



**AGENDA**  
**City of Dallas Planning Commission**  
**TUESDAY, February 11, 2014 - 7:00 p.m.**  
**City Hall Council Chambers**  
**187 SE Court Street**

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- Planning Commission**
- President  
Chuck Lerwick
- Vice President  
David Shein
- Commissioner  
Chris Castelli
- Commissioner  
Denise Jones
- Commissioner  
Carol Kowash
- Commissioner  
Les Oehler
- Commissioner  
Bob Wilson
- Staff**
- Community Development Director  
Jason Locke
- City Attorney  
Lane Shetterly
- Planner  
John Swanson
- Recording Secretary  
Patti Senger
1. CALL TO ORDER
  2. ROLL CALL
  3. APPROVAL OF MINUTES - Regular meeting of January 14, 2014
  4. PUBLIC COMMENT – This is an opportunity for citizens to speak to items not on the agenda (3 minutes per person please.)
  5. PUBLIC HEARINGS  
None
  6. OTHER BUSINESS  
Worksession: Review of Sign Code Open House results and draft
  7. COMMISSIONER COMMENTS
  8. STAFF COMMENTS
  9. ADJOURN

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For questions or comments on the agenda, contact: John Swanson at 503.831.3572 or [john.swanson@ci.dallas.or.us](mailto:john.swanson@ci.dallas.or.us)



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
January 14, 2014 - 7:00 p.m.**

**DRAFT**

**MINUTES**

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:00 p.m.

3 **ROLL CALL**

4 Commissioners Present: Chuck Lerwick, Chris Castelli, Carol Kowash, Les Oehler, David Shein,  
5 Denise Jones, and Robert Wilson.

6 Staff present: City Attorney Lane Shetterly, Community Development Director Jason  
7 Locke, and Recording Secretary Patti Senger.

8 **APPROVAL OF MINUTES**

9 Chair Chuck Lerwick presented the minutes of the regular Planning Commission meeting of December  
10 10, 2013. Commissioner David Shein made a motion to approve the minutes as presented.  
11 Commissioner Bob Wilson seconded the motion and the motion passed.

12 **PUBLIC COMMENT**

13 President Chuck Lerwick explained the rules for making public comment. There were no public  
14 comments.

15 **PUBLIC HEARING**

16 **Hearing Name (CPA/ZC 13-01 Comprehensive Plan Zone Change from I to RM)**

17 President Lerwick declared the public hearing open at 7:02 p.m. He explained this hearing was for the  
18 Planning Commission to make a recommendation to City Council who would make the final decision on  
19 this matter.

20 **STAFF REPORT:**

21 Mr. Locke reviewed the staff report. He explained the application was for a Comprehensive Plan  
22 Amendment and a Zone Change from Industrial to Residential Medium Density (RM) at 1505 SE  
23 Jonathan Avenue, located at the end of Jonathan Avenue. Adjacent to the west were storage  
24 units, to the east was existing RM housing and the Victoria Place Apartments, and to the south  
25 of all of the property on Jonathan Avenue was a railroad in an Industrial zone. He noted the  
26 existing RM zoning had gone through an earlier Comprehensive Plan Amendment and Zone  
27 Change from Industrial to RM in 2010. He stated the criteria had been addressed by the

28 applicant and was consistent with statewide planning goals, the City's Comprehensive Plan, and  
29 had no significant effect on the Transportation System Plan. He stated there was infrastructure  
30 in place and capacity to service the property. Mr. Locke summarized that the findings were  
31 based on these issues and the criteria had been met. He recommended the Planning  
32 Commission forward the application to City Council with the recommendation for approval of  
33 the Comprehensive Plan Amendment and Zone Change from Industrial to RM at 1505 SE  
34 Jonathan Avenue.

35 **APPLICANT PRESENTATION**

36 Paul Trahan, 1116 SE Barberry Avenue, Dallas, Oregon stated he represented Fowler Homes, the  
37 applicant. He explained the lot was the last one in phase three of the Applegate subdivision. He noted  
38 that 12 other lots in that subdivision were changed to RM in 2010 and every lot had been built on and  
39 sold. He indicated this had filled a niche needed in the City and it brought employment.

40 **PERSONS SPEAKING FOR OR AGAINST**

41 There were none.

42 **REBUTTAL**

43 There were none.

44 **COMMISSIONER QUESTIONS**

45 There were none.

46 Public Hearing was closed at 7:12 p.m.

47 **DISCUSSION BY COMMISSION**

48 Commissioner Les Oehler moved to recommend to City Council to approve application CPA/ZC 14-01 for  
49 a Comprehensive Plan Amendment and a Zone Change from Industrial to Residential Medium Density at  
50 1505 SE Jonathan Avenue. Commissioner David Shein seconded the motion and it passed unanimously.

51 Mr. Locke commented that it would be added to the second City Council meeting agenda in February,  
52 allowing time for proper public notice.

53 **OTHER BUSINESS – SIGN CODE PROCESS**

54 Mr. Locke discussed the Sign Code Revision Action Plan. He explained that it was a prudent plan to  
55 ensure maximum level of public involvement to produce useable material. He explained the basic  
56 outline was to have an open house prior to the regularly scheduled Planning Commission meeting in  
57 February and then hold the public hearing at the March Planning Commission meeting. He explained the  
58 open house would be an informal way to provide business owners and the public information and to  
59 gather useable feedback. He would get the word out about the open house and public hearings with  
60 press releases, articles in the newspaper, and the website. In response to a question, Mr. Locke  
61 explained the information would be presented in a meaningful way and the information gathered would  
62 be organized and brought to the Planning Commission. He mentioned some topics would be commercial  
63 signs in neighborhoods, offsite signs ranging from an arrow to a billboard, and the detriment of allowing

64 businesses in Salem to advertise in Dallas. He explained care would be taken to avoid changes that could  
65 potentially put the Sign Code in conflict with the Development Code. Mr. Locke acknowledged many  
66 policy issues dealt with the community appearance and indicated that was why the City had the garage  
67 sale loaner sign system.

68 President Lerwick indicated he was troubled by the observation mentioned at the previous meeting that  
69 the decorative banners downtown were no different from advertising banners. He stated he wanted a  
70 lot of the public in attendance to voice their opinion. Mr. Locke concurred with Commissioner Shein that  
71 clearing up misinformation in a public forum prior to a decision being made was essential. Commissioner  
72 Shein suggested there would be spirited public testimony at the City Council meeting and Commissioner  
73 Kowash indicated that people would feel heard at the open house. President Lerwick pointed out the  
74 importance of weighing the comments from the “squeaky wheel” against public interest.

75 Mr. Locke summarized that the Planning Commission would go through the public process and then a  
76 recommendation would be made to City Council.

77 There was further discussion about the timeline of making a recommendation to City Council. It was the  
78 consensus of the Planning Commission that they would take public testimony at the March 11, 2014,  
79 Planning Commission meeting and take another month to consider further changes before making the  
80 recommendation to the City Council. Commissioner Shein pointed out that this would dictate the  
81 appearance of the community in the future, as the last one did, and once something was put into  
82 existence it would be hard to go back and get it removed because it would become grandfathered in. He  
83 added that with no hard deadline there was no excuse for not getting it right.

#### 84 **STAFF COMMENTS**

85 Mr. Locke presented Land Use Activity Reports and reported about upcoming activities. He mentioned  
86 the Faith Farms subdivision application had expired a second time and they submitted a third pre-  
87 application.

88 Mr. Locke reported the ‘Our Dallas 2030’ vision project had come to a conclusion and that it was a  
89 precursor to the Comprehensive Plan revision. He explained they were working to fit the revision into  
90 the budget.

#### 91 **COMMISSIONER COMMENTS**

92 Commissioner Oehler asked about the plans for the railroad tracks. Mr. Locke discussed the value of the  
93 railroad for potential industrial development.

94 President Lerwick brought up the subject of power required for bringing in industry. Mr. Locke  
95 acknowledged that it was prohibitive for certain types of industry but not all. He discussed the  
96 hindrances of Pacific Power bringing in a new substation. Commissioner Shein asked about the growing  
97 population and its effect on power and Mr. Locke indicated it was small.

98 The meeting adjourned at 7:55 p.m.

**APPROVED:**

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President

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Date