissioners about the Joint Council / Planning Commission training on January 21st and noted that dinner would be provided.

Mr. Locke reported that staff had their second planning meeting with the developers of the Wyatt Node and 3 different scenarios were presented. He explained that input is only needed on the small lot areas to the South, and the work is being done through a DLCD project. He added that both the applicant and city are getting the process done with no expense except staff time, and there would be a public meeting to give the public an opportunity to see the concepts and have input. He confirmed the staff would notify the Commission of the meeting, and stated there are copies in the office if they are interested.

Commissioner Pederson asked if there would be a conflict of interest if the Commissioners attend. Mr. Shetterly advised there was not because it isn't a quasi-judicial hearing. Commissioner Pederson asked about related potential code changes. Mr. Locke stated some of the changes will allow the development as envisioned, and changes would be made during the process.

There being no further business, the meeting was adjourned at 7:30 p.m.

APPROVED:

President

Date