

# CITY OF DALLAS

## NOTICE OF CONTINUED PUBLIC HEARING

### **APPLICATION: #CPA-20-01 – JENRAE Properties**

*You are receiving this notice because you own property within 150 feet of the subject property, or have submitted past written testimony to the record associated with the case file number identified above.*

*If you wish to provide public comment then instructions are provided below.*

***If you do not wish to provide comment, then no action is required of you.***

- PROPERTY LOCATION:** 365 SE Academy / 492 SE Mill (See map on reverse)
- APPLICANT:** JENRAE Properties LLC.
- NATURE OF REQUEST:** Amend three maps of the Dallas Comprehensive Plan specific to the location shown for the Rickreall Creek Trail and specific to the property identified above. All three maps show the future trail in close proximity to the creek. The applicant proposes a different map location of the future trail as depicted on the plan titled JENRAE Conceptual Plan (enclosed with notice).
- APPLICABLE CRITERIA:** Dallas Development Code, Chapter 4.7, Section 4.7.030.B
- HEARING DATE / TIME:** 7:00 p.m. Monday, **August 17, 2020**
- HEARING LOCATION:** **Online:** <https://meetings.ringcentral.com/j/1491235017>  
**Telephone:** +1 (623) 404-9000 Meeting ID: 1491235017
- CITY STAFF CONTACT:** Chase Ballew, City Planner Phone: 503-831-3570  
chase.ballew@dallasor.gov TDD: 503-623-7355

At the above day and time, the Dallas City Council will hold a continued public hearing specific to proposed changes identified to three maps of the Dallas Comprehensive Plan. These maps include: 1) the Comprehensive Plan Land Use Map, 2) the Transportation System Plan, and 3) the Parks Master Plan. All three maps show the planned Rickreall Creek Trail located along the south side of the creek to the property identified above. The proposal is to adjust the trail map location, consistent with the JENRAE Conceptual Plan map enclosed with this notice. There is no proposal to develop the subject property.

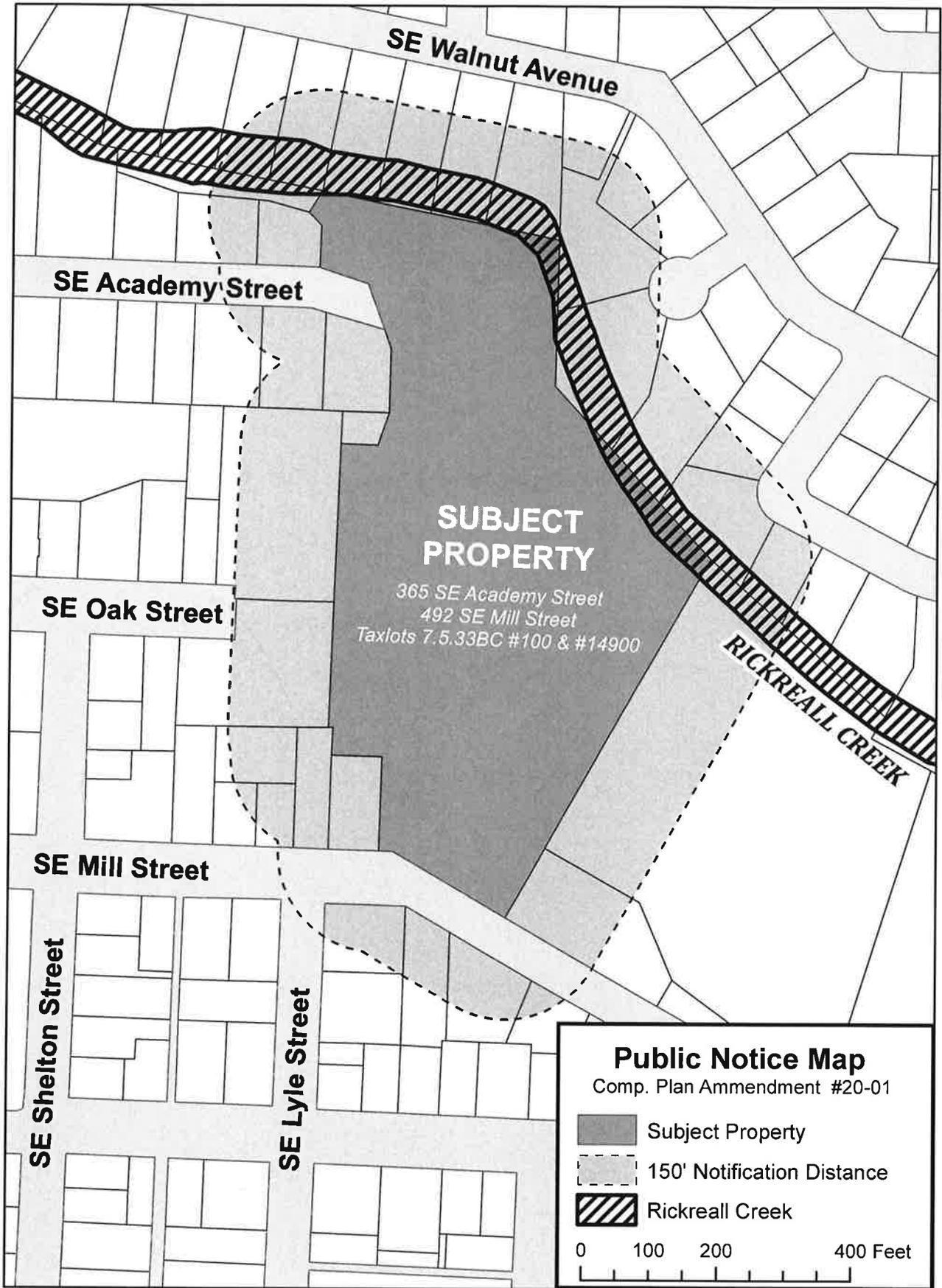
On July 6, 2020, the Dallas City Council opened public hearing on this application and voted to approve that part related to a land use district change from Industrial to Residential. On that same date, the City Council continued the hearing, requesting clarifications on the trail map amendment proposal. No continued hearing date was set. In response to requested clarifications, the applicant has submitted new information to the record. This information, including playground equipment and background on past trail discussions, and is posted to the city website via link provided below and is also available for view at Dallas City Hall.

For the continued hearing of August 17, 2020, City Council will consider additional testimony which addresses the applicable criteria listed above. Testimony, arguments and evidence must be directed to the applicable criteria or other criteria in the plan or land use regulation which a person believes to apply to the decision. Written testimony must be received by the Dallas Planning & Building Department (187 SE Court Street, Dallas, OR 97338) by August 7, 2020 if to be included with the staff report addressed to City Council, which will be available seven days before the continued hearing date. The hearing will be conducted in a manner that permits testimony (oral and written) from all interested parties.

This public hearing is being conducted digitally (via *RingCentral*) in response to the current order by the Governor's Office, restricting large public gatherings. You may attend this meeting by visiting the website listed above or calling the phone number above. You will need to enter the meeting ID when prompted. If you are unable to access the meeting online or by phone, please contact the Dallas Planning & Building Department at least 48 hours in advance of the hearing date request reasonable accommodation at City Hall where a computer station will be provided.

The staff report, the application, documents and evidence submitted by or on behalf of the applicant, and the applicable approval criteria will be available at least seven days prior to the hearing, for review online at [www.dallasor.gov/66/planning-commission](http://www.dallasor.gov/66/planning-commission). Upon request, copies will be mailed at reasonable cost. Failure to raise and an issue, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER, ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.** The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.



SE Walnut Avenue

SE Academy Street

**SUBJECT  
PROPERTY**

365 SE Academy Street  
492 SE Mill Street  
Taxlots 7.5.33BC #100 & #14900

SE Oak Street

RICKREALL CREEK

SE Mill Street

SE Shelton Street

SE Lyle Street

# JENRAE CONCEPTUAL PLAN

IN THE NW 1/4 SEC., 33 T. 7 S., R. 5 W., W.M.  
CITY OF DALLAS, POLK COUNTY, OREGON

BY  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227

