



**City of Dallas
Planning Commission
Council Chambers - City Hall
July 9, 2013 - 7:00 p.m.**

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

6 Staff present: Community Development Director Jason Locke and Recording
7 Secretary Patti Senger.

8 Also Present: Joe Koubek

9 **SWEARING IN OF NEW OFFICER**

10 Les Oehler took the Oath of Office for the City of Dallas Planning Commission.

11 **APPROVAL OF MINUTES**

12 Chair Chuck Lerwick presented the minutes of the regular meeting of December 11, 2012.

13 Commissioner Dave Shein made a motion to approve the minutes as presented and

14 Commissioner Carol Kowash seconded the motion. The motion passed unanimously.

15 **ELECTION OF VICE PRESIDENT**

16 Jason Locke announced that Dave Pederson had resigned from the Planning Commission and left

17 the position of Vice President open. Robert Wilson nominated David Shein and Carol Kowash

18 seconded the nomination. There were no other nominations and David Shein was elected by

19 consensus as Vice President.

20 **PUBLIC COMMENT**

21 President Chuck Lerwick asked for public comments. There were none.

22

23 **OTHER BUSINESS**

24 Jason Locke reported that it had been some time since the Commission had come together. He
25 explained that it was for two reasons: (1) there had been no applications and (2) the Planning
26 Department had been working on other long-term projects. Mr. Locke presented the Community
27 Development Planning Department Land-use Reports for May and June 2013. He noted the
28 reports did not include building permits and announced that 32 had been issued this year, a
29 number much closer to normal. He stated he would like to see about 40-50 building permits
30 issued annually.

31 Mr. Locke discussed the 300 vacant serviced lots in 2010/11. That inventory was beginning to
32 get smaller and there was potential development of additional property, which would come
33 before the Planning Commission.

34 Mr. Locke reported that they were working with the owners of the former Weyerhaeuser mill site
35 on redevelopment strategies through state programs. He explained that the original single-
36 purpose buildings and the arrangement of those buildings were limiting factors. David Shein
37 asked about environmental issues. Mr. Locke stated that Weyerhaeuser had provided a level one
38 and two environmental assessment of the site prior to the auction and the Environmental
39 Protection Agency awarded no further action for the site. He stated the City had conveyed to
40 them the importance of the site and its economic wellbeing to the community.

41 Mr. Locke explained that the sign code had been on hold due to resources. Staff had been
42 focused on the 800-900 block of Main Street enhancement project and that it would bring a lot of
43 positive energy and excitement into Dallas. He stated that the phone survey revealed a general
44 dissatisfaction with the downtown buildings and this would bring life back into downtown. Work
45 on the project would begin in August.

46 Mr. Locke reported that Dallas Retirement Village had purchased four or five acres of property
47 north of Jasper Crossing and they may bring a zone change and plan review for a new facility. In
48 answer to a question, Mr. Locke stated there would be construction of 50-60 new assisted living
49 facilities and a clubhouse.

50 Chair Lerwick asked about the old Safeway building and Mr. Locke reported that it had been
51 purchased by Rob Buchanan and they were fixing it up. He noted they owned the building that
52 houses DHS and the state administrative department was looking for more office space.

53 Mr. Locke reported about 'Our Dallas 2030' vision project. He stated that consultants had been
54 hired and they were outreaching to the public and would present a draft of the vision at
55 Summerfest. He urged the Commission to check it out on the website at www.dallasor.gov/2030.
56 Mr. Shein noted that if the population trend continued to grow as it had, Dallas' population
57 would increase to 25,000 in 16 years. Mr. Locke stated the results of the vision process would
58 serve as the basis for updating the Comprehensive Plan in 2014/15.

59 Les Oehler asked about water resources. Mr. Locke stated that when discussing water resources
60 it was essential to look fifty years down the road. He stated that water storage was more of an
61 issue rather than lack of water. The storage was currently good and noted the City actually
62 owned very little land in the watershed and City Council was looking at acquisition. He also
63 mentioned looking to reclaim wastewater for irrigation in the future.

64 There was discussion about the closing of the mill and Praegitzer's that there was less demand on
65 the system and that Dallas didn't have capacity issues like a lot of other communities.

66 Mr. Locke explained the advantages for Dallas were that it had water and sewer capacity and rail
67 access available, but power was a limiting factor. The strategy should focus on a stable diverse
68 industry rather than one big business. He explained that small to mid-sized companies were
69 growing, hiring, and generally not huge power users that could produce product for export.

70 There was discussion about the water and sewer system infrastructure. Mr. Oehler asked how
71 many years it would last and Mr. Locke explained that with the new water rate structure it would
72 help lower peak usage, allowing the major capital investment of increasing capacity to be put off
73 for several more years.

74 Chris Castelli asked about using reclaimed water for irrigation. Mr. Locke stated that there was a
75 rough outline for the plan and it was included in the Capital Improvement Plan. It involved
76 refitting the Wastewater Treatment Facility and rerouting the treated water back to town to be
77 used for irrigation. He stressed the importance of leaving enough water to keep Rickreall Creek
78 flowing.

79 Mr. Castelli asked about the Oregon Main Street program. Mr. Locke stated that the City joined
80 the program at a lower level with the idea of bringing the business people together while working
81 on the 800-900 blocks of Main Street enhancement project and for them to form a basic
82 association to look after their concerns and interests in the downtown.

83 Mr. Oehler asked about the types of trees that would be put in on Main Street. Mr. Locke
84 explained they were working with the Parks Department and the State Forestry Department's
85 Urban Forester. He said that the trees would be similar to what was on SW Court Street with
86 smaller trees mid-block and larger trees on the corners.

87 **COMMISSIONER COMMENTS**

88 Bob Wilson thanked staff for the Community Development Planning Department Land-use
89 Reports report and Mr. Shein stated that he agreed. It was the consensus to include building
90 permits on future reports.

91 Chair Lerwick asked about the Lyle Softball fields. Mr. Locke stated that the School District
92 owned the fields and the City maintained them. Chair Lerwick reported that he had met with
93 families from Hillsboro who said these were some of the best fields they had been to and would

94 be willing to drive to Dallas every weekend for tournaments. He summarized it would be a
95 goldmine to promote the fields and bring people from out of town to Dallas.

96 David Shein stated that after all of the appeals and the final approval from LUBA for the
97 Walmart expansion they decided not to move forward with the project. Mr. Locke indicated they
98 would only be adding groceries and a small 1,800 square foot addition in the back of the store.

99 Chair Lerwick asked about the zero-setback lots against the railroad tracks that Fowler Homes
100 had been building. Mr. Locke said they served a market segment that had not been available
101 before. He explained the demographics had changed over past few decades and people aged in
102 the 30s–40s were decreasing in Dallas but not in other communities in Polk County. He
103 mentioned the median age was skyrocketing and was 15-16 years older than Monmouth was. He
104 noted that college students were not included in the census. Chair Lerwick pointed out that
105 Dallas was built on volunteerism and the volunteers were aging. Mr. Locke emphasized the
106 importance of this in long range planning. Denise Jones asked what the economic plan was to
107 bring back middle income and kids after they go off to college. Carol Kowash noted that
108 diversity of industry would keep kids here. Mr. Locke concluded that to keep those kids, Dallas
109 needed to be attractive and provide the things they wanted; this included good schools,
110 recreational amenities, relatively low cost of living, and a diverse employment base.

111 **STAFF COMMENTS**

112 The meeting adjourned at 7:53p.m.

APPROVED:

President

Date