



**AGENDA**  
**City of Dallas Planning Commission**  
**TUESDAY September 9, 2014 - 7:00 p.m.**  
**City Hall Council Chambers**  
**187 SE Court Street**

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- Planning Commission**
- President  
Chuck Lerwick
- Vice President  
Dave Shein
- Commissioner  
Chris Castelli
- Commissioner  
Vacant
- Commissioner  
Carol Kowash
- Commissioner  
Les Oehler
- Commissioner  
Bob Wilson
- Staff**
- Community Development Director  
Jason Locke
- City Attorney  
Lane Shetterly
- Planner  
Suzanne Dufner
- Recording Secretary  
Patti Senger
1. CALL TO ORDER
  2. ROLL CALL
  3. Introduction of new planner Suzanne Dufner
  4. APPROVAL OF MINUTES - Meeting of July 15, 2014
  5. PUBLIC COMMENT – This is an opportunity for citizens to speak to items not on the agenda (3 minutes per person please.)
  6. PUBLIC HEARINGS  
None
  7. OTHER BUSINESS  
Upcoming workload discussion
  7. COMMISSIONER COMMENTS
  8. STAFF COMMENTS
  9. ADJOURN

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Dallas City Hall is handicapped-accessible. Any requests for accommodation should be made at least 48 hours before the meeting to the Community Development Department, 503-831-3565 or TDD 503-623-7355.

For questions or comments on the agenda, contact: Suzanne Dufner at 503.831.3572 or [Suzanne.dufner@dallasor.gov](mailto:Suzanne.dufner@dallasor.gov)



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
July 15, 2014 - 7:00 p.m.**

**MINUTES**

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:02 p.m.

3 **ROLL CALL**

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

6 Absent: Carol Kowash

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

9 **APPROVAL OF MINUTES**

10 President Lerwick presented the minutes of the regular meeting of June 10, 2014. President Lerwick  
11 declared the minutes accepted as presented.

12 **PUBLIC COMMENT**

13 There were no public comments.

14 **DISCUSSION BY COMMISSION**

15 **SUB 14-01: 56-Lot Subdivision south of W. Ellendale Avenue**

16 **Applicant: Green Tree, LLC**

17 Jason Locke reported the public hearing was held on June 10, 2014, and that the public hearing and the  
18 record were closed at that time. He explained during the meeting Steve Mannenbach asked for  
19 additional conditions to be added and the revised staff report included those conditions as number 11  
20 and 12. Mr. Locke stated Commissioner Chris Castelli and President Chuck Lerwick should deliberate if  
21 they had reviewed all of the original materials, the minutes of the June 10, 2014, meeting, and the  
22 information in the record provided by Mr. Mannenbach. Both agreed they had reviewed the  
23 information. Commissioner Castelli noted that he worked for the Department of State Lands but was not  
24 in a permit granting role.

25 Commissioner David Shein asked about Mr. Mannenbach's request about weed abatement and Mr.  
26 Locke stated that the regular enforcement process was in place and addressed that.

27 Commissioner Bob Wilson made a motion to approve the application submitted by Green Tree, LLC for  
28 SUB 14-01 for a 56-lot subdivision south of W Ellendale Avenue. The motion was duly seconded and  
29 passed with a unanimous vote.

30 Commissioner Oehler asked about condition #12 and the addition of a fence along the western portion  
31 of the property and Mr. Locke clarified it would be located along the boundary in between the  
32 subdivision and the Mannenbach property.

33 **STAFF COMMENTS**

34 Mr. Locke presented the June Land Use Report. He noted there were many Itinerant Merchant  
35 applications for fruit stands and firework stands. Commissioner Castelli asked about the fees for  
36 Itinerant Merchant Permits and Mr. Locke indicated they were \$100.

37 Mr. Locke reported the Barberry Node development plan application should be coming in the next six  
38 months and a site plan review application would be coming in for the Dallas Retirement Village. There  
39 was discussion about the old Weyerhaeuser mill site and Mr. Locke indicated he was optimistic that  
40 something would be started in the next year.

41 Mr. Locke announced Suzanne Dufner, a Community Development Director from the Mid-Willamette  
42 Council of Governments, was hired as the new Planner for the City of Dallas, replacing John Swanson.

43 **COMMISSIONER COMMENTS**

44 Commissioner Oehler asked about the term “Itinerant” and suggested replacing it with the word  
45 “Temporary”. In answer to another question, Mr. Locke indicated that ROW was the public right-of-  
46 way.

47 There was discussion about the success of the fireworks show that was put on by the Dallas Visitor’s  
48 Center. Commissioner Wilson reported he was at the Freedomfest BBQ competition and that many of  
49 the competitors stated it was the best event they had been to, and 11 of the 18 competitors were from  
50 out of state. Commissioner Shein summarized these were positive events for Dallas.

51 The meeting adjourned at 7:22 p.m.

**APPROVED:**

\_\_\_\_\_  
President

\_\_\_\_\_  
Date