



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
August 9, 2011 - 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, Dave Pederson, Bob Wilson, Carol Kowash, and David Shein

Commissioners Absent: Paul Holstege

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

### **APPROVAL OF MINUTES**

President Lerwick presented the minutes of the regular meeting of July 12, 2011. Commissioner David Shein made a motion to approve the minutes as presented. Bob Wilson seconded the motion. The motion passed unanimously.

### **PUBLIC COMMENT**

There was no public comment.

### **PUBLIC HEARINGS**

#### **Dallas Sign Code**

Jason Locke reported changes that were discussed at the prior planning meeting were made in the newest draft of the Dallas Sign Code. He stated the Dallas Sign Code would be part of the Development Code once it has been adopted by City Council. The definitions for electronic, visual, and video signs were added and video signs would be prohibited. Lane Shetterly indicated that ODOT standards were followed, adding that sign companies should be familiar the code. Mr. Locke stated this was not the final draft and that editorial changes would be made after reviewing the document with a focus group of sign code users which would include local businesses, sign companies, and the Dallas Area Chamber of Commerce. The feedback would be taken into consideration, revisions could be made, and a public hearing would be scheduled in the fall or winter with any revisions. Chuck Lerwick pointed out that peoples' livelihoods could be affected by this change of code and asked when would be the last opportunity for their input.

Mr. Locke responded the desired changes would be put out in advance of the public hearing. There was discussion about a grandfather clause versus amortization and Dave Pederson asked about historic signs that may not conform to the new sign code. Mr. Locke suggested the possibility of changing the wording to require sign replacement in compliance with the new code when they wanted to replace or upgrade a sign rather than mandating compliance within the ten year time frame. Mr. Shein asked if there would be room in the code to allow a case by case basis and Mr. Locke stated that an exception could be made (page 11 of the code). In response to a question, Mr. Locke clarified that church signs were subject to the zone they were located in. Mr. Lerwick indicated that in comparison to other communities, who don't have these sign codes, this would be a benefit to Dallas. Mr. Pederson thanked the staff for their work.

#### **OTHER BUSINESS**

Mr. Locke announced that on Thursday, September 8, there would be a lunch workshop to review the Barberry Node Annexation Application. He added that he was expecting a Wal-Mart expansion application this week.

#### **COMMISSIONER COMMENTS**

Bob Wilson asked about the Weyerhaeuser and Tyco property. Mr. Lerwick asked about other projects.

#### **STAFF COMMENTS**

Mr. Locke stated that the City had a meeting about Weyerhaeuser earlier in the day and they would be developing a strategy to move forward. Mr. Swanson stated that the Taco Bell Restaurant, Academy Building, and Fire Station Seismic Rehabilitation Project were all moving along well. Mr. Locke added that West Valley Hospital was renovating their building and operating theater, and reported that the Jonathan Avenue project adjacent to the rail road tracks has pulled three more permits.

#### **ADJOURNED**

The Meeting was adjourned at 7:27 p.m.

#### **APPROVED:**

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President

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Date