



City of Dallas  
Planning Commission  
Council Chambers - City Hall  
March 9, 2010 - 7:00 p.m.

## MINUTES

### CALL TO ORDER

President Chuck Lerwick called the meeting to order at 7:00 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 January 12, 2010. Bob Wilson made a motion to approve the minutes as presented. Murray Stewart seconded the motion. The motion passed unanimously.

**PUBLIC COMMENT** – This is an opportunity for citizens to speak to items not on the agenda  
(3 minutes per person please.)

NONE

### PUBLIC HEARINGS

- A) ZC/CPA 10-01 Zone Change and Comprehensive Plan Map Amendment  
from Industrial to Residential (Medium Density) for 3.22 ac located on the  
South side of SE Jonathan Ave.  
Applicant: The FIFE Group, Inc.

Public Hearing Opened at 7:02 p.m.

President Chuck Lerwick explained the hearing procedure.

Community Development Director Jason Locke presented the staff report for the Zone Change and Comprehensive Plan Map Amendment. Mr. Locke noted a correction in the first paragraph of the staff report should read 13 lots not 12. Mr. Locke reviewed a map of the area for the zone change through a Power-Point presentation. He commented the land to the East is vacant property that is currently in the Urban Growth Boundary and is slated to become Industrial at a future date. To the North is mixed residential including many duplexes. The property is served by a major collector which is Miller Avenue. Mr. Locke said directly South is the rail line. He noted the train is not running at this time but that may change in the future.

Mr. Locke advised the Commissioners that listed in the staff report are the approval criteria. Mr. Locke explained the Goal Nine Rule. He explained further that the Commission would need to make a finding that the application meets the Goal Nine Rule and that it is consistent with the comprehensive plan. The other statewide goal criteria is the housing goal which requires Cities to have a variety of housing types available for all citizens of the community.

Mr. Locke reported the subject property is currently served with all City utilities. He commented that since this property has been platted and has not developed into light industrial as was originally intended. Mr. Locke stated the other major issue to address is the State standard for the transportation planning rule. He added these standards are already adopted into our zoning code. Mr. Locke said the only access for the subject property is on residential streets. Mr. Locke advised future traffic would actually be lower with the new zone change. He also advised the Commission that current traffic ratio is low on Miller Avenue.

Mr. Locke reported he received one letter from the onsite manager of Victoria Place. The letter objects to the zone change based on there is enough housing already. In answer to that concern Mr. Locke said there is not a huge amount of medium density land that is available to provide the housing needs that will be met with this development.

City Attorney Lane Shetterly asked if the Fife group had the first neighborhood meeting. Mr. Locke answered they did and reported no one attended.

Mr. Locke stated he recommends approval along with the Planning Commission for the Zone Change to the Agency.

Paul Trahan, 12775 Westview Dr. Dallas, representing the Fife Group, reviewed their process for the neighborhood meeting. Mr. Trahan reported he received one call from a neighbor who did not identify herself proposing the City buy the land and develop a park. The Fife Group has reviewed the staff report and agreed with the findings. Mr. Trahan addressed the concern regarding the railroad track. Mr. Trahan stated they will build a secure type fence between the property and the tracks. He added they are still researching the options for the best fence. Mr. Trahan advised the four styles of houses to be built would all be priced under \$150,000. He advised pictures representing the houses are in the packet. Mr. Trahan stated they are entry level houses and does not believe there are any other houses in Dallas at this price range available.

There was no rebuttal.

The Public hearing closed at 7:16 p.m.

Bob Wilson made motion to move this application forward to the City Council. Carol Kowash seconded the motion. The motion passed unanimously.

#### **OTHER BUSINESS**

**NONE**

#### **COMMISSIONER COMMENTS**

**NONE**

#### **STAFF COMMENTS**

Mr. Locked advised he is in the finishing stages of writing a transportation growth management grant for planning for the 50 acres that was recently annexed on Kings Valley Highway. He pointed out on the map the 120 acres the Node Plan grant is for. If Dallas is awarded the grant the City will be able to start from the beginning and work through the process of developing a master plan following the steps in the new development code.

Mr. Locke reported there are some potential conditional use permit applications. He added that things are picking up some. Mr. Locke said the staff has issued more permits this calendar year than was issued last year in total. Mr. Locke commented the new code seems to be working well.

Carol Kowash said Oregon Housing is putting together the first bond sale they have had in over one year. If it is approved it will include six projects across the state.

**The Meeting was adjourned at 7:24 p.m.**

**APPROVED:**

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President

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Date