



City of Dallas  
Planning Commission  
Council Chambers - City Hall  
October 13, 2009 - 7:00 p.m.

## MINUTES

### CALL TO ORDER

President Chuck Lerwick called the meeting to order at 7:02 p.m.

### ROLL CALL

Commissioners Present: Chuck Lerwick, Carol Kowash, Carrie Mendell, Dave Pederson  
Doris Stefani, Murray Stewart and Robert Wilson

Staff present: City Attorney Lane Shetterly, Community Development Director Jason Locke,  
and Recording Secretary Joanne Ballweber.

### APPROVAL OF MINUTES

Chuck Lerwick presented the minutes of the regular meeting of September 15, 2009. Bob Wilson made a motion to approve the minutes as presented. Dave Pederson seconded the motion. The motion passed unanimously.

### PUBLIC COMMENT

None

### Development Code Amendments

Deliberation on the Dallas Development Code Amendments and Comprehensive Plan Amendments.

Community Development Director Jason Locke said the packet has been put together of the proposed changes to the Development Code. There are three (3) documents included within. One is a memo from Lane Shetterly that highlights the issues that were discussed in the workshop and at the previous hearings. The second document, which includes the draft on it, is information which was included in the original planning commission hearing packet. The last document is included in the hearing packet which is the proposed comprehensive plan amendments. Those plan amendments reflect the removal of specifics related to the node areas from the comprehensive plan where they are now in the code. It also deals with the name changes to the individual zones and their density changes.

Mr. Locke advised at this point the commission needs to decide if there is any additional changes and if the commission is ready to approve it with the changes that are in the packet and forward it to the council with their recommendation for approval. Mr. Shetterly explained the 3 documents would comprise the recommendation to the council because that is what has been in the discussions.

Carrie Mendell questioned if the correction to the chicken ordinance regarding no commercial sale of eggs had been made. Mr. Shetterly answered that was missed and he would make that correction to read for "personal family or household use only."

The commissioners, Mr. Locke and Mr. Shetterly also discussed landscape requirements. Mr. Shetterly answered Mr. Pederson's concern about the code being too restrictive and limiting creativity by referring to code 4.2.060. Commissioner Kowash added that there is a great variety of ground cover and plant species that fit the code. The commissioners also added the code encourages use of existing vegetation which would also add variety.

There was discussion regarding paragraph four and five which is the residential care facility and home issue. Mr. Shetterly said these paragraphs identify issues of inconsistent use of terminology. The purpose is to call those inconsistencies out so in the redraft Mr. Tashman makes sure those will be cleaned up. Mr. Shetterly feels it is really hard to read and understand the way it was originally written. Mr. Locke stated the real purpose of the documents attached is to have a record of those changes as the process moves forward. Mr. Locke explained that what happens after the Planning Commission makes the recommendation the Commission will receive a redraft that incorporates all of the changes. That document then goes to the council as the Planning Commission's recommendation draft. There was discussion regarding changes the council could make to the draft. After the commission makes a recommendation to the council then it is up to the council to approve as presented or make changes.

Mr. Locke said this is a complete revision of the development code. Once in use there still may be change issues that come back to the commission. Mr. Shetterly added that at any time the Planning Commission can make a recommendation to the council to change the code.

Murray Stewart made a motion to accept the development code with the amendments made by Mr. Shetterly and Mr. Locke, also the amendment made by Commissioner Mendell on the chickens. Carrie Mendell seconded the motion. The motion passed unanimously.

Bob Wilson made a motion to accept the proposed comprehensive plan conforming amendments and send them to the City Council with the Planning Commission's recommendation. Carol Kowash seconded the motion. The motion passed unanimously.

#### **OTHER BUSINESS**

Mr. Locke informed the Planning Commission that on October 27, 2009 the City Council will have a workshop on the development code. Mr. Siegel will be in attendance with a draft that incorporates all the changes. The hearing is scheduled with the City Council on November 2, 2009. Mr. Locke advised the new code should be adopted by the end of this year.

#### **COMMISSIONER COMMENTS**

Carol Kowash commended staff for a job well done.

#### **STAFF COMMENTS**

Jason Locke said he would be meeting with Mid Willamette Council of Governments to talk to them about a grant for updating the City's comprehensive plan. Mr. Locke advised the deadline to apply for the grant is November 1, 2009 and he already has a rough draft of the application.

**The Meeting was adjourned at 7:43 p.m.**

**APPROVED:**

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President

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Date