



**City of Dallas
Planning Commission
Council Chambers - City Hall
January 14, 2014 - 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: 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:

President

Date