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Brian Dalton
Council President
Michael Schilling
Councilor
Larry Briggs
Councilor
Kirsten Collins
Councilor
Terry Crawford
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Rod Dunham
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Kim Fitzgerald
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Bill Hahn
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Debbie Virden
Councilor
Ken Woods, Jr.

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City Manager
Brian Latta
Asst. City Manager
Emily Gagner
City Attorney
Lane Shetterly
City Recorder
Sam Kaufmann
Fire Chief
Todd Brumfield
Police Chief
Tom Simpson
Economic & Community Development Director
Charlie Mitchell
Public Works Director
Gary Marks
Library Director
Mark Johnson
Finance Director
Cecilia Ward

Dallas City Council Agenda

Mayor Brian Dalton, Presiding
Monday, August 1, 2022
7:00 PM
Dallas City Hall, 187 SE Court St, Dallas, OR 97338

All persons addressing the Council will please use the table at the front of the Council. All testimony is electronically streamed and recorded via the City of Dallas YouTube Channel: https://www.dallasor.gov/community/page/dallasyoutube If you wish to speak on any agenda item, please sign in on the provided card.

	AGENDA ITEM	RECOMMENDED ACTION
1.	ROLL CALL, PLEDGE OF ALLEGIANCE	
2.	INTRODUCTIONS, RECOGNITIONS, PROCLAMATIONS	
3.	PUBLIC HEARINGS a) South Dallas Urban Renewal Plan p. 4 b) Public Hearing on an application for annexation and zone change of property at 1784 SW Bridlewood Drive. p. 103 Land Use File No. ANX-22-03 & ZC-22-04	MOTION
4.	PUBLIC COMMENT **(SEE PAGE 3 FOR MORE INFORMATION)** *This time is provided for citizens to comment on municipal issues and any agenda items other than public hearings.* To submit public comment by live telephone, please call: **+1 253 215 8782** Meeting ID: **213 855 0622**	
5.	CONSENT AGENDA p. 132 *The following items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which case the item will be removed from the Consent Agenda and considered separately.* a) Approve July 18, City Council Meeting Minutes b) Approve July 18, City Council Work Session Meeting Minutes c) Acknowledge July 25 Public Administration Committee Minutes	MOTION
6.	ITEMS REMOVED FROM CONSENT AGENDA	
7.	REPORTS OR COMMENTS FROM MAYOR AND COUNCIL MEMBERS	

Dallas City Council Agenda

Monday, August 1, 2022 | 7:00 PM

8.	REPORTS FROM CITY MANAGER AND STAFF	
	a) 2022 Election Filing Period Opens p. 139	N/A
	b) Homelessness Memorandum of Understanding p. 140	MOTION
	c) Youth Advisory Council p. 147	MOTION
	d) Special Event Block Party Ordinance p. 152	MOTION
	e) New "Pocket" Parks p. 161	MOTION
9.	FIRST READING OF ORDINANCES	
	a) ORDINANCE 1876 - An ordinance making certain determinations and findings relating to and approving the South Dallas Urban Renewal Plan and directing that notice of approval be published p. 174	N/A
	b) ORDINANCE 1877 - An ordinance prohibiting psilocybin-related businesses in the City of Dallas. p. 178	N/A
	c) ORDINANCE 1878 - An ordinance amending provisions of Chapter 7 of the Dallas City Code relating to business and event licenses, and repealing Sections 7.100, 7.105, 7.125 and 7.135. p. 180	N/A
10.	OTHER BUSINESS	
11.	ADJOURNMENT	

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Helpful Tips:

- Make sure to call in before the meeting start time
- You will be asked to speak during the public comment portion of the meeting (See page 1 of the meeting agenda). You will be called upon by phone number once the public comment period begins. All testimony will be electronically recorded.
- Do not use your speakerphone when calling to submit public comments as it may affect call quality.
- Turn off the volume on YouTube if you choose to watch the video live on YouTube while simultaneously commenting via telephone, otherwise you may experience audio feedback.
- Press ***6** to unmute yourself when asked by the recording secretary or presiding officer.

CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	3A
TOPIC:	South Dallas Urban Renewal Plan Public Hearing
PREPARED BY:	Charlie Mitchell
APPROVED BY:	City Manager
ATTACHMENTS:	Attachment A. – Draft South Dallas Urban Renewal Plan Attachment B – Draft Report accompanying the Plan Attachment C – Planning Commission Recommendation Attachment D – Proposed Plan timeline Attachment E – Draft Ordinance No. 1876

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RECOMMENDED ACTION:
Staff recommends the Dallas City Council open the public hearing, take public testimony and pass the first reading of Ordinance No 1876.

BACKGROUND:
The Dallas City Council is being asked to conduct a public hearing on the proposed South Dallas Urban Renewal Plan (Plan).

The City of Dallas completed an Urban Renewal Feasibility Study for the South Dallas area in April of 2022. The study indicated that significant tax increment funds could be raised in their proposed Urban Renewal Area to warrant creation of an Urban Renewal Area in the southern part of the City. The City Council reviewed the Feasibility Study and instructed staff to proceed with preparation of an Urban Renewal Plan for their consideration.

The South Dallas Urban Renewal Area (Area) consists of approximately 423.3 acres of land including rights of way. It is anticipated that the Plan will take 30 years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is $41,600,000. Detailed financial analysis is in the Report accompanying the Plan.

The purpose of Urban Renewal is to improve specific areas of a city that are poorly developed or underdeveloped. This Area has many properties that are undeveloped or underdeveloped and lacks sufficient infrastructure within the Area. The Council has repeatedly identified the redevelopment of the former Dallas Mill Site as a top strategic plan priority. This proposed Area and Plan have at its core the redevelopment of the Mill Site, as well as other Industrial properties in the area.

The Plan contains goals, objectives, and projects for the development of the Area. The goals of the Plan are listed in Section IV of the attached Plan. The specific projects proposed in the Plan are outlined in Section V and VI of the Plan and include Public Infrastructure, Facilities and Planning, Private Sector/Economic Development, and Administration and Staffing. The overall purpose of the Plan is to use tax increment financing to overcome obstacles to the proper development of the Area.

Urban renewal is unique in that it brings its own financing source: tax increment financing. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the Urban Renewal Area from the time the Urban Renewal Area is first established – are used to repay borrowed funds. The funds borrowed are used to pay for urban renewal projects. The Plan is projected to take thirty years of tax increment revenue collection.

The Plan and Report Accompanying the Plan were sent to the impacted taxing districts on June 21, 2022 for the required 45 day time period for consult and confer. At this date, no formal responses have been submitted.

PUBLIC NOTICE:

Notice to citizens of consideration of an ordinance was given via utility bills.

ORDINANCE PUBLICATION:

The ordinance also calls for publication of a notice that the Council has adopted the ordinance, for the recording of the Plan by the Polk County Clerk and for transmitting the Plan to the Polk County Assessor.

SUMMARY TIMELINE:
A visual outline of the process is included in the **Attachment D**.

May 2, 2022 – City Council accepts Feasibility Study; directs staff to take next steps on Plan
The process for approval will include the following steps, in accordance with ORS 457.

May/June 2022 – Preparation of a Plan including opportunity for citizen involvement. A project survey was placed on the Dallas website on June 3, 2022 and remains on the website.

June 20, 2022 – Dallas Development Commission Urban Renewal Agency review of the proposed Plan and accompanying Report. The Development Commission passed a motion to send the Plan out for formal public review.

June 21, 2022 – Forwarding a copy of the proposed Plan and the Report to the governing body of each affected taxing district. The formal taxing districts letters were sent beginning June 21, 2022.

July 12, 2022 – Review and recommendation by the Dallas Planning Commission. The Planning Commission unanimously voted that the Plan conformed to the Comprehensive Plan and further recommended the City Council adopt the Plan.

July 26, 2022 – Presentation of the proposed Plan to the Polk County Commission, as required by statute.

August 1, 2022 – Public Hearing by Dallas City Council and consideration of adoption of the proposed Plan and accompanying Report by a non-emergency ordinance.

August 15, 2022 – Second reading and vote by City Council; the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Dallas voters if a sufficient number of signatures are obtained on a referral petition.

September 15, 2022 – If adopted on August 15th, South Dallas Urban Renewal District is effective.

FISCAL IMPACT:
N/A

ATTACHMENTS:
Attachment A. – Draft South Dallas Urban Renewal Plan
Attachment B. – Draft Report accompanying the Plan
Attachment C. – Dallas Planning Commission Recommendation
Attachment D – Proposed Plan timeline
Attachment E – Draft Ordinance 1876

ATTACHMENT A.

South Dallas Urban Renewal Plan

This document remains draft until the City Council adoption of the South Dallas Urban Renewal Plan.

Adopted by the City of Dallas

DATE

Ordinance No. 2022-

DRAFT

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DALLAS OREGON

Come thrive with us, we invest in people and business

If Amendments are made to the Plan, the Resolution or Ordinance Number, date and a brief summary will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

LIST OF PARTICIPANTS

City Council

Brian Dalton, Mayor

Michael Schilling, Council President

Larry Briggs

Kristen Collins

Terry Crawford

Rod Dunham

Kim Fitzgerald

Bill Hahn

Ken Woods, Jr.

Dallas Development Commission

Brian Dalton

Michael Schilling

Larry Briggs

Kristen Collins

Terry Crawford

Rod Dunham

Kim Fitzgerald

Bill Hahn

Ken Woods, Jr.

Planning Commission

David Shein, Chair

John Swanson, Vice-Chair

Tory Banford

Andy Groh

Carol Kowash

John Schulte

City of Dallas Staff

Brian Latta, City Manager

Charlie Mitchell, Economic & Commuity Development Director

Gary Marks, Public Works Director

Tom Gilson, Engineering Supervisor

Sam Kaufmann, City Recorder

Lane Shetterly, City Counsel

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions LLC

Nick Popenuk

Ali Danko

Rob Wyman

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I. DEFINITIONS

“Agency ” means the Dallas Development Commission. This Dallas Development Commission is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located within the South Dallas Urban Renewal Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Polk County Board of Commissioners.

“City” means the City of Dallas, Oregon.

“City Council” or “Council” means the Dallas City Council.

“Comprehensive Plan” means the City of Dallas comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Polk County, Oregon.

“Fiscal year ending” means the year commencing on July 1 of one year and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The County Assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Dallas Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts that levy permanent rate taxes in the urban renewal area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding urban renewal projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment finance revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

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“UGB” means urban growth boundary.

“Urban renewal area (URA)” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

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II. INTRODUCTION

A. Plan Overview

The City of Dallas (Dallas) completed an urban renewal feasibility study in April of 2022. The study indicated that significant tax increment funds could be raised in their proposed urban renewal area to warrant creation of an urban renewal area. The Dallas City Council (City Council) reviewed the feasibility study and instructed staff to proceed with preparation of an urban renewal plan for their consideration.

Opportunities for public involvment included:

- *Briefing for the City Council presentation of the Feasibility Study*
- *Meetings with City Council on March 7, 2021, March 21, 2022,April 4, 2022*
- *Project Survey posted June 7, 2022—through June 19, 2022*
- *Dallas Development Commission - Urban Renewal Agency meeting on June 20, 2022*
- *Planning Commission meeting on July 12, 2022*
- *City Council public hearing on August 1, 2022 which was noticed to all utility customers in the City of Dallas via the utility bills.*
- *City Council 2nd readiing and vote on August 15, 2022*

The South Dallas Urban Renewal Plan Area (Area), shown in Figure 1, consists of approximately 423.3 total acres: 374 acres of land in tax lots and 49.3 acres of public rights-of-way. It is anticipated that the Plan will take thirty years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is $41,600,000 Forty-one Million, Six Hundred Thousand Dollars). Detailed financial analysis is in the Report accompanying the South Dallas Urban Renewal Plan.

Goals and objectives developed for the Plan are intended to guide tax increment finance (TIF) revenue investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend TIF revenue. The Plan is to be administered by the Dallas Development Commission - Urban Renewal Agency . Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the inside of the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

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Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIV
ORS 457.085(2)(d)	XIII
ORS 457.085(2)(e)	XIII
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

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B. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a funding source that is unique to urban renewal, to fund its projects. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in Oregon Revised Statutes (ORS) 457.010. These areas can have deteriorated buildings, changing uses, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. This Area meets the definition of blight due to the condition of the buildings, changing uses in the Area, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is $41,600,000 (Forty-one Million, Six Hundred Thousand Dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds.

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IV. PLAN GOALS

The goals of the South Dallas Urban Renewal Plan are listed below. The urban renewal plan is an implementation tool to enable the city to undertake projects for which there are no other funding sources or are limited funding sources.

The goals of the Plan represent its basic intents and purposes. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the goals. The goals will be pursued as economically as is feasible and at the discretion of the Dallas Development Commission - Urban Renewal Agency . The goals are not listed in any order of importance or priority. A matrix of how the projects align with the goals is shown in Table 2.

A. Provide tax base diversification by facilitating new and larger commercial and industrial development opportunities

B. Assist job-creating development with appropriate incentives and partnerships

C. Add additional commercial zoning to address deficit in commercially-zoned land

D. Facilitate development of the former Mill Site and other undeveloped or underdeveloped industrial land in south Dallas

E. Create new employment and commerce opportunities for Dallas residents; encourage more residents to work and shop locally as opposed to commuting to Salem

F. Improve the infrastructure (transportation, water, wastewater, storm drainage) in the area

G. Improve the visual appeal of the area to attract more investment

H. Leverage private-sector capital through creative partnerships

I. Protect and enhance the environment, notably the Ash Creek corridor

Table 2 – Relationship of Projects to South Dallas Urban Renewal Plan Goals

Project Category	
Public Infrastructure, facilities & planning	A,B,C,D,E,F,G,H,I
Private sector/ economic development	A,B,C,D,E,F,G,H,I
Administration & staffing	A,B,C,D,E,F,G,H,I

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V. URBAN RENEWAL PROJECT CATEGORIES

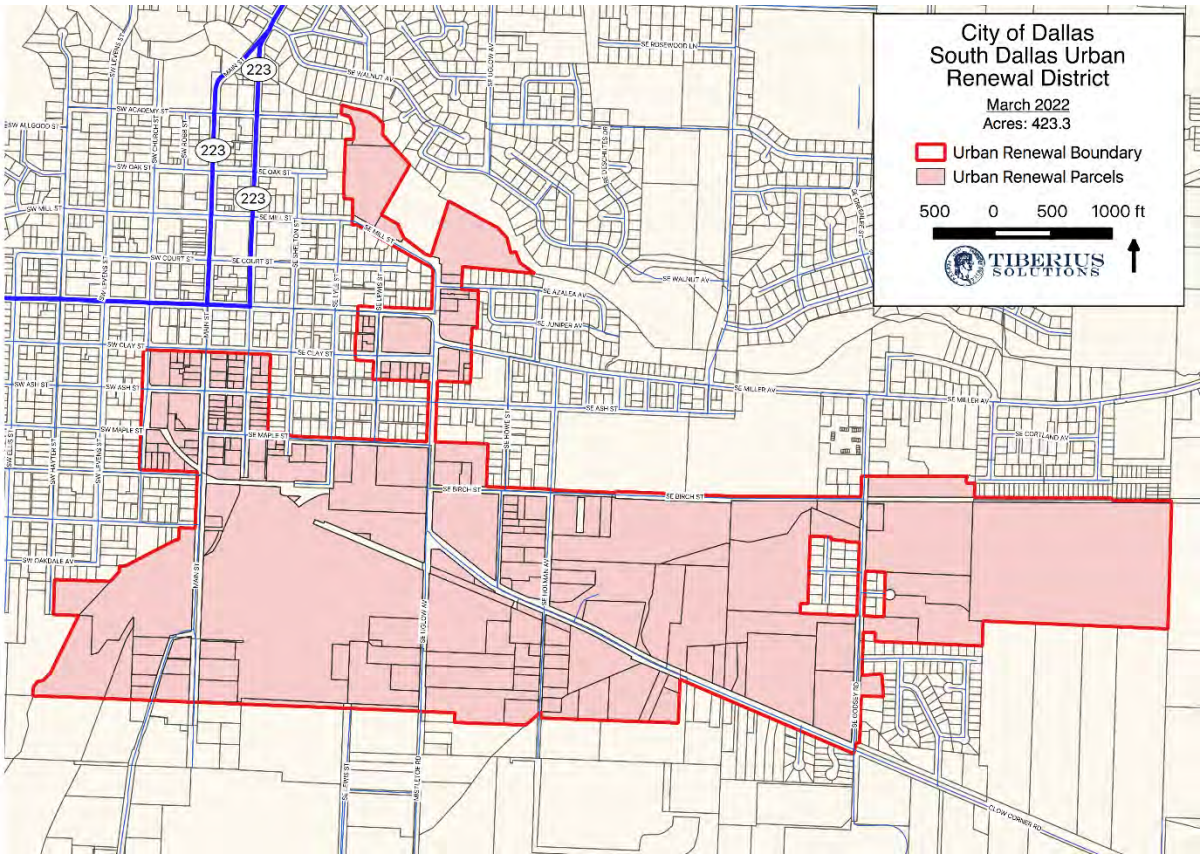
The projects within the Area fall into the following categories.

A. Public infrastructure, facilities & planning

B. Private sector/ economic development

C. Administration & staffing

Figure 1 – South Dallas Urban Renewal Plan Area Boundary



Source: Tiberius Solutions

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VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. They are not listed in any priority order. The Dallas Development Commission - Urban Renewal Agency will determine the order of the projects and may add and remove projects in the future through the amendment process defined in Section VII of this Plan. The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. Public infrastructure, facilities & planning

1. Floodway study (Mill Site/ N. Fork Ash Creek)
2. Monmouth Cutoff Road, Uglow Street improvements (from eastern City limits to intersection; may include new intersection; build to City urban design standards)
3. Mill Site transportation improvements (new east-west transportation corridors through the current Mill Site)
4. Jefferson Street/Main Street couplet improvements to the south to connect into current Mill Site area
5. Ash Creek improvements (a portion of the creek lies underneath the Mill Site)
6. Other area roadway, pedestrian, bicycle & rail improvements throughout Area
7. Area water service extensions where needed
8. Area sanitary sewer service upgrades & extensions where needed
9. Purple pipe development (recycled wastewater for industrial uses)
10. Trails systems improvements & extensions, potentially along Ash Creek and at the south end of the current Mill Site

B. Private sector/ economic development

1. Site certification assistance (State of Oregon industrial site certification program
2. New & existing business assistance programs
3. City fee & Systems Development Charges (SDC) waiver assistance for targeted businesses
4. Targeted commercial marketing
5. Targeted Mill Site improvements

C. Administration & staffing

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.

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VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section. Adding other properties to the Developer Incentives Program does not require an amendment to the Plan.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Dallas Development Commission - Urban Renewal Agency , the Planning Commission, the County, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Dallas, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:[1]

1. Add land to the urban renewal area, except for an addition of land that totals not more than a cumulative 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Dallas Development Commission - Urban Renewal Agency by resolution.

C. Amendments to the *Dallas Comprehensive Plan* and/or *Dallas Development Code*

Amendments to the *Dallas Comprehensive Plan* and/or *Dallas Development Code* that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Dallas Development Commission - Urban Renewal Agency or City Council. If a Substantial Amendment is prepared, the Section of this Plan on Relationship to Local Objectives should be updated.

[1] Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law and by concurrence provisions in ORS 457.470.

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VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g). If property acquisition includes a public building, how that public building serves and benefits the Area must be identified per ORS 457.085(2)(j).

A. Property acquisition for public improvements

The Dallas Development Commission - Urban Renewal Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Dallas Development Commission - Urban Renewal Agency acquisition of any interest in property within the Area that the Dallas Development Commission - Urban Renewal Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Dallas Development Commission - Urban Renewal Agency . The Plan does not authorize the Dallas Development Commission - Urban Renewal Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Dallas Development Commission - Urban Renewal Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public Dallas Development Commission - Urban Renewal Agency responsible for the construction and/or maintenance of the public improvement. The Dallas Development Commission - Urban Renewal Agency may retain such property during the construction of the public improvement.

The Dallas Development Commission - Urban Renewal Agency may dispose of property acquired under Subsection B of this Section VIII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal Dallas Development Commission - Urban Renewal Agency , in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Dallas Development Commission - Urban Renewal Agency determines is reasonable.

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D. Properties to be acquired

This Plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

IX. RELOCATION METHODS

When the Dallas Development Commission - Urban Renewal Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Dallas Development Commission - Urban Renewal Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Dallas Development Commission - Urban Renewal Agency will comply with all applicable state law in providing these potential benefits.

There are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area. All acquisitions will be reviewed for potential of relocation benefits.

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X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the debt are used to finance the urban renewal projects authorized in the Plan. Debt may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the frozen base value (i.e., total assessed value at the time an urban renewal plan is adopted). The property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001, are not part of the tax increment revenues.

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Dallas Development Commission - Urban Renewal Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan, including costs associated with the preparation of the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Dallas Development Commission - Urban Renewal Agency , as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Dallas Development Commission - Urban Renewal Agency based upon the distribution schedule established under ORS 311.390.

XI. VALIDITY

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

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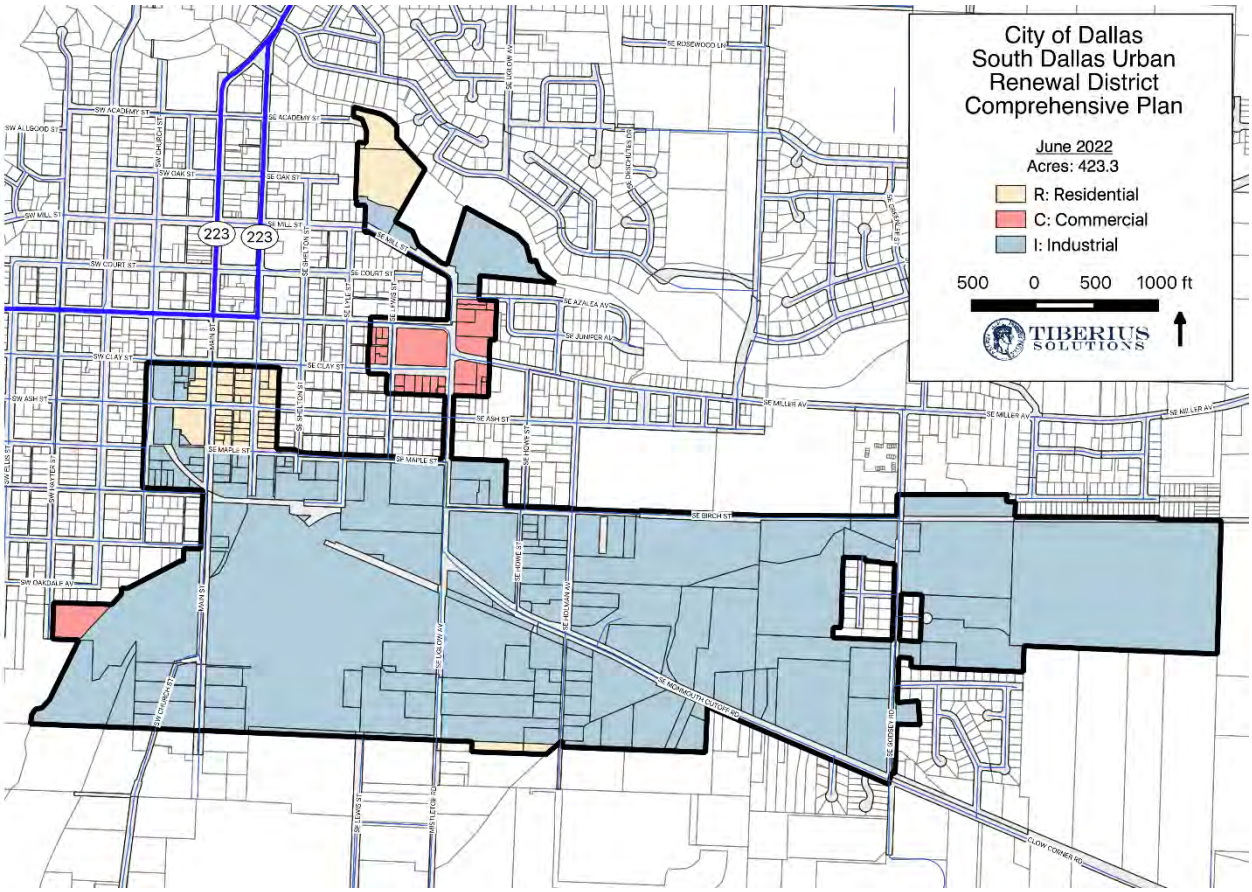
XII. ANNUAL REPORT

The Dallas Development Commission - Urban Renewal Agency shall file an Annual Financial Statement in compliance with ORS 457.460.

Figure 2 - Comprehensive Plan Designations



Source: Tiberius Solutions

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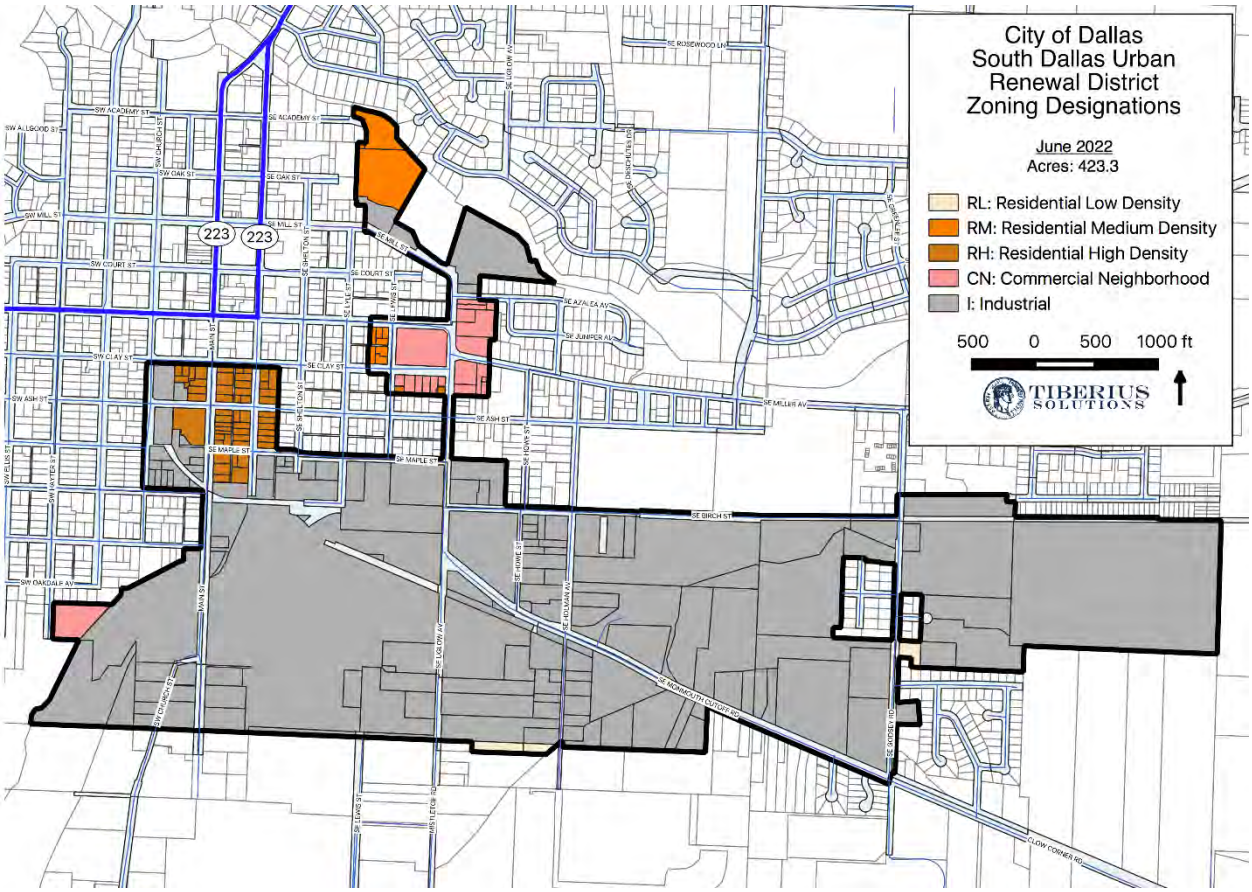
Figure 3 – Zoning Designations



Source: Tiberius Solutions

XIII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Relevant local planning and development objectives are contained within the *City of Dallas Comprehensive Plan* (Comprehensive Plan), *Dallas Transportation System Plan*, *Dallas Economic Opportunity Analysis, Dallas Housing Needs Analysis, Dallas Parks Master Plan,* and the *Dallas Development Code*. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The analysis covers the most relevant sections of the documents but may not cover every section of the documents that relate to the Plan.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document and therefore cannot be changed.

Comprehensive Plan and Zoning designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Dallas Development Code.

A. City of Dallas Comprehensive Plan

The Dallas Comprehensive Plan is the controlling land use document for the City and its Urban Growth Boundary (UGB). From a land use perspective, the comprehensive plan is like a state or federal constitution: it provides the legal framework and long-term vision for implementing plans and land use regulations. The Dallas Comprehensive Plan has been found by the Land Conservation & Development Commission (LCDC) to comply with the 14 applicable "Statewide Planning Goals," which are, in effect, state planning requirements that must be met by each city and county in Oregon.

As the Comprehensive Plan is updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. This section of the Plan should be updated if there is a substantial amendment completed in the future.

Plan Details

Chapter 1: Citizen Involvement

GOAL STATEMENT:

To Ensure Meaningful Citizen Involvement and Participation In the Land Use Planning Process

1.1 Two Way Communication

To provide mechanisms which will promote effective two-way communication between citizens and the policy/decision makers.

1.2 Citizen Influence

To provide citizens an opportunity to be involved in the planning process.

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1.3 Technical Information

To ensure that all documents and information which will assist citizens in effectively participating in the planning process are available to the public in an understandable form subject to the requirements of state and local laws.

1.4 Feedback Mechanisms

To ensure that the governing bodies will respond to citizens land use planning questions and concerns.

Finding: There was a Feasibility Study completed for this urban renewal plan during which there were three city council meetings. There was a virtual Open House from June 7-June 19th on the city website to provide information and gain feedback on projects to be undertaken in the Area. There was a Dallas Development Commission - Urban Renewal Agency (Agency) meeting on June 20, 2022, Planning Commission meeting on July 12, 2022, City Council public hearing on August 1, 2022 which was noticed to all utility customers in the City of Dallas and a City Council 2nd reading and vote on August 15, 2022. The Plan is in conformance with Chapter 1: Citizen Involvement of the *Dallas Comprehensive Plan*.

Chapter 2: A Sustainable Dallas Economy

Economic Goals

The City's overall economic goal is to continue as a sustainable community in order to enhance the quality of life for all Dallas citizens. This goal is best achieved by increasing economic opportunities without threatening environmental quality or eroding the region's natural resource base

. *A. Maintain the existing and encourage the future development of a sound economic base in Dallas by providing for adequate and diversified industries, retail and wholesale establishments and service related industries.*

B. Encourage new industrial development that serves the needs of the Dallas community and is designed to minimize impacts on Dallas residential neighborhoods, consistent with the policies of the Dallas Comprehensive Plan.

C. Maintain the Central Business District as the dominant commercial and cultural center of the community.

D. Encourage a broad variety of commercial activities in the Dallas area in convenient and desirable locations to serve the public.

E. Provide for small-scale, neighborhood commercial centers that complement the Central Business District and which minimize routine travel from home to shopping.

Economic Policies

2.1 Industrial Development Policies

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1. Encourage the future development of industrial facilities, primarily ones that would have a limited environmental effect upon the community and which do not place excessive demands on the City's infrastructure.

2. Require all existing and future industries to locate within the City Limits and to conform to existing federal and state environmental laws.

3. Encourage the diversification of industries in Dallas to reduce the chance of economic depression because of an economic slump in one industry.

4. Encourage the development of an industrial or business park within the Dallas City Limits.

5. Provide for a choice among suitable industrial and business park sites.

6. Encourage the development of agriculture-related industries

2.2 Manpower Development Policies

*3. Encourage the creation of job opportunities for **residents** in the Dallas area within new and present businesses and industries.*

Finding: There are two main project categories in the Plan, both with the intention of creating new economic activity for Dallas: Public infrastructure, facilities & planning and Private sector/ economic development. The Public Infrastructure, facilities & planning is to help provide the improvements necessary for development to occur in the Area. The Private sector/ economic development is to provide support for bringing in the new development to provide jobs for the Dallas community. The Plan is in conformance with Chapter 2: A Sustainable Economy of the *Dallas Comprehensive Plan*. .

Chapter 3: Livable Residential Neighborhoods

Residential Neighborhood Goals

A. To maintain and enhance the quality of existing residential neighborhoods and, through master planning, to ensure that new development is integrated into the community and results in new, high quality residential neighborhoods.

B. To encourage the development of a variety of housing types and densities to meet the needs and desires of the community, and assure that existing and future residents of the community have the opportunity to acquire safe and sanitary housing at reasonable cost.

Finding: The Plan will provide infrastructure to serve the Area. This infrastructure will support any development in the Area that can be developed under the zoning code. There are both medium density residential and high density residential zoned properties within the Area. The Plan is in conformance with Chapter 3: Livable Residential Neighborhoods of the Dallas Comprehensive Plan.

Chapter 4 Parks & Open Space

To conserve and protect the community's natural and scenic resources and to ensure that new development helps to provide for the outdoor recreational needs of its residents

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1. A riparian buffer shall be established and protected along Rickreall and Ash Creeks, as prescribed in the Dallas Development Code. This undisturbed area shall be surveyed and

protected through deed restrictions or other appropriate means, prior to development approval.

2. Dallas will encourage the development of an integrated trail system to provide recreational opportunities and to link open space and park areas through the planned development process.

3. Rickreall and Ash Creeks shall be protected from pollution.

Finding: There are projects in the Plan for Ash Creek improvements, trail systems improvements and extensions potentially along Ash Creek and at the south end of the current Mill Site. The Plan is in conformance with Chapter 4: Parks & Open Space of the *Dallas Comprehensive Plan*.

Chapter 7: Public Facilities Plan

Public Facilities Goal

To provide a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for community development.

7.1.2 Sanitary Sewer System Policies

1. All new construction within the UGB shall be required to connect to the City's sanitary sewer system as lands are annexed to the City.

2. Dallas shall continue to make improvements to the City's sewage treatment plant necessary to support population increases as projected in the Dallas Comprehensive Plan and supporting Master Sewer Plan.

3. Dallas shall continue to separate combined storm and sanitary sewers and shall actively pursue a program of rehabilitation and maintenance of the existing collector system.

7.1.3 Water System Policies

1. All new construction within the UGB shall be required to connect to the City's water system as lands are annexed to the City.

2. Dallas shall continue to make improvements to the City's water treatment plant and storage facilities necessary to support population increases as projected in the Dallas Comprehensive Plan and supporting Master Water Plan.

7.1.4 Storm Drainage System Policies

1. All new development shall be designed consistent with the City's long-range storm water management plans and programs, and shall only occur consistent with the following provisions:

a) Off-site drainage impacts shall be controlled through appropriate design.

b) Stream channels and wetlands shall be protected through setbacks and other appropriate mechanisms.

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c) Erosion and sediment controls for excavation, new development and re-development projects shall be required.

Finding: There are projects in the Plan for a floodway study, water extensions, sanitary sewer extensions, and purple pipe development within the Area. The Plan is in conformance with Chapter 7: Public Facilities Plan of the *Dallas Comprehensive Plan.*

TRANSPORTATION (TSP p 2-13)

GOALS

Transportation Goal

To develop a balanced and safe transportation system that minimizes community disruption and promotes the economic and energy-efficient movement of goods and people around and through the community.

Circulation System Policies

1. The City's transportation system should be fully integrated into the regional and state transportation system.

3. The transportation system shall provide adequate access to all planned land uses and shall:

- *Focus on direct multi-modal access to business districts.*
- *Achieve a balanced traffic flow through each section of the City.*
- *Reduce congestion on arterial streets by providing alternative transportation routes.*

6. A system of bicycle and pedestrian facilities should be fully integrated into the

transportation system.

Bicycle and Pedestrian Transportation Policies

1. To accommodate the bicyclist and pedestrian now and during the planning period, the City shall plan for bicycle and pedestrian facilities and integrate them into the street circulation system.

5. Facilities providing safe and convenient pedestrian and bicycle access within and from new subdivisions, planned developments, shopping centers, and industrial parks to nearby residential areas, transit stops and neighborhood activity centers, such as schools, parks and shopping shall be required. This shall include:

A. Sidewalks along arterials and collectors

- *Bikeways as provided in the Bicycle and Pedestrian Plan*
- *Areas and developments identified in this policy should be connected with separate bike or pedestrian ways, where appropriate to minimize travel distance*

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Finding: There are transportation projects in the Plan for improvements to roads, bikeways pedestrian and rail improvements, and Mill Site transportation improvements within the Area. The Plan is in conformance with the Transportation Systems Plan of the *Dallas Comprehensive Plan.*

Overall Finding: There are projects in the Plan that implement the *Dallas Comprehensive Plan*. Therefore, the Plan conforms to the *City of Dallas Comprehensive Plan.*

B. Dallas Parks Master Plan

The 2015 Dallas Parks Master Plan provides a 20-year vision for development, maintenance, and operation of the City of Dallas's entire park system. The comprehensive plan articulates the community's vision to provide healthy and enjoyable recreational opportunities to its residents and visitors. This Plan provides specific tools and guidance for achieving the goals and specific action items envisioned by City staff and the community at large.

Vision Statement

The City of Dallas provides a well-maintained parks and trails system that promotes healthy lifestyles, encourages use by people of all ages and abilities, and connects the community to its natural surroundings.

Goals

Goal 1- Future Parkland Identification: Identify areas within the urban growth boundary for strategic expansion of the Dallas Parks System.

Goal 5- Natural Areas: Promote and enhance natural areas to allow access and protect ecosystems.

Goal 7- Connectivity: Increase connectivity for biking, walking, and running throughout the trail system.

Goal 9- Funding: Identify long-term funding sources for the maintenance and expansion of the Dallas Parks System.

Finding: There are projects in the Plan for Ash Creek improvements, trail systems improvements and extensions potentially along Ash Creek and at the south end of the current Mill Site. The Plan is in conformance with the *Dallas Parks Master Plan.*

C. Dallas Economic Opportunity Analysis

An Economic Needs Analysis was completed by ECONorthwest in 2021. The ENA identified the following issues for industrial development within Dallas.

> *Encourage property owners to get sites certified as development ready through Business Oregon's Certified Shovel Ready program, to demonstrate that utilities are available to serve sites at volume and capacity able to accommodate target industries.*
>
> *Coordinate capital improvement planning to ensure infrastructure availability on industrial land and continue to pursue funding for needed infrastructure to support economic development activities.*

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Finding: The *Dallas Economic Opportunity Analysis* identified specific actions to improve the economy in Dallas. Providing for the infrastructure and incentives to assist in the development of the industrial and commercial lands is in conformance with the *Dallas Economic Opportunity Analysis.*

D. Dallas Housing Needs Analysis

The Dallas Housing Needs Analysis was completed in June of 2019 with final City Council action on March 16, 2020.

The buildable residential land within the Dallas UGB as currently planned is sufficient to meet future housing demand for the low and high-density housing types, but would require additional policy measures to address medium density housing demand.

Finding: The *Dallas Housing Needs Analysis* identified the housing needs in Dallas. The projects identified in the Plan will provide improved utilities and an improved transportation network, increased jobs and recreational activities which will provide support for the provision of housing in Dallas.

E. Dallas Development Code

The land uses in the Area will conform to the zoning designations in the *Dallas Development Code* including the maximum densities and building requirements and are incorporated by reference herein. They are listed in the order that they occur in the ordinance. The verbiage that comes directly from the *Dallas Development Code* is in *italics*. The existing zoning is shown in Figure 2.

The *Dallas Development Code* is intended to implement the City of *Dallas Comprehensive Plan* and related plans and policies in a manner that protects the health, safety, and general welfare of the citizens of Dallas. As the *Dallas Development Code* is updated, this document will be automatically updated. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

Chapter 2.2 Residential Districts

2.2.10 Purpose And Applicability

A. *Purpose. The Residential Districts are intended to promote the livability, stability and improvement of the City's neighborhoods, while accommodating development of needed housing types at a range of densities, including attached and detached housing, multiple family housing, senior housing, manufactured and site-built housing, group housing, and other special needs housing. The Residential Districts also accommodate parks, schools, places of worship, and other services that are necessary to serve and create complete neighborhoods.*

B. *Applicability. Residential land use districts or zones are applied in accordance with the policies and Land Use Map contained in the City of Dallas Comprehensive Plan. See Table 2.2.010A. The district standards are based on the following principles:*

1. *Promote the orderly development and improvement of Dallas's neighborhoods, while maintaining and enhancing the community's historic character and traditional neighborhood development patterns.*

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2. *Make efficient use of land and public services and implement the Comprehensive Plan.*

3. *Designate land for the range of housing types and densities needed by the community, including owner-occupied, rental housing, and special needs housing.*

4. *Provide flexible lot standards that encourage a mixture of compatible land uses, efficiency in site design, and environmental compatibility.*

5. *Provide for compatible building and site design at an appropriate scale; provide standards that are in character with the built and natural environment of Dallas.*

6. *Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, and neighborhood services.*

7. *Reduce reliance on the automobile for neighborhood travel and provide options for multiple modes of travel, including walking, bicycling and transit*.

C. *Residential Districts*

Residential Medium. *The Residential Medium (RM) district accommodates detached single family homes on small lots and small-scale multi-family housing, such as duplexes and townhomes, at densities between 6 and 12 dwelling units per acre under the base development standards of the district, and up to 16 dwelling units per acre where Low-Impact Development Incentives are met. Parks, schools, and other civic and institutional uses are also allowed.*

Residential High. *The Residential High (RH) district accommodates a mix of housing types at densities between 10 and 25 dwelling units per acre. Parks, schools and other civic and institutional uses are also allowed*.

Chapter 2.3 Commercial Districts

2.3.010 Purpose and Applicability

This Chapter provides three commercial districts to accommodate the range of commercial land uses in the community.

A. *Overall Intent.*

1. *Promote efficient use of land and urban services;*

2. *Create a mixture of land uses that encourages employment and housing options in close proximity to one another;*

3. *Provide formal and informal community gathering places and opportunities for socialization (i.e., along an active street front);*

4. *Integrate land use, urban design, and transportation to create places that accommodate multiple modes of transportation, including walking, bicycling, and transit; support pedestrian-oriented development with appropriate building and site design standards;*

5. *Create a distinct storefront character that is scaled to the applicable land use district;*

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6. *Provide connections to and appropriate transitions between neighborhoods and commercial employment centers;*

7. *Provide for visitor accommodations and tourist amenities;*

8. *Manage off-street parking supply and demand to promote compact development patterns and to reduce reliance on the automobile; and*

9. *Maintain and improve the livability and aesthetics of Dallas's commercial areas by establishing design standards for open space (civic space), landscaping, and architecture.*

B. *Purpose of Individual Districts.*

c. The Commercial Neighborhood (CN) District applies to limited commercial areas that primarily serve the immediate, surrounding neighborhood. It provides neighborhood goods and services at a smaller scale than the Commercial General District and is focused at designated arterial crossroads locations.

C. *Applicability. The land use districts (zones) are as designated on the City of Dallas Zoning Map. Changes to the Zoning Map are applied in accordance with the policies and Land Use Map contained in the City of Dallas Comprehensive Plan. See Table 2.3.020A Allowed Land Uses and Building Types. The specific land use categories are described and uses are defined in Chapter 1.3*

Chapter 2.4 Industrial Districts

2.4.010 Purpose

Chapter 2.4 accommodates a range of industrial and employment intensive land uses. The Industrial (I) district is intended to provide for land use compatibility while providing a high-quality environment for a wide range of businesses. The Industrial district also provides suitable locations for heavy industrial uses (e.g., raw materials processing; and manufacturing, assembly, packaging or distribution of heavy or large goods) that would not otherwise be compatible in other districts. Chapter 2.4 guides the orderly development of industrial areas based on the following objectives:

A. *Provide for efficient use of land and public services;*

B. *Provide appropriately zoned land with a range of parcel sizes for industry;*

C. *Provide transportation options for employees and customers;*

D. *Locate business services close to major employment centers;*

E. *Ensure compatibility between industrial uses and nearby commercial and residential areas;*

F. *Provide appropriate design standards to accommodate a range of industrial users; and*

G. *Provide attractive locations for business to locate*

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Finding: The Plan conforms with the *Dallas Development Code* as the projects will support the development of parcels in the Area and those parcels will be developed in accordance with the *Dallas Development Code* through the normal City of Dallas development review process.

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AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com
OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

AKS Job #9497

EXHIBIT A

City of Dallas
Urban Renewal Area Description

A tract of land and road rights-of-way, located in the Southeast One-Quarter of Section 32, the Northeast, Northwest, Southwest, and Southeast One-Quarters of Section 33, the Southwest and Southeast One-Quarters of Section 34, Township 7 South, Range 5 West, the Northwest One-Quarter of Section 3, the Northeast and Northwest One-Quarters of Section 4, and the Northeast One-Quarter of Section 5, Township 8 South, Range 5 West, Willamette Meridian, City of Dallas, Polk County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of the plat "Angor Mobile Home Subdivision, Phase 2", Polk County Plat Records (Assessor's Map 8.5.3BB);

1. Thence along the north line of said plat and the north line of the plat "English Addition", Volume 6, Page 28, Polk County Plat Records, Westerly 915 feet, more or less, to the east line of Parcel 1 of Partition Plat No. 1992-0041, Polk County Plat Records (Assessor's Map 7.5.34CC);
2. Thence along said east line and the east line of Document Number 2004-004543, Polk County Deed Records, Northerly 75 feet, more or less, to the north line of said Deed Document Number 2004-004543 (Assessor's Map 7.5.34CC);
3. Thence along said north line, Westerly 100 feet, more or less, to the east right-of-way line of SE Godsey Road (Assessor's Map 7.5.34CC);
4. Thence along said east right-of-way line, Southerly 368 feet, more or less, to the south line of said plat "English Addition" (Assessor's Map 8.5.3BB);
5. Thence along said south line, Easterly 169 feet, more or less, to the west line of the plat "Angor Mobile Home Subdivision", Volume 9, Page 19, Polk County Plat Records (Assessor's Map 8.5.3BB);
6. Thence along said west line, Southerly 196 feet, more or less, to the north line of Partition Plat No. 2003-0024, Polk County Plat Records (Assessor's Map 8.5.3BB);
7. Thence along said north line, Westerly 190 feet, more or less, to said east right-of-way line of SE Godsey Road (Assessor's Map 8.5.3BB);
8. Thence along said east right-of-way line, Southerly 399 feet, more or less, to the northeasterly right-of-way line of Clow Corner Road and the City of Dallas city limits line (Assessor's Map 8.5.3BB);
9. Thence along said city limits line, Northwesterly 33 feet, more or less (Assessor's Map 8.5.4AA);
10. Thence continuing along said city limits line, Southerly 107 feet, more or less, to the intersection of the west right-of-way line of SE Godsey Road and the southwesterly right-of-way line of SE Monmouth Cutoff (Assessor's Map 8.5.4AA);
11. Thence along said southwesterly right-of-way line, Northwesterly 1,606 feet, more or less, to the northerly west line of Document Number 2014-000611, Polk County Deed Records (Assessor's Map 8.5.4AB);

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12. Thence along said northerly west line, Southerly 360 feet, more or less, to the City of Dallas city limits line (Assessor's Map 8.5.4AB);
13. Thence along said city limits line, Westerly 1,214 feet, more or less, to the northwesterly line of Parcel 2 of Document Number 2003-021494, Polk County Deed Records (Assessor's Map 8.5.4BA);
14. Thence along said northwesterly line, Southwesterly 112 feet, more or less, to the easterly extension of the south line of Partition Plat No. 1992-0017, Polk County Plat Records (Assessor's Map 8.5.4BA);
15. Thence along said easterly extension and the south line of said Partition Plat No. 1992-0017, Westerly 607 feet, more or less, to the east line of Parcel 1 of said Partition Plat No. 1992-0017 (Assessor's Map 8.5.4BA);
16. Thence along said east line, Northerly 82 feet, more or less, to the north line of said Parcel 1 (Assessor's Map 8.5.4BA);
17. Thence along said north line, Westerly 252 feet, more or less, to the east right-of-way line of SE Uglow Avenue (Assessor's Map 8.5.4BA);
18. Thence leaving said east right-of-way line, Westerly 36 feet, more or less, to the centerline of SE Uglow Avenue, also being on the City of Dallas city limits line (Assessor's Map 8.5.4BA);
19. Thence along said city limits line, Westerly 3,309 feet, more or less, to the easterly line of Parcel 2 of Partition Plat No. 1992-0036 (Assessor's Map 8.5.5AA);
20. Thence along said easterly line, Northeasterly 816 feet, more or less, to the northerly line of said Parcel 2 (Assessor's Map 7.5.32DD);
21. Thence along said northerly line, Westerly 216 feet, more or less, to the east right-of-way line of SW Hayter Street (Assessor's Map 7.5.32DD);
22. Thence along said east right-of-way line, Northerly 297 feet, more or less, to the south line of Document Number 2016-009487, Polk County Deed Records (Assessor's Map 7.5.32DD);
23. Thence along said south line and the easterly extension thereof, Easterly 475 feet, more or less, to the westerly line of Document Number 2016-002191, Polk County Deed Records (Assessor's Map 7.5.32DD);
24. Thence along said westerly line, Northeasterly 823 feet, more or less, to the south right-of-way line of SW Cherry Street (Assessor's Map 7.5.32DD);
25. Thence along said south right-of-way line, Easterly 138 feet, more or less, to the west right-of-way line of Main Street (Assessor's Map 7.5.32DD);
26. Thence along said west right-of-way line, Northerly 480 feet, more or less, to the north right-of-way line of SW Birch Street (Assessor's Map 7.5.32DA);
27. Thence along said north right-of-way line, Westerly 494 feet, more or less, to the west right-of-way line of SW Church Street (Assessor's Map 7.5.32DA);
28. Thence along said west right-of-way line, Northerly 1,018 feet, more or less, to the south right-of-way line of SW Clay Street (Assessor's Map 7.5.32DA);
29. Thence along said south right-of-way line and the south right-of-way of SE Clay Street, Easterly 1,082 feet, more or less, to the west line of Lot 1, Block 4 of the plat "Gem Addition to Dallas", Volume 1, Page 3, Polk County Plat Records (Assessor's Map 7.5.33CB);

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30. Thence along said west line and the southerly extension thereof, Southerly 662 feet, more or less, to the north right-of-way line of SE Maple Street (Assessor's Map 7.5.33CB);
31. Thence along said north right-of-way line, Easterly 1,358 feet, more or less, to the west right-of-way line of SE Uglow Avenue (Assessor's Map 7.5.33CA);
32. Thence along said west right-of-way line, Northerly 512 feet, more or less, to the north line of Lot 10, Block 16 of the plat "Improvement Co. Addition to Dallas Oregon", Volume 19, Page 435, Polk County Plat Records (Assessor's Map 7.5.33CA);
33. Thence along said north line and the westerly extension thereof, Westerly 480 feet, more or less, to the west right-of-way line of SE Lewis Street (Assessor's Map 7.5.33CB);
34. Thence along said west right-of-way line, Northerly 158 feet, more or less, to the south right-of-way line of SE Clay Street (Assessor's Map 7.5.33CB);
35. Thence along said south right-of-way line, Westerly 150 feet, more or less, to the west line of Lot 2, Block 15 of said plat "Improvement Co. Addition to Dallas Oregon" (Assessor's Map 7.5.33CB);
36. Thence leaving said south right-of-way line, Northerly 78 feet, more or less, to west line of Document Number 2017-013058, Polk County Deed Records (Assessor's Map 7.5.33CB);
37. Thence along said west line, Northerly 144 feet, more or less, to the north line of said Deed (Assessor's Map 7.5.33CB);
38. Thence leaving said north line, Northeasterly 16 feet, more or less, to west line of Document Number 2017-014121, Polk County Deed Records (Assessor's Map 7.5.33CB);
39. Thence along said west line and the northerly extension thereof, Northerly 224 feet, more or less, to the north right-of-way line of SE Washington Street (Assessor's Map 7.5.33BC);
40. Thence along said north right-of-way line, Easterly 627 feet, more or less, to the west right-of-way line of SE Uglow Avenue (Assessor's Map 7.5.33BD);
41. Thence along said west right-of-way line, Northerly 324 feet, more or less, to the southerly right-of-way line of SE Mill Street (Assessor's Map 7.5.33BD);
42. Thence along said southerly right-of-way line, Northwesterly 763 feet, more or less, to the southerly extension of the east line of Document Number 2020-019120, Polk County Deed Records (Assessor's Map 7.5.33BC);
43. Thence along said southerly extension and the east line of said Deed, Northerly 219 feet, more or less, to the north line of said Deed (Assessor's Map 7.5.33BC);
44. Thence along said north line, Westerly 75 feet, more or less, feet to westerly line of Document Number 2020-014033, Polk County Deed Records (Assessor's Map 7.5.33BC);
45. Thence along said westerly line, Northerly 40 feet, more or less (Assessor's Map 7.5.33BC);
46. Thence continuing along said westerly line, Westerly 7 feet, more or less, to the southerly extension of the westerly line of Partition Plat No. 2021-0016, Polk County Plat Records (Assessor's Map 7.5.33BC);
47. Thence along said southerly extension and the westerly line of said Partition Plat No. 2021-0016 and the northerly extension thereof, Northerly 468 feet, more or less, to the

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south line of the first described parcel in Document Number 2009-000886, Polk County Deed Records (Assessor's Map 7.5.33BC);

48. Thence along said south line, Easterly 70 feet, more or less, to the westerly line of said Partition Plat No. 2021-0016 (Assessor's Map 7.5.33BC);
49. Thence along said westerly line, Northerly 125 feet, more or less, to the easterly right-of-way line of SE Academy Street (Assessor's Map 7.5.33BC);
50. Thence along said easterly right-of-way line, Northerly 73 feet, more or less, to the north right-of-way line of SE Academy Street (Assessor's Map 7.5.33BC);
51. Thence along said north right-of-way line, Westerly 76 feet, more or less, to the westerly line of said Partition Plat 2021-0016 (Assessor's Map 7.5.33BC);
52. Thence along said westerly line, Northerly 81 feet, more or less, to the northerly line of said Partition Plat No. 2021-0016 (Assessor's Map 7.5.33BC);
53. Thence along said northerly line, Southeasterly 822 feet, more or less, to the most easterly line of said Partition Plat No. 2021-0016 (Assessor's Map 7.5.33BC);
54. Thence along said easterly line and the southwesterly extension thereof, Southwesterly 492 feet, more or less, to the northerly line of Document Number 2001-004720 (Assessor's Map 7.5.33BD);
55. Thence along said northerly line, Southeasterly 287 feet, more or less, to the northerly right-of-way line of SE Mill Street (Assessor's Map 7.5.33BD);
56. Thence along said northerly right-of-way line, Southeasterly 283 feet, more or less, to the westerly line of Document Number 2012-013276, Polk County Deed Records (Assessor's Map 7.5.33BD);
57. Thence along said westerly line, Northerly 492 feet, more or less, to the northerly line of said Deed (Assessor's Map 7.5.33BD);
58. Thence along said northerly line, Southeasterly 1,028 feet, more or less, to the northerly line of Lot "F" of the plat "Alderbrook – Phase I", Volume 10, Page 36, Polk County Plat Records (Assessor's Map 7.5.33AC);
59. Thence along the northerly line of said plat and the northerly line of Partition Plat No. 98-0005, Polk County Plat Records, Westerly 619 feet, more or less, to the west line of Parcel 1 of said Partition Plat No. 98-0005 (Assessor's Map 7.5.33BD);
60. Thence along said west line and the southerly extension thereof, Southerly 197 feet, more or less, to the south right-of-way line of SE Azalea Avenue (Assessor's Map 7.5.33BD);
61. Thence along said south right-of-way line, Easterly 153 feet, more or less, to the west line of Lot 18 of said plat "Alderbrook – Phase I" (Assessor's Map 7.5.33CA);
62. Thence along said west line and the southerly extension thereof, Southerly 315 feet, more or less, to the northerly line of Document Number 2021-003757, Polk County Deed Records (Assessor's Map 7.5.33CA);
63. Thence along said northerly line, Westerly 43 feet, more or less, to the west line of said Deed (Assessor's Map 7.5.33CA);
64. Thence along said west line, Southerly 150 feet, more or less, to the northerly right-of-way line of SE Miller Avenue (Assessor's Map 7.5.33CA);
65. Thence leaving said northerly right-of-way line, Southerly 61 feet, more or less, to the intersection of the southerly right-of-way of SE Miller Avenue and the northerly extension of the east line of Document Number 2021-017475, Polk County Deed Records (Assessor's Map 7.5.33CA);

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66. Thence along said northerly extension and the east line of said Deed, Southerly 256 feet, more or less, to the south line of Parcel II said Deed (Assessor's Map 7.5.33CA);
67. Thence along said south line and the westerly extension thereof, Westerly 281 feet, more or less, to the east right-of-way line of SE Uglow Avenue (Assessor's Map 7.5.33CA);
68. Thence along said east right-of-way line, Southerly 516 feet, more or less, to the north line of Document Number 2013-009007, Polk County Deed Records (Assessor's Map 7.5.33CA);
69. Thence along said north line, Easterly 450 feet, more or less, to the east line of said Deed (Assessor's Map 7.5.33CA);
70. Thence along said east line, Southerly 366 feet, more or less, to the north right-of-way line of SE Birch Street (Assessor's Map 7.5.33CA);
71. Thence along said north right-of-way line and the north right-of-way line of Southern Pacific Railroad, Easterly 3,199 feet, more or less, to the west right-of-way line of SE Godsey Road (Assessor's Map 7.5.34CB);
72. Thence along said west right-of-way line, Northerly 177 feet, more or less, to the westerly extension of the north line of Parcel 3 of Partition Plat No. 1995-0034, Polk County Plat Records (Assessor's Map 7.5.34CB);
73. Thence along said westerly extension and the north line of said Parcel 3, Easterly 905 feet, more or less, to the westerly right-of-way line of SE Jonathan Avenue (Assessor's Map 7.5.34CB);
74. Thence along said westerly right-of-way line, Southerly 66 feet, more or less, to the south right-of-way line of SE Jonathan Avenue (Assessor's Map 7.5.34CB);
75. Thence along said south right-of-way line, Easterly 68 feet, more or less, to the east line of said Parcel 3 (Assessor's Map 7.5.34CB);
76. Thence along said east line, Southerly 120 feet, more or less, to the north right-of-way line of Southern Pacific Railroad (Assessor's Map 7.5.34CA);
77. Thence along said north right-of-way line, Easterly 1,173 feet, more or less, to the east line of Partition Plat No. 2010-0006, Polk County Plat Records (Assessor's Map 7.5.34CA);
78. Thence along the southerly extension of said east line, Southerly 20 feet, more or less, to the centerline of Southern Pacific Railroad (Assessor's Map 7.5.34CA);
79. Thence along said centerline, Easterly 501 feet, more or less, to the City of Dallas city limits line (Assessor's Map 7.5.34C);
80. Thence along said city limits line, Southerly 21 feet, more or less, to the intersection of the south right-of-way line of Southern Pacific Railroad and the east line of the David Grant Donation Land Claim No. 65 (Assessor's Map 7.5.34C);
81. Thence along said east line, Southerly 1,071 feet, more or less, to the southeast corner of the north one-half of the David Grant Donation Land Claim (D.L.C.) No. 65 (Assessor's Map 7.5.34C);
82. Thence along the south line of the north one-half of D.L.C. No. 65, Westerly 1,574 feet, more or less, to the east line of Document Number 2002-003573, Polk County Deed Records (Assessor's Map 7.5.34CC);
83. Thence along said east line, Southerly 212 feet, more or less, to the Point of Beginning (Assessor's Map 8.5.3BB).

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Excepting therefrom;

Beginning at the northeast corner of Lot 2, Block 1 of the plat "Brookside Subdivision", Volume 8, Page 41, Polk County Plat Records (Assessor's Map 7.5.34CC);

84. Thence along the east line of said plat, Southerly 381 feet, more or less, to the south line of said plat (Assessor's Map 7.5.34CC);
85. Thence along said south line, Westerly 170 feet, more or less, to the east right-of-way line of SE Godsey Road (Assessor's Map 7.5.34CC);
86. Thence along said east right-of-way line, Northerly 381 feet, more or less, to the westerly extension of the north line of said plat (Assessor's Map 7.5.34CC);
87. Thence along said westerly extension and the north line of said plat, Easterly 170 feet, more or less, to the Point of Beginning (Assessor's Map 7.5.34CC).

Also Excepting therefrom;

Beginning at the northwest corner Lot 1, Block 3 of the plat "Godsey Subdivision", Volume 5, Page 43, Polk County Plat Records (Assessor's Map 7.5.34CC);

88. Thence along the north line of said plat, Easterly 325 feet, more or less, to the east line of said plat (Assessor's Map 7.5.34CC);
89. Thence along said east line, Southerly 10 feet, more or less, to the north line of Book 313, Page 1700, Polk County Book of Records (Assessor's Map 7.5.34CC);
90. Thence along said north line, Easterly 120 feet, more or less, to the west right-of-way line of SE Godsey Road (Assessor's Map 7.5.34CC);
91. Thence along said west right-of-way line, Southerly 625 feet, more or less, to the south line of Document Number 2006-005592, Polk County Deed Records (Assessor's Map 7.5.34CC);
92. Thence along said south line and the south line of Document Number 2020-011088, Polk County Deed Records, Westerly 482 feet, more or less, to the west line of said Deed (Assessor's Map 7.5.34CC);
93. Thence along said west line, Northerly 85 feet, more or less, to the north line of said Deed (Assessor's Map 7.5.34CC);
94. Thence along said north line, Easterly 62 feet, more or less, to the west line of said plat (Assessor's Map 7.5.34CC);
95. Thence along said west line, Northerly 575 feet, more or less, to the Point of Beginning (Assessor's Map 7.5.34CC).

The above described tract of land contains 423 acres, more or less.

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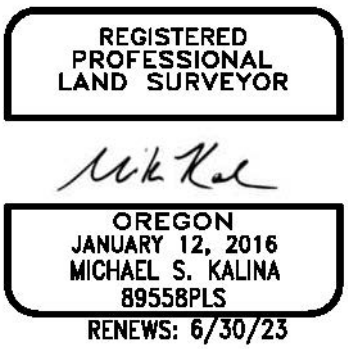

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CITY OF DALLAS
URBAN RENEWAL AREA
DALLAS OREGON
POLK COUNTY

MAP OF URBAN RENEWAL AREA COVER SHEET

DESIGNED BY:	
DRAWN BY:	WCB
MANAGED BY:	MSK
CHECKED BY:	MSK
DATE: 6/23/2022	

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/23

REVISIONS

JOB NUMBER
9497

SHEET
1

AKS DRAWING FILE: 9497 URA MAP.DWG | LAYOUT: 1

Dallas City Council
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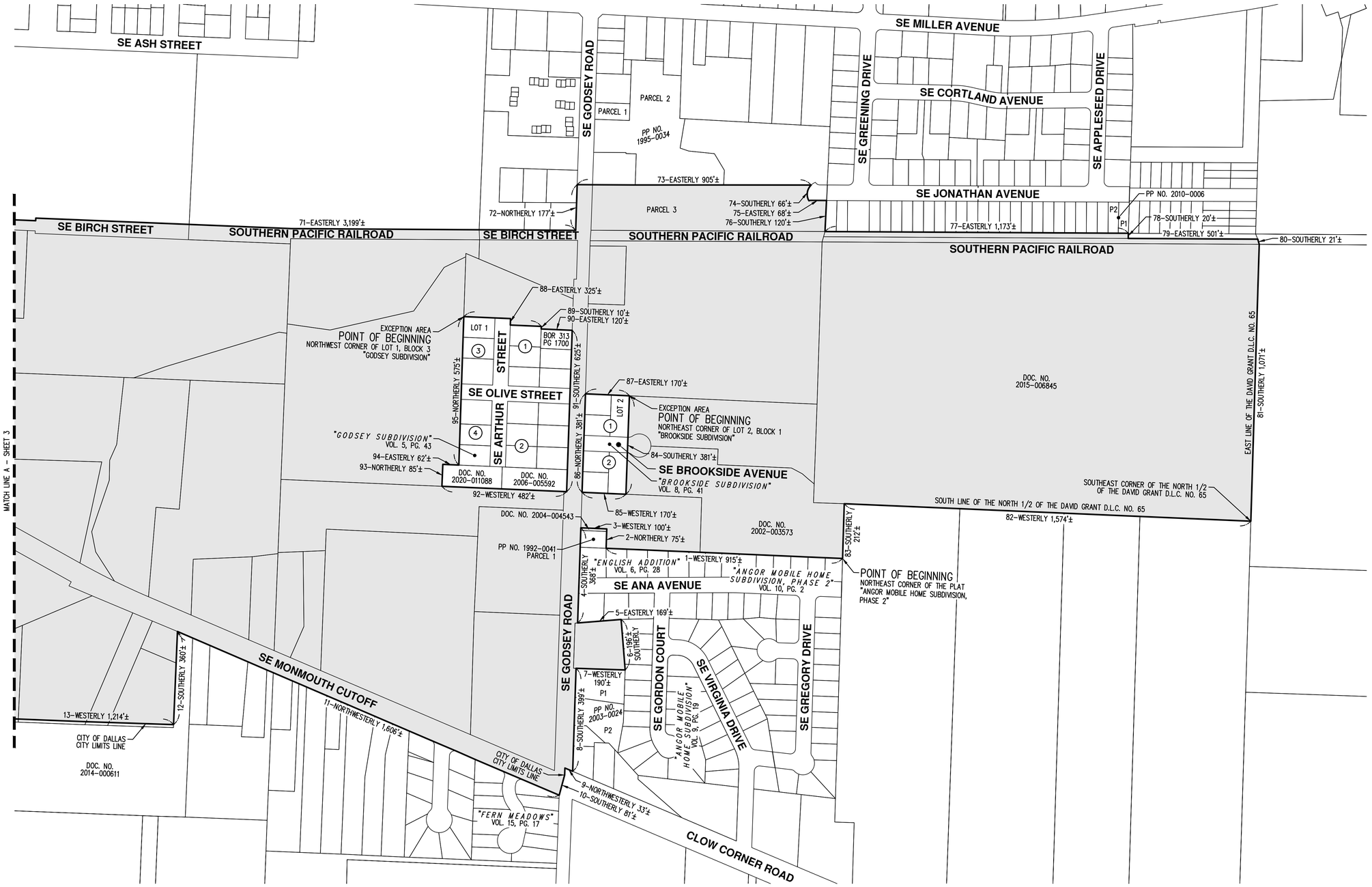

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MAP OF URBAN RENEWAL AREA

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MANAGED BY: MSK
CHECKED BY: MSK
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RENEWS: 6/30/23

REVISIONS

JOB NUMBER 9497

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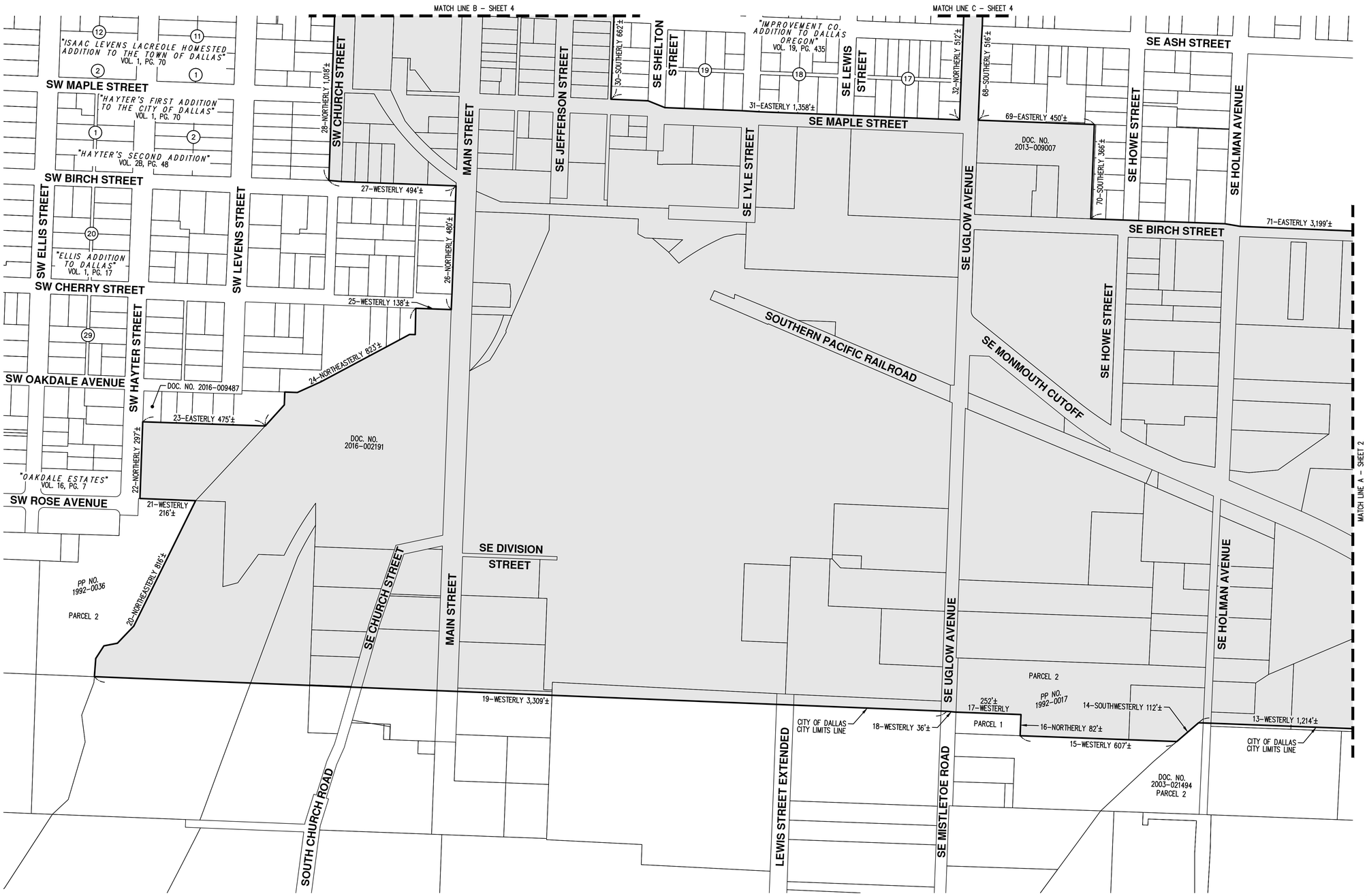

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DATE: 6/23/2022	

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/23

REVISIONS

JOB NUMBER
9497

SHEET
4

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Attachment C.

Report Accompanying the South Dallas Urban Renewal Plan

This document remains draft until the City Council adoption of the South Dallas Urban Renewal Plan.

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South Dallas Urban Renewal Plan adopted by the City of Dallas

DATE

Ordinance No. 2022- ___

DALLAS OREGON

Come thrive with us, we invest in people and business

LIST OF PARTICIPANTS

City Council

Brian Dalton, Mayor

Michael Schilling, Council President

Larry Briggs

Kristen Collins

Terry Crawford

Rod Dunham

Kim Fitzgerald

Bill Hahn

Ken Woods, Jr.

Dallas Development Commission

Brian Dalton

Michael Schilling

Larry Briggs

Kristen Collins

Terry Crawford

Rod Dunham

Kim Fitzgerald

Bill Hahn

Ken Woods, Jr.

Planning Commission

David Shein, Chair

John Swanson, Vice-Chair

Tory Banford

Andy Groh

Carol Kowash

John Schulte

City of Dallas Staff

Brian Latta, City Manager

Charlie Mitchell, Commuity Development Director

Gary Marks, Public Works Director

Tom Gilson, Engineering Supervisor

Sam Kaufmann, City Recorder

Lane Shetterly, City Counsel

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions LLC

Nick Popenuk

Ali Danko

Rob Wyman

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I. INTRODUCTION

The Report Accompanying the South Dallas Urban Renewal Plan (Report) contains background information and project details that pertain to the South Dallas Urban Renewal Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the City of Dallas as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.0857(8))
- A relocation report. (ORS 457.087(9))

The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

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Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	X
ORS 457.087 (2)	XI
ORS 457.087 (3)	II
ORS 457.087 (4)	III
ORS 457.087 (5)	VI
ORS 457.087 (6)	IV,V
ORS 457.087 (7)	IV,V
ORS 457.087 (8)	VIII
ORS 457.087 (9)	XII

The Report provides guidance on how the Plan might be implemented. As the Dallas Development Commission (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan.

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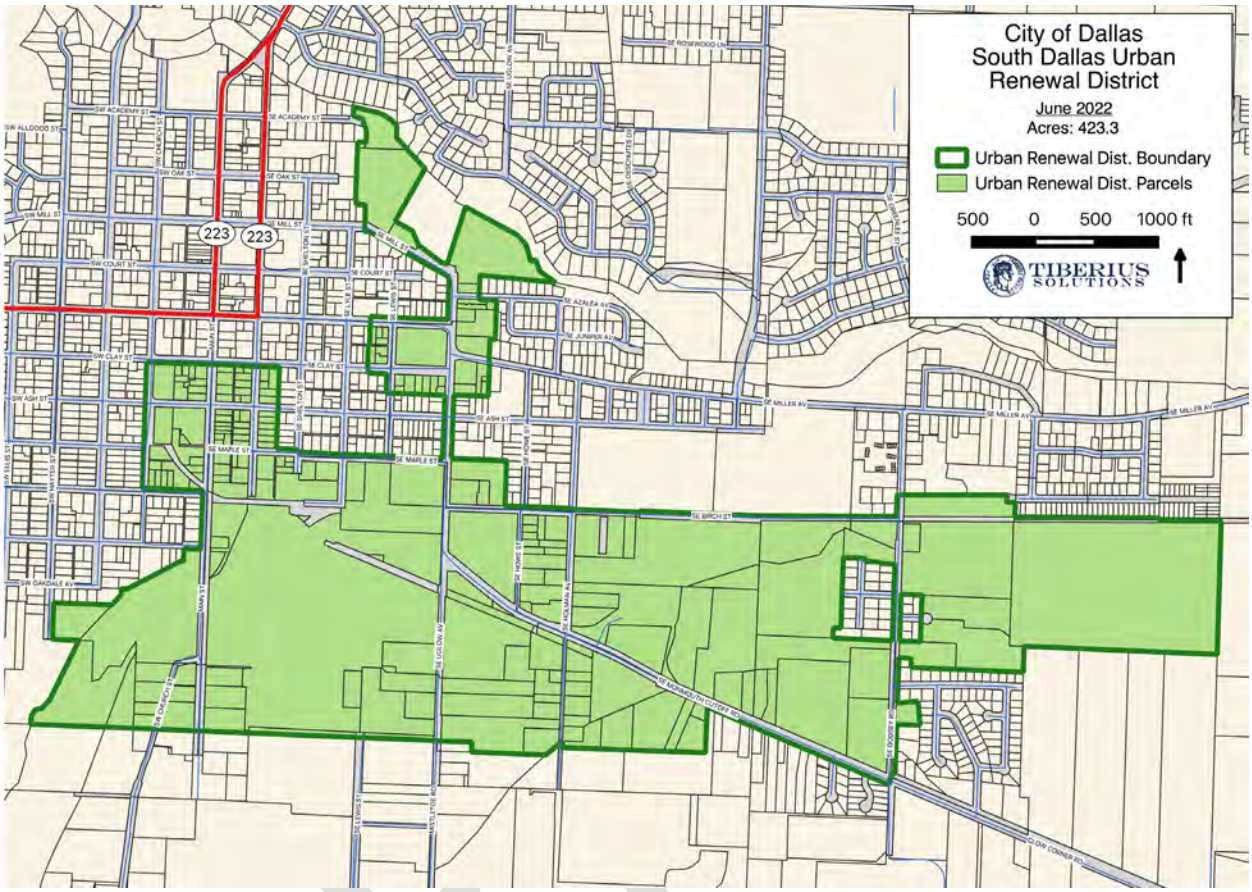
Figure 1 - South Dallas Urban Renewal Plan Boundary



Source: Tiberius Solutions

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II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. Public infrastructure, facilities & planning

1. Floodway study (Mill Site/ N. Fork Ash Creek)

2. Monmouth Cutoff Road, Uglow Street improvements (from eastern City limits to intersection; may include new intersection; build to City urban design standards)

3. Mill Site transportation improvements (new east-west transportation corridors through the current Mill Site)

4. Jefferson Street/Main Street couplet improvements to the south to connect into current Mill Site area

5. Ash Creek improvements (a portion of the creek lies underneath the Mill Site)

6. Other area roadway, pedestrian, bicycle & rail improvements throughout Area

7. Area water service extensions where needed

8. Area sanitary sewer service upgrades & extensions where needed

9. Purple pipe development (recycled wastewater for industrial uses)

10. Trails systems improvements & extensions, potentially along Ash Creek and at the south end of the current Mill Site

Existing Conditions:

The transportation within the area is deficient in a number of ways. The existing roads need improvements as shown in the Transportation Systems Plan analysis in Chapter X of this document. There is a need for Mill Site transportation improvements to allow the Area to redevelop. A portion of Ash Creek presently lies under the Mill Site. There is flooding in the Area. There are needs for water, sanitary sewer and stormwater improvements in the Area as further detailed in Chapter X. Much of the property is in changing uses or is vacant and unproductive.

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B. Private sector/ economic development

1. Site certification assistance (State of Oregon industrial site certification program)
2. New & existing business assistance programs
3. City fee & Systems Development Charges (SDC) waiver assistance for targeted businesses
4. Targeted commercial marketing
5. Targeted Mill Site improvements

Existing Conditions:

The Area is largely in changing uses or is vacant and unproductive. Assistance including site certification, assistance for new and existing businesses, assistance with SDCs and targeted infrastructure improvements will be necessary to promote successful economic development. There is not city funding to provide these activities at this time.

C. Administration & staffing

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.

Existing Conditions:

There is not an urban renewal program within this Area, so administration and staffing is not necessary. Once a plan is adopted, the Dallas Development Commission will need to implement the Plan which will require staff time and resources.

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III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 2 shows the costs of the projects in FYE 2022 constant dollars and the estimated costs of projects in year of expenditure dollars. The "year of expenditure" costs assumes inflation of 3.0% annually. City staff provided cost estimates. These estimates are ballpark estimates and will be refined in the annual budgeting process with the acknowledgement of the limiting total cost factor of the maximum indebtedness. Different allocations may be made to different line items within the Plan.

The Plan assumes that the Agency/City will use other funds to assist in the completion of the projects within the Area. The Agency/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the programs.

Table 2 - Estimated Project Costs

Project	Constant $2022	Year of expenditure $
Public Infrastructure, Facilities & Planning	($10,750,000)	(19,366,425)
Private Sector/ Economic Development	($11,500,000)	(20,717,571)
Admin & Staffing including finance fees	($858,498)	(1,501,885)
TOTAL:	($23,108,498	($41,585,881)

Source: Tiberius Solutions with project cost input from the City of Dallas

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IV. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through Fiscal Year End (FYE) 2053 are calculated based on projections of the assessed value within the Area and the consolidated tax rate that will apply in the Area. The long-term projections for FYE 2024 and beyond assume an annual growth rate of 6.00% for assessed value in the area. This assumes substantial new development will occur n the Area over the life of the Plan. These projections of growth are the basis for the projections in Table 6, through Table 9. If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the URA to fund projects listed in the Plan over the anticipated duration of the Plan.

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss.

The first year of tax increment collections is anticipated to be FYE 2024. Gross tax increment financing (TIF). TIF is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is "tax rate times assessed value used divided by one thousand." The consolidated tax rate includes permanent tax rates only and excludes general obligation bonds and local option levies as they will not be impacted by this Plan.

Figure 2 shows expected TIF revenues over time and the projected tax revenues after termination of the Area.

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Table 3 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base AV	Increment Applied	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2024	80,825,176	71,934,119	8,891,057	11.6709	103,767	(5,188)	98,579	-	98,579
2025	85,674,687	71,934,119	13,740,568	11.6709	160,365	(8,018)	152,347	1,479	153,826
2026	90,815,168	71,934,119	18,881,049	11.6709	220,359	(11,018)	209,341	2,285	211,627
2027	96,264,079	71,934,119	24,329,960	11.6709	283,953	(14,198)	269,755	3,140	272,896
2028	102,039,924	71,934,119	30,105,805	11.6709	351,363	(17,568)	333,794	4,046	337,841
2029	108,162,321	71,934,119	36,228,202	11.6709	422,817	(21,141)	401,676	5,007	406,683
2030	114,652,060	71,934,119	42,717,941	11.6709	498,558	(24,928)	473,630	6,025	479,655
2031	121,531,184	71,934,119	49,597,065	11.6709	578,844	(28,942)	549,901	7,104	557,006
2032	128,823,054	71,934,119	56,888,935	11.6709	663,946	(33,197)	630,749	8,249	638,998
2033	136,552,437	71,934,119	64,618,318	11.6709	754,155	(37,708)	716,448	9,461	725,909
2034	144,745,582	71,934,119	72,811,463	11.6709	849,777	(42,489)	807,288	10,747	818,035
2035	153,430,318	71,934,119	81,496,199	11.6709	951,136	(47,557)	903,579	12,109	915,688
2036	162,636,139	71,934,119	90,702,020	11.6709	1,058,576	(52,929)	1,005,647	13,554	1,019,201
2037	172,394,306	71,934,119	100,460,187	11.6709	1,172,463	(58,623)	1,113,840	15,085	1,128,925
2038	182,737,965	71,934,119	110,803,846	11.6709	1,293,183	(64,659)	1,228,524	16,708	1,245,232
2039	193,702,243	71,934,119	121,768,124	11.6709	1,421,146	(71,057)	1,350,089	18,428	1,368,517
2040	205,324,377	71,934,119	133,390,258	11.6709	1,556,787	(77,839)	1,478,948	20,251	1,499,199
2041	217,643,840	71,934,119	145,709,721	11.6709	1,700,567	(85,028)	1,615,539	22,184	1,637,723
2042	230,702,471	71,934,119	158,768,352	11.6709	1,852,973	(92,649)	1,760,325	24,233	1,784,558
2043	244,544,619	71,934,119	172,610,500	11.6709	2,014,524	(100,726)	1,913,798	26,405	1,940,203
2044	259,217,297	71,934,119	187,283,178	11.6709	2,185,768	(109,288)	2,076,479	28,707	2,105,186
2045	274,770,336	71,934,119	202,836,217	11.6709	2,367,286	(118,364)	2,248,922	31,147	2,280,069
2046	291,256,555	71,934,119	219,322,436	11.6709	2,559,695	(127,985)	2,431,711	33,734	2,465,444
2047	308,731,947	71,934,119	236,797,828	11.6709	2,763,649	(138,182)	2,625,467	36,476	2,661,942
2048	327,255,865	71,934,119	255,321,746	11.6709	2,979,840	(148,992)	2,830,848	39,382	2,870,230
2049	346,891,217	71,934,119	274,957,098	11.6709	3,209,003	(160,450)	3,048,553	42,463	3,091,016
2050	367,704,690	71,934,119	295,770,571	11.6709	3,451,916	(172,596)	3,279,320	45,728	3,325,048
2051	389,766,972	71,934,119	317,832,853	11.6709	3,709,403	(185,470)	3,523,933	49,190	3,573,122
2052	413,152,989	71,934,119	341,218,870	11.6709	3,982,339	(199,117)	3,783,222	52,859	3,836,081
2053	437,942,168	71,934,119	366,008,049	11.6709	4,271,652	(213,583)	4,058,069	56,748	4,114,818
TOTAL:					49,389,810	(2,469,489)	46,920,321	642,934	47,563,257

Source: Tiberius Solutions

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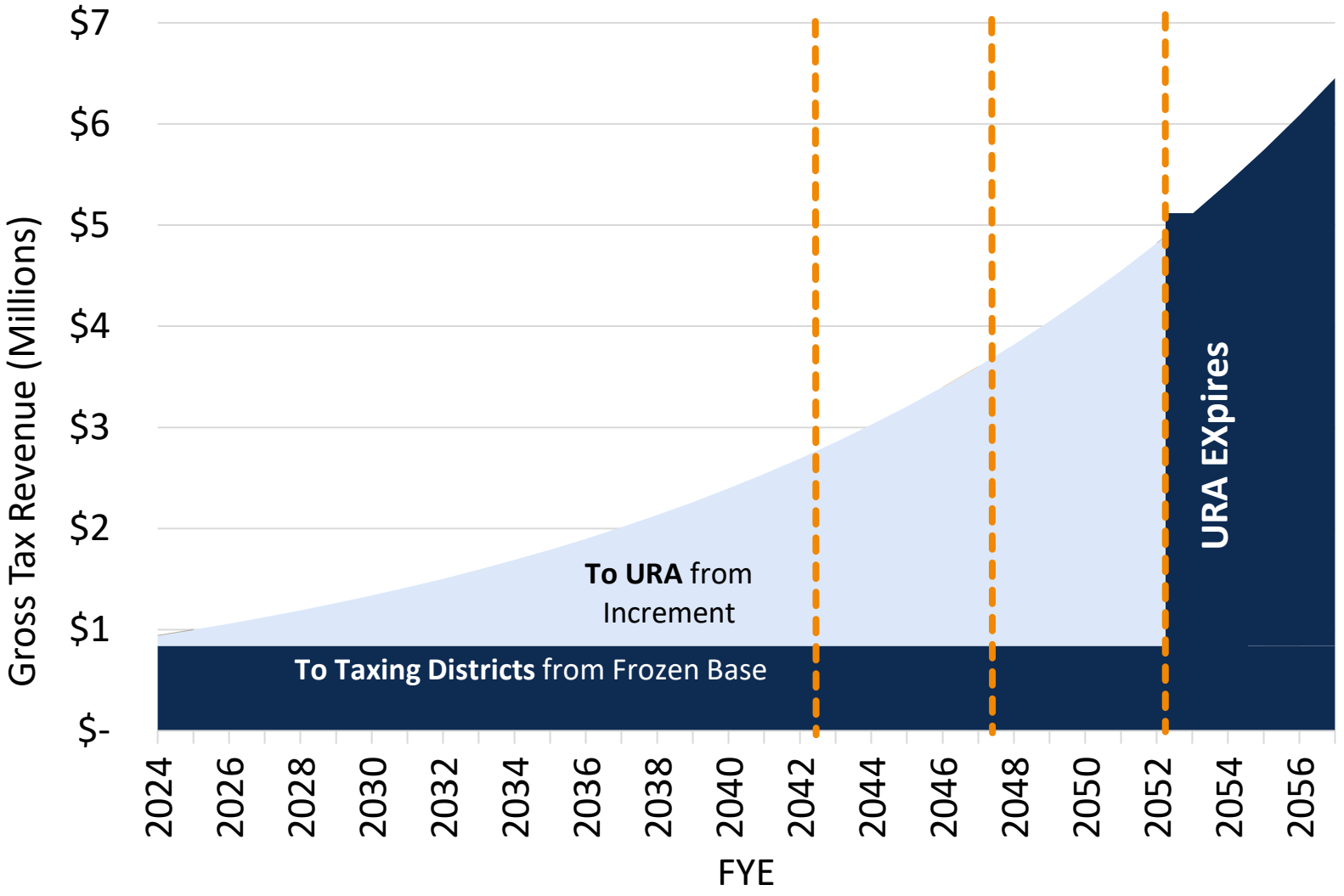
Figure 2 - TIF Projections



Source: Tiberius Solutions

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V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 4 shows a summary of the financial capacity of the URA, including how total TIF revenue translates to the ability to fund projects in constant 2022 dollars in five-year increments. Table 6 through Table 9 show more detailed tables on the allocation of tax revenues to debt service. Table 10 through Table 13 show potential allocations to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the urban renewal area in FYE 2053, a 30-year Plan. If growth in assessed value is slower than projected, the timeline for urban renewal may be longer. If growth in assessed value is more robust than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is $41,600,000 (Forty-One Million Six Hundred Thousand). The estimated total amount of tax increment revenues required to service the maximum indebtedness of $41,600,000 is $47,563,255 and is from permanent rate tax levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings (loans).

The financial analysis projects capacity of funding for projects in five-year increments is shown below in Table 4.

Table 4 - TIF Capacity of the Area in FYE 2022 Constant Rounded Numbers

Net TIF	**$47,600,000**
Maximum Indebtedness	**$41,600,000**
Capacity (2022$)	**$23,100,000**
Years 1-5	$1,700,000
Years 6-10	$3,200,000
Years 11-15	$4,000,000
Years 16-20	$4,400,000
Years 21-25	$3,800,000
Years 26-30	$6,000,000

Source: Tiberius Solutions

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This financial analysis shows projected borrowings as identified in Table 5. This is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible. The Agency may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the District in FYE 2053. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 6.

Table 5 - Estimated Borrowings and Amounts

Loan	Loan A	Loan B	Loan C
Principal Amount	$1,200,000	$2,700,000	$3,500,000
Interest Rate	5.00%	5.00%	5.00%
Loan Term	20	20	19
Loan Year	2025	2030	2035
Interest Payment Start	2025	2030	2035
Principal Payment Start	2025	2030	2035
Annual Payment	($96,291)	($216,655)	($289,608)

Source: Tiberius Solution

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Table 6 - Tax Increment Revenues and Allocations to Debt Service, Page 1

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Resources								
Beginning Balance		-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	46,920,321	98,579	152,347	209,341	269,755	333,794	401,676	473,630
TIF: Prior Years	642,934	-	1,479	2,285	3,140	4,046	5,007	6,025
Total Resources	47,563,255	98,579	153,826	211,627	272,896	337,841	406,683	479,655
Expenditures								
Debt Service								
Loan A	(1,925,822)	-	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)
Loan B	(4,333,100)	-	-	-	-	-	-	(216,655)
Loan C	(5,502,543)	-	-	-	-	-	-	-
Loan D	(5,515,909)	-	-	-	-	-	-	-
Total Debt Service	(17,277,374)	-	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(312,946)
Debt Service Coverage Ratio			1.60	2.20	2.83	3.51	4.22	1.53
Transfer to URA Projects Fund	(30,285,881)	(98,579)	(57,534)	(115,335)	(176,604)	(241,550)	(310,392)	(166,709)
Total Expenditures	(47,563,255)	(98,579)	(153,826)	(211,627)	(272,896)	(337,841)	(406,683)	(479,655)
Ending Balance		-	-	-	-	-	-	-

Source: Tiberius Solutions

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Table 7 - Tax Increment Revenues and Allocations to Debt Service, Page 2

	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	549,901	630,749	716,448	807,288	903,579	1,005,647	1,113,840	1,228,524
TIF: Prior Years	7,104	8,249	9,461	10,747	12,109	13,554	15,085	16,708
Total Resources	557,006	638,998	725,909	818,035	915,688	1,019,201	1,128,925	1,245,232
Expenditures								
Debt Service								
Loan A	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)
Loan B	(216,655)	(216,655)	(216,655)	(216,655)	(216,655)	(216,655)	(216,655)	(216,655)
Loan C	-	-	-	-	(289,608)	(289,608)	(289,608)	(289,608)
Loan D	-	-	-	-	-	-	-	-
Total Debt Service	(312,946)	(312,946)	(312,946)	(312,946)	(602,554)	(602,554)	(602,554)	(602,554)
Debt Service Coverage Ratio	1.78	2.04	2.32	2.61	1.52	1.69	1.87	2.07
Transfer to URA Projects Fund	(244,060)	(326,052)	(412,963)	(505,089)	(313,135)	(416,648)	(526,371)	(642,678)
Total Expenditures	(557,006)	(638,998)	(725,909)	(818,035)	(915,688)	(1,019,201)	(1,128,925)	(1,245,232)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

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Table 8 - Tax Increment Revenues and Allocations to Debt Service, Page 3

	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	1,350,089	1,478,948	1,615,539	1,760,325	1,913,798	2,076,479	2,248,922	2,431,711
TIF: Prior Years	18,428	20,251	22,184	24,233	26,405	28,707	31,147	33,734
Total Resources	1,368,517	1,499,199	1,637,723	1,784,558	1,940,203	2,105,186	2,280,069	2,465,444
Expenditures								
Debt Service								
Loan A	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	(96,291)	-	-
Loan B	(216,655)	(216,655)	(216,655)	(216,655)	(216,655)	(216,655)	(216,655)	(216,655)
Loan C	(289,608)	(289,608)	(289,608)	(289,608)	(289,608)	(289,608)	(289,608)	(289,608)
Loan D	-	(393,993)	(393,993)	(393,993)	(393,993)	(393,993)	(393,993)	(393,993)
Total Debt Service	(602,554)	(996,547)	(996,547)	(996,547)	(996,547)	(996,547)	(900,256)	(900,256)
Debt Service Coverage Ratio	2.27	1.50	1.64	1.79	1.95	2.11	2.53	2.74
Transfer to URA Projects Fund	(765,963)	(502,652)	(641,176)	(788,011)	(943,655)	(1,108,639)	(1,379,813)	(1,565,188)
Total Expenditures	(1,368,517)	(1,499,199)	(1,637,723)	(1,784,558)	(1,940,203)	(2,105,186)	(2,280,069)	(2,465,444)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

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Table 9 - Tax Increment Revenues and Allocations to Debt Service, Page 4

	FYE 2047	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053
Resources							
Beginning Balance	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-
TIF: Current Year	2,625,467	2,830,848	3,048,553	3,279,320	3,523,933	3,783,222	4,058,069
TIF: Prior Years	36,476	39,382	42,463	45,728	49,190	52,859	56,748
Total Resources	2,661,942	2,870,230	3,091,016	3,325,048	3,573,122	3,836,081	4,114,818
Expenditures							
Debt Service							
Loan A	-	-	-	-	-	-	-
Loan B	(216,655)	(216,655)	(216,655)	-	-	-	-
Loan C	(289,608)	(289,608)	(289,608)	(289,608)	(289,608)	(289,608)	(289,607)
Loan D	(393,993)	(393,993)	(393,993)	(393,993)	(393,993)	(393,993)	(393,993)
Total Debt Service	(900,256)	(900,256)	(900,256)	(683,601)	(683,601)	(683,601)	(683,601)
Debt Service Coverage Ratio	2.96	3.19	3.43	4.86	5.23	5.61	6.02
Transfer to URA Projects Fund	(1,761,686)	(1,969,974)	(2,190,760)	(2,641,447)	(2,889,521)	(3,152,480)	(3,431,217)
Total Expenditures	(2,661,942)	(2,870,230)	(3,091,016)	(3,325,048)	(3,573,122)	(3,836,081)	(4,114,818)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

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VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are also shown. These are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the later years of the Area.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2053, a 30-year program.

The amount of money available for projects in 2022 constant dollars for the Area is approximately $23,018,498 (Table 3). This $23,018,498 is calculated by disinflating the maximum indebtedness (MI) to constant 2022 dollars. Constant year dollars are useful to the Agency during the project funding allocation because estimates for the projects do not typically account for the impact of inflation regarding the year the project is pursued. Constant dollars allow for a simple and direct representation of project funding allocations.

Table 10 through Table 13 show the approximate $23,018,498 of 2022 constant dollars for projects inflated over the life of the Area including administrative expenses. All costs shown in Table 10 through Table 13 are in year-of-expenditure dollars, which are adjusted by 3.00% annually to account for inflation. The year of expenditure total cost is $41,585,881.

The 3.00% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available. If the City can jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, or if other outside funding sources are secured, including but not limited to, developer contributions, the timing on projects can be moved up.

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Table 10 - Programs and Costs in Year of Expenditure Dollars, Page 1

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Resources								
Beginning Balance		-	-	-	-	-	-	-
Transfer from TIF Fund	30,285,881	98,579	57,534	115,335	176,604	241,550	310,392	166,709
Bond/Loan Proceeds	11,300,000	-	1,200,000	-	-	-	-	2,700,000
Total Resources	41,585,881	98,579	1,257,534	115,335	176,604	241,550	310,392	2,866,709
Expenditures (YOE $)								
Public Infrastructure, Facilities & Planning	(19,366,425)	(46,075)	(574,993)	(53,907)	(82,543)	(112,898)	(145,074)	(1,325,073)
Private Sector/ Economic Development	(20,717,571)	(49,289)	(615,108)	(57,668)	(88,302)	(120,775)	(155,196)	(1,417,519)
Admin & Staffing	(1,351,146)	(3,215)	(40,116)	(3,761)	(5,759)	(7,877)	(10,121)	(92,447)
Total Expenditures	(41,585,881)	(98,579)	(1,257,534)	(115,335)	(176,604)	(241,550)	(310,392)	(2,866,709)
Ending Balance		-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 11 - Programs and Costs in Year of Expenditure Dollars, Page 2

	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Transfer from TIF Fund	244,060	326,052	412,963	505,089	313,135	416,648	526,371	642,678
Bond/Loan Proceeds	-	-	-	-	3,500,000	-	-	-
Total Resources	244,060	326,052	412,963	505,089	3,813,135	416,648	526,371	642,678
Expenditures (YOE $)								
Public Infrastructure, Facilities & Planning	(114,071)	(152,394)	(193,015)	(236,074)	(1,759,234)	(194,737)	(246,021)	(300,382)
Private Sector/ Economic Development	(122,030)	(163,026)	(206,481)	(252,544)	(1,881,971)	(208,324)	(263,186)	(321,339)
Admin & Staffing	(7,958)	(10,632)	(13,466)	(16,470)	(122,737)	(13,586)	(17,164)	(20,957)
Total Expenditures	(244,060)	(326,052)	(412,963)	(505,089)	(3,813,135)	(416,648)	(526,371)	(642,678)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

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Table 12 - Programs and Costs in Year of Expenditure Dollars, Page 3

	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Transfer from TIF Fund	765,963	502,652	641,176	788,011	943,655	1,108,639	1,379,813	1,565,188
Bond/Loan Proceeds	-	3,900,000	-	-	-	-	-	-
Total Resources	765,963	4,402,652	641,176	788,011	943,655	1,108,639	1,379,813	1,565,188
Expenditures (YOE $)								
Public Infrastructure, Facilities & Planning	(358,005)	(2,037,869)	(299,680)	(368,309)	(441,056)	(518,168)	(644,913)	(731,555)
Private Sector/ Economic Development	(382,982)	(2,180,046)	(320,588)	(394,005)	(471,828)	(554,320)	(689,906)	(782,594)
Admin & Staffing	(24,977)	(142,177)	(20,908)	(25,696)	(30,771)	(36,151)	(44,994)	(51,039)
Total Expenditures	(765,963)	(4,402,652)	(641,176)	(788,011)	(943,655)	(1,108,639)	(1,379,813)	(1,565,188)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 13 - Programs and Costs in Year of Expenditure Dollars, Page 4

	FYE 2047	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053
Resources							
Beginning Balance	-	-	-	-	-	-	-
Transfer from TIF Fund	1,761,686	1,969,974	2,190,760	2,641,447	2,889,521	3,152,480	3,431,217
Bond/Loan Proceeds	-	-					
Total Resources	1,761,686	1,969,974	2,190,760	2,641,447	2,889,521	3,152,480	3,431,217
Expenditures (YOE $)							
Public Infrastructure, Facilities & Planning	(823,397)	(920,749)	(1,023,942)	(1,234,589)	(1,350,537)	(1,473,442)	(1,603,721)
Private Sector/ Economic Development	(880,843)	(984,987)	(1,095,380)	(1,320,724)	(1,444,761)	(1,576,240)	(1,715,608)
Admin & Staffing	(57,446)	(64,238)	(71,438)	(86,134)	(94,224)	(102,798)	(111,887)
Total Expenditures	(1,761,686)	(1,969,974)	(2,190,760)	(2,641,447)	(2,889,521)	(3,152,480)	(3,431,217)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

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VII. REVENUE SHARING

Revenue sharing targets are not projected to be reached as the threshold set in ORS 457 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is not met during the expected life of the Plan.

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan ($4,160,000). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness ($5,200,000). If this threshold is met, revenue for the Area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached earlier.

VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2053 and are shown in Table 14 for the general government taxing districts and Table 15 for the education taxing districts.

The Willamette Education Service Disrict and the Dallas School District are not directly affected by the tax increment financing, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

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Table 14 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	Polk County	Chemeketa Regional Library	City of Dallas	Dallas CD	Polk Soil/Water CD	Ash Creek WCD	4H/M Garden/Forest Ext Dist	Subtotal Gen. Gov't
2024	(14,494)	(691)	(35,436)	(462)	(422)	(192)	(633)	(52,331)
2025	(22,617)	(1,078)	(55,296)	(721)	(659)	(300)	(989)	(81,660)
2026	(31,116)	(1,483)	(76,074)	(992)	(907)	(412)	(1,360)	(112,344)
2027	(40,124)	(1,913)	(98,099)	(1,279)	(1,169)	(531)	(1,754)	(144,869)
2028	(49,673)	(2,368)	(121,445)	(1,583)	(1,447)	(658)	(2,171)	(179,346)
2029	(59,795)	(2,850)	(146,192)	(1,906)	(1,742)	(792)	(2,613)	(215,891)
2030	(70,525)	(3,362)	(172,424)	(2,248)	(2,055)	(934)	(3,082)	(254,630)
2031	(81,898)	(3,904)	(200,229)	(2,611)	(2,386)	(1,084)	(3,579)	(295,692)
2032	(93,953)	(4,479)	(229,703)	(2,995)	(2,738)	(1,244)	(4,106)	(339,218)
2033	(106,732)	(5,088)	(260,946)	(3,402)	(3,110)	(1,413)	(4,665)	(385,356)
2034	(120,277)	(5,734)	(294,063)	(3,834)	(3,505)	(1,593)	(5,257)	(434,262)
2035	(134,636)	(6,418)	(329,167)	(4,292)	(3,923)	(1,783)	(5,884)	(486,102)
2036	(149,855)	(7,143)	(366,377)	(4,777)	(4,366)	(1,984)	(6,550)	(541,053)
2037	(165,988)	(7,912)	(405,820)	(5,291)	(4,836)	(2,198)	(7,255)	(599,301)
2038	(183,089)	(8,728)	(447,629)	(5,836)	(5,335)	(2,424)	(8,002)	(661,043)
2039	(201,216)	(9,592)	(491,947)	(6,414)	(5,863)	(2,664)	(8,794)	(726,491)
2040	(220,430)	(10,508)	(538,924)	(7,027)	(6,423)	(2,919)	(9,634)	(795,865)
2041	(240,798)	(11,479)	(588,720)	(7,676)	(7,016)	(3,189)	(10,524)	(869,401)
2042	(262,387)	(12,508)	(641,503)	(8,364)	(7,645)	(3,475)	(11,468)	(947,350)
2043	(285,272)	(13,599)	(697,453)	(9,093)	(8,312)	(3,778)	(12,468)	(1,029,975)
2044	(309,530)	(14,755)	(756,761)	(9,867)	(9,019)	(4,099)	(13,528)	(1,117,559)
2045	(335,243)	(15,981)	(819,627)	(10,686)	(9,768)	(4,439)	(14,652)	(1,210,397)
2046	(362,499)	(17,280)	(886,265)	(11,555)	(10,562)	(4,800)	(15,844)	(1,308,805)
2047	(391,391)	(18,657)	(956,901)	(12,476)	(11,404)	(5,183)	(17,106)	(1,413,118)
2048	(422,016)	(20,117)	(1,031,775)	(13,452)	(12,297)	(5,588)	(18,445)	(1,523,690)
2049	(454,478)	(21,665)	(1,111,142)	(14,487)	(13,242)	(6,018)	(19,864)	(1,640,896)
2050	(488,889)	(23,305)	(1,195,270)	(15,584)	(14,245)	(6,474)	(21,368)	(1,765,134)
2051	(525,364)	(25,044)	(1,284,447)	(16,747)	(15,308)	(6,957)	(22,962)	(1,896,827)
2052	(564,027)	(26,887)	(1,378,974)	(17,979)	(16,434)	(7,469)	(24,652)	(2,036,421)
2053	(605,010)	(28,840)	(1,479,172)	(19,286)	(17,629)	(8,012)	(26,443)	(2,184,391)
TOTAL:	(6,993,322)	(333,368)	(17,097,781)	(222,922)	(203,767)	(92,606)	(305,648)	(25,249,418)

Source: Tiberius Solutions

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Table 15 - Projected Impact on Taxing District Permanent Rate Levies - Education

FYE	Chemeketa Community College	Willamette Education Service District	Dallas Sshool District	Subtotal Education	Total Gen. Gov't and Education
2024	(5,287)	(2,506)	(38,454)	(46,247)	(98,578)
2025	(8,250)	(3,911)	(60,006)	(72,166)	(153,826)
2026	(11,349)	(5,380)	(82,553)	(99,283)	(211,627)
2027	(14,635)	(6,938)	(106,454)	(128,026)	(272,896)
2028	(18,118)	(8,589)	(131,788)	(158,495)	(337,841)
2029	(21,810)	(10,339)	(158,642)	(190,791)	(406,683)
2030	(25,723)	(12,194)	(187,108)	(225,026)	(479,655)
2031	(29,872)	(14,160)	(217,282)	(261,314)	(557,006)
2032	(34,269)	(16,245)	(249,266)	(299,780)	(638,998)
2033	(38,930)	(18,454)	(283,169)	(340,553)	(725,909)
2034	(43,870)	(20,796)	(319,106)	(383,773)	(818,035)
2035	(49,107)	(23,279)	(357,200)	(429,586)	(915,688)
2036	(54,659)	(25,910)	(397,579)	(478,148)	(1,019,201)
2037	(60,543)	(28,700)	(440,381)	(529,624)	(1,128,925)
2038	(66,781)	(31,656)	(485,751)	(584,188)	(1,245,232)
2039	(73,392)	(34,791)	(533,844)	(642,026)	(1,368,517)
2040	(80,401)	(38,113)	(584,821)	(703,335)	(1,499,199)
2041	(87,829)	(41,634)	(638,858)	(768,322)	(1,637,723)
2042	(95,704)	(45,367)	(696,137)	(837,208)	(1,784,558)
2043	(104,051)	(49,324)	(756,852)	(910,227)	(1,940,203)
2044	(112,899)	(53,518)	(821,210)	(987,628)	(2,105,186)
2045	(122,278)	(57,964)	(889,430)	(1,069,672)	(2,280,069)
2046	(132,219)	(62,677)	(961,743)	(1,156,639)	(2,465,444)
2047	(142,757)	(67,672)	(1,038,395)	(1,248,824)	(2,661,942)
2048	(153,928)	(72,967)	(1,119,646)	(1,346,541)	(2,870,230)
2049	(165,768)	(78,580)	(1,205,772)	(1,450,120)	(3,091,016)
2050	(178,319)	(84,530)	(1,297,065)	(1,559,914)	(3,325,048)
2051	(191,623)	(90,836)	(1,393,836)	(1,676,296)	(3,573,122)
2052	(205,725)	(97,521)	(1,496,414)	(1,799,660)	(3,836,081)
2053	(220,674)	(104,608)	(1,605,146)	(1,930,427)	(4,114,818)
TOTAL:	(2,550,770)	(1,209,159)	(18,553,908)	(22,313,839)	(47,563,256)

Source: Tiberius Solutions Please note narrative on State School Fund in the previous section.

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Table 16 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2054.

The Frozen Base is the assessed value of the Area established by the County Assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

Table 16 - Additional Revenues Obtained after Termination of TIF - FYE 2054

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
General Government					
Polk County	Permanent	1.716	123,439	673,160	796,599
Chemeketa Regional Library	Permanent	0.0818	5,884	32,089	37,973
City of Dallas	Permanent	4.1954	301,792	1,645,791	1,947,583
Dallas CD	Permanent	0.0547	3,934	21,458	25,392
Polk Soil/Water CD	Permanent	0.05	3,597	19,614	23,211
Ash Creek WCD	Permanent	0.1069	1,635	8,914	10,549
4H/M Garden/Forest Ext Dist	Permanent	0.075	5,395	29,421	34,816
Subtotal	Gen. Govt.	6.2798	445,676	2,430,447	2,876,123
Education					
Chemeketa Community College	Permanent	0.6259	45,023	245,531	290,554
Willamette ESD	Permanent	0.2967	21,343	116,391	137,734
Dallas SD	Permanent	4.5527	327,495	1,785,954	2,113,449
Subtotal	Education	5.4753	393,861	2,147,876	2,541,737
TOTAL:		11.7551	839,537	4,578,323	5,417,860

Source: Tiberius Solutions

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IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. ORS 457.420(b) A and B states:

(A)The assessed value for the urban renewal areas of the plan, when added to the total assessed value previously certified by the assessor for other urban renewal plans of the municipality for which a division of ad valorem taxes is provided, exceeds a figure equal to 25 percent of the total assessed value of that municipality, exclusive of any increased assessed value for other urban renewal areas and without regard to adjustments made pursuant to ORS 457.435 (Property tax collection methods for existing plans) (2)(c), 457.455 (Limiting collections) or 457.470 (Modification of assessed value) (2) to (5); or

(B)The urban renewal areas of the plan, when added to the areas included in other urban renewal plans of the municipality providing for a division of ad valorem taxes, exceed a figure equal to 25 percent of the total land area of that municipality.

The population of the City of Dallas is 17,320.[1] As noted below, the frozen base (assumed to be FYE 2022 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be $71,934,119. The Polk County Assessor will certify the frozen base once the urban renewal plan is adopted.

The frozen base value of the existing urban renewal area in Dallas which covers the downtown core is $25,137,464. The excess value, or assessed value above the frozen base, is $20,660,961.

The total assessed value of the City of Dallas in FYE 2022 is $1,279,070,941[2].

The percentage of total City assessed value in the existing urban renewal area including the frozen base and excess value and the assessed value in the South Dallas Area is 7.70%, below the 25% threshold.

The Area contains 423.3 acres, including public rights-of-way. The existing urban renewal area has 77 acres. The City of Dallas contains 2,874 acres. This puts 17.40 % of the City's acreage in an urban renewal area, which is below the 25% threshold.

[1] Portland State University Population research center 2021 Annual Oregon Population Report Tables

[2] Polk County Assessor FY 2021/2022 SAL 4a Report.

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Table 17 – Compliance with Acreage and Assessed Value Limitations

	Acreage	Assessed Value
A. Dallas Urban Renewal Area	77	$25,137,464
B. South Dallas Urban Renewal Area	423.3	$71,934,119
C. Total:	500.3	$97,071,583
D. Excess Value* Downtown		$20,660,961
E. City of Dallas	2,874	$1,279,070,941
Percent in URA (For AV: C/(E-D))	**17.40%**	**7.70%**

Source: Elaine Howard Consulting and Tiberius Solutions

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X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

A. Physical Conditions

1. Land Use

The Area measures 423.30 total acres in size, which includes 223 individual parcels encompassing 374.13 acres, and an additional 49.17 acres in public rights-of-way. An analysis of FYE 2022 property classification data from the Polk County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Industrial uses (71.06%) account for the most prevalent land use within the Area. This was followed by Commercial uses (12.09%). Detailed land use designations in the Area can be seen in Table 18.

Table 18 - Land Use in the Area

Land Use		Acres	Percent of Acres
Industrial	50	265.84	71.06%
Commercial	37	45.25	12.09%
Residential	117	43.95	11.75%
Miscellaneous	5	8.70	2.33%
Exempt	9	8.48	2.27%
Multi-Family	4	0.98	0.26%
Tract	1	0.92	0.25%
TOTAL:	223	374.13	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Polk County Department of Assessment and Taxation (FYE 2022)

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2. Comprehensive Plan Designations

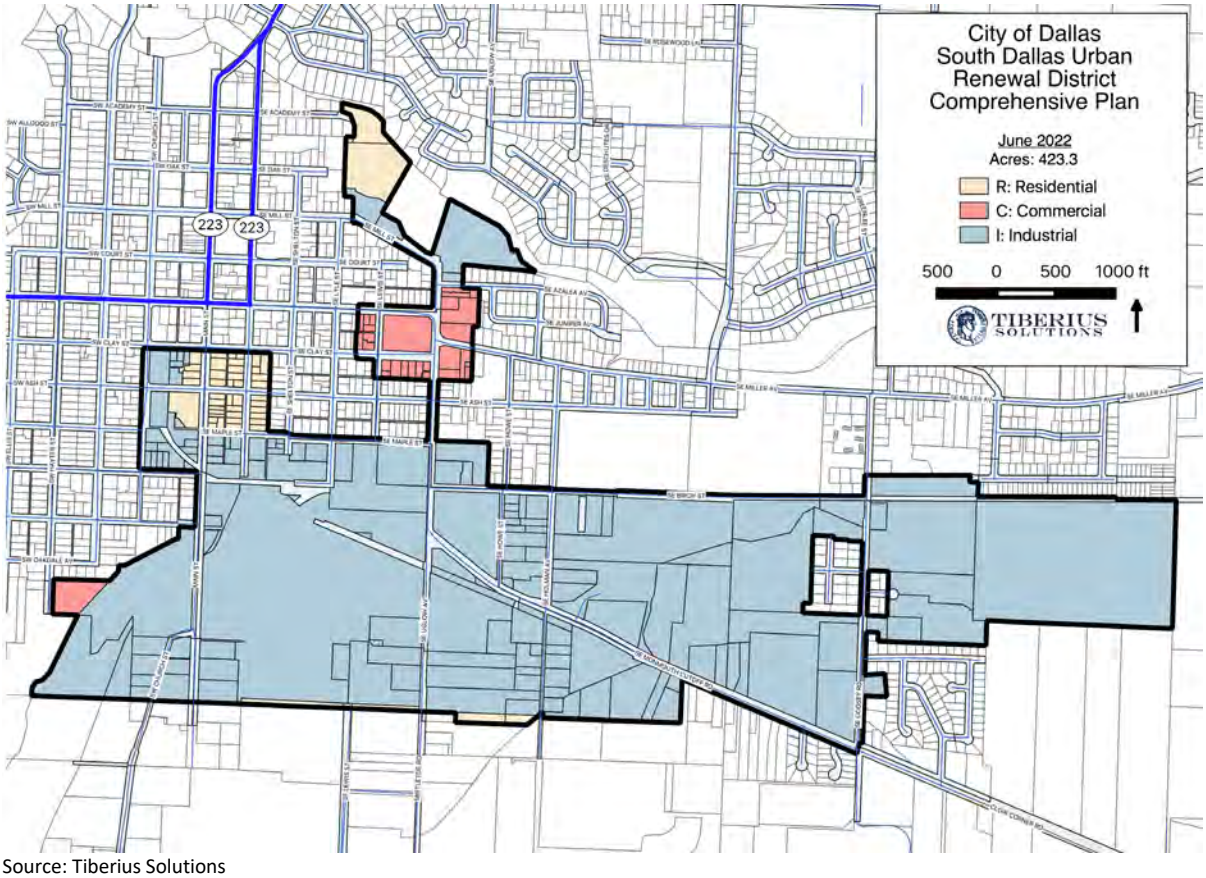
The most prevalent comprehensive plan designation by acreage in the Area is Industrial (91.91%). The second most prevalent comprehensive plan designation in the Area is Residential (4.74%). Detailed comprehensive plan designations in the Area can be seen in Table 19.

Table 19 – Comprehensive Plan Designations in the Area

Comprehensive Plan Designation	Tax Lots	Acres	Percent of Acres
Industrial	147	343.87	91.91%
Residential	48	17.75	4.74%
Commercial	28	12.52	3.35%
TOTAL:	223	374.13	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Polk County Department of Assessment and Taxation (FYE 2022)

Figure 3 – South Dallas Urban Renewal Area Comprehensive Plan Designations



Source: Tiberius Solutions

3. Zoning Designations

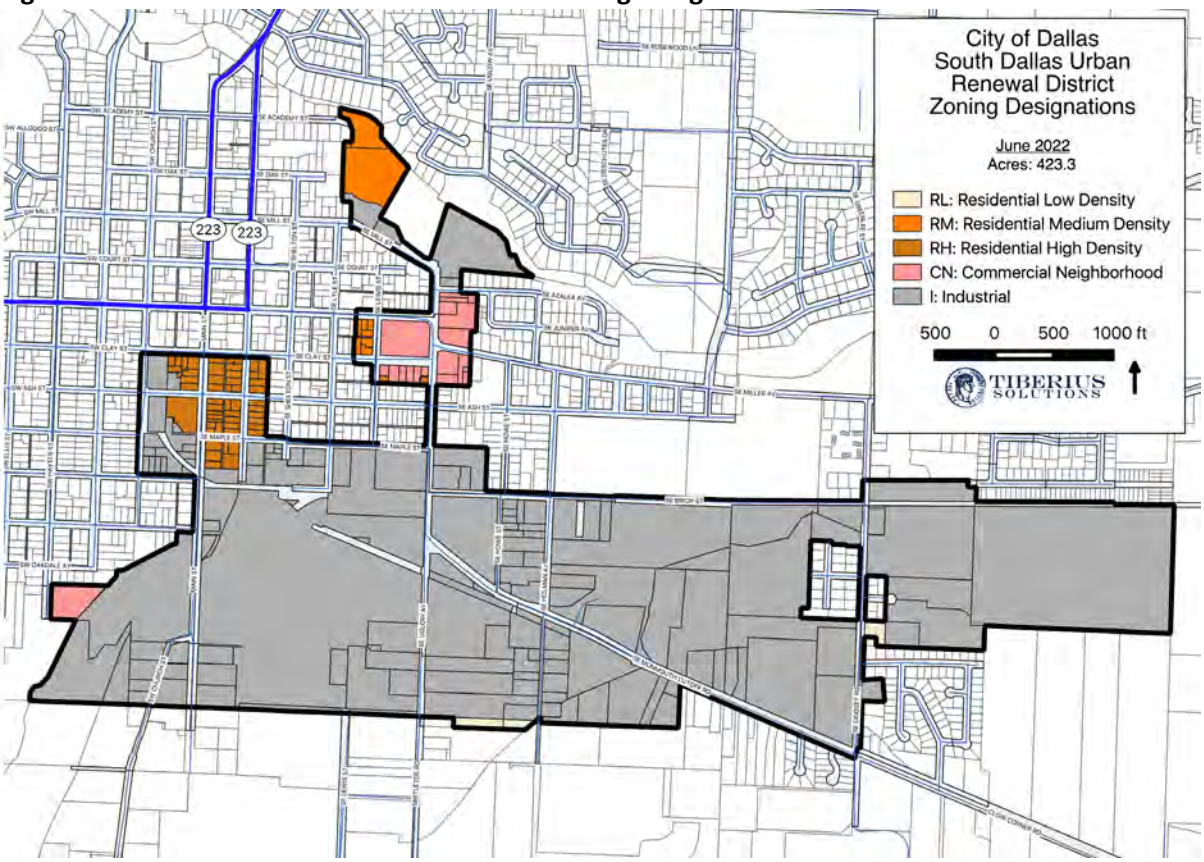
The most prevalent zoning designation by acreage in the Area is Industrial (91.77%). The second most prevalent zoning designation in the Area is Residential High Density (2.77%). Detailed zoning designations in the Area can be seen in Table 20.The map shows a few parcels with residential low density zoning. However, those lots have split zoning with the majority of the lot as industrial.

Table 20 - Zoning Designations in the Area

Zoning Designations	Tax Lots	Acres	Percent of Acres
Industrial	138	343.33	91.77%
Residential High Density	55	10.37	2.77%
Commercial Neighborhood	19	11.31	3.02%
Residential Medium Density	11	9.12	2.44%
TOTAL:	223	374.13	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Polk County Department of Assessment and Taxation (FYE 2022)

Figure 4 – South Dalllas Urban Renewal Area Zoning Designations



Source: Tiberius Solutions

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B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects identified by the City of Dallas in itemizing blighting conditions in the Area. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Chapters II and III of this Report. The *italicized* language comes directly from the master plan.

1. Transportation

The *Dallas Transportation Systems Plan* (TSP) was prepared for the City of Dallas by CH2M HILL in December of 2008. The following information is excerpted from pages 78 through 97 of the document.

Expected Future Development - Monmouth Cut-Off (Industrial)

All available net industrial property was assumed for buildout by 2025. All of this area is located at the southern section of Dallas, in the vicinity of the Monmouth Cutoff Road. Zoning for vacant or underutilized parcels was designated either as light industrial (IL) or heavy industrial (IH). Table 4-3 summarizes estimated trip generation associated with industrial land development. (p. 4-3)

Trip Distribution - Monmouth Cut-Off

Access points for the Monmouth Cut-Off industrial area on the No-Build network include Monmouth Cut-Off Road, Godsey Road, and Uglow Street. Miller Avenue is considered a secondary access, used as a path for vehicles but largely developed and therefore not generating large volumes of new trips. Table 4-8 provides a summary of traffic volumes and distribution assumptions used for industrial development served by Monmouth Cutoff. (p. 7)

Per Table 4-17 the Monmouth Cutoff Road and Godsey Road intersection meets the preliminary warrant for installation of a traffic signal, (Condition B). (p.16)

The summary of **Future Transportation System Needs (Table 4-18)** indicates roadway improvements are needed at the following locations (p 4-17):

19 - Connection to the Weyerhaeuser Mill: New connector east from Fairview to provide access to Weyerhaeuser Mil to/ from the south
20 - Connection from the Weyerhaeuser Mill: New connector from behind Weyerhaeuser Mill east to Uglow Street

The summary of Intersection Improvements indicates intersection improvements are needed at the following locations (Table 4-18, p. 4-18):

34 - Miller Avenue and Uglow Street: Realignment
36 – Miller Avenue and Godsey Road: Signal and/or added northbound left turn pocket
37 - Monmouth Cutoff Road and Godsey Road: Add southbound left turn pocket. Consider realignment of intersection. Eastbound LT and Westbound RT, Southbound LT, possible signal.

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The summary of **Potential Bicycle Improvements** (Bicycle Lanes – Short Term) (Table 4-19) indicates bicycle improvements are needed at the following locations:

B-7 – Monmouth Cutoff Road: Stripe bicycle lanes from Uglow to city limits
B-8 – Uglow Avenue: Stripe bicycle lanes from Monmouth Cut-Off to Washington Street
B-9 – Washington Street: Stripe bicycle lanes from Uglow Avenue to Main

The summary of **Potential Bicycle Improvements (Bicycle Lanes – Long Term) (Table 4-19)** indicates bicycle lanes are needed at the following locations (p. 4-19):

B-17 – Godsey Road: Stripe bicycle lanes from Miller Avenue to Monmouth Cut-Off
B-18 – Mill Street: stripe bicycle lanes from Uglow to River Drive

The summary of **Potential Pedestrian Improvements- New Sidewalks (Table 4-20)** indicates pedestrian Improvements are needed at the following locations (p. 4-21):

P7 – Godsey Road: Construct new sidewalks from Monmouth Cut-Off to Miller Avenue
P8 – Uglow Avenue: Construct new sidewalks from railroad tracks to Monmouth Cut-Off
P-18 – Monmouth Cutoff Road: Construct new sidewalks on Monmouth Cut-Off from Uglow Avenue to Godsey Road

The summary of **Potential Pedestrian Improvements - Sidewalk Improvements (Table 4-20)** indicates sidewalk improvements are needed at the following locations (p. 4-21):

P-15 – Uglow Avenue: In-fill sidewalk segments between Ash Street and railroad tracks

The summary of **Potential Pedestrian Improvements - Intersection Improvements (Table 4-20)** indicates intersection improvements are needed at the following locations (p.4-22):

I-6 – Ash and Uglow: Improve pedestrian and bicyclist safety with marked crosswalks, curb extensions, and warning signage

2. Water

The *Dallas Water Systems Plan Update* prepared by CH2M Hill was adopted in August 2009. Two projects are identified in the *Dallas Water Systems Plan Update* for this Area. The first (P-3) would directly affect the performance of the water system within the UR Area. The second (P-8) is within the Area boundary. (see Table 5-11 and Figure 5-10)

P-3: 2,500 feet of 16-inch-diameter pipe that will connect to the Main Street Reservoir to the southeast area of the City. This improvement will allow for peak and fire flow volumes to be served to the city by the Main Street Reservoir. $691,000 (Estimated Cost in 2009)

P-8 6,000 feet of 12-inch-diameter pipe installed in the proposed SE Fir Villa Road right-of-way extension. 2,100 feet of 12-inch diameter pipe installed in Clow Corner Road from the proposed SE Fir

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Villa Road intersection to SE Godsey Road. This improvement will improve the distribution capacity of the southeast portion of the water system, allowing for future growth. $1,326,000 (Estimated Cost in 2009)

city of the southeast portion of the water system, allowing for future growth. $1,326,000

3. Wastewater

The *Revised Wastewater Facility Plan* prepared by CH2M HILL and Regional Financial Advisors was adopted by the City in March 1996. The Area is served by the Ash Creek Interceptor line, a 27" sanitary sewer transmission line running adjacent to the railroad out to the treatment plant east of the city. There may be regions of the Area that are insufficiently served by wastewater lines based on the types and density of future development.

4. Storm Water

The *Dallas Stormwater Master Plan* was prepared by CH2M HILL and adopted in 2016. The Area is Iocated within the Ash Creek Drainage area. The Stormwater Master Plan identifies one capital project in the Area. The North Fork of Ash Creek has experience flooding in the past. A description of the current conditions and a recommendation of the next steps can be found in Section 7.5 (p.7-28)

5. Parks

The *Dallas Parks Master Plan* Map 2-2 (p. 37) indicates that no parks exist in the Area. There is a school directly to the north of the Area. Map 7-1 Future Parkland Recommendations Based on Population of the *Dallas Parks Master Plan* map shows potential new facilities within the Area, indicating potentially pocket parks and a neighborhood park. (p 64)

There is also a recommendation for the future development of trails within Dallas.

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C. Social Conditions

The Area does not include a significant portion of developed residential land, therefore the following demographics are presented for the City of Dallas as a whole. Residential uses comprise twelve percent of the uses in the Area.

According to the US Census Bureau, American Community Survey 2016-2020 Five Year Estimates, the block groups have 16,612 residents, 93.72% of whom are white.

Table 21 - Race in the Area

Race	Number	Percent
White alone	15,569	93.72%
Black or African American alone	22	0.13%
American Indian and Alaska Native alone	329	1.98%
Asian alone	53	0.32%
Native Hawaiian and Other Pacific Islander alone	0	0.00%
Some other race alone	163	0.98%
Two or more races	476	2.87%
TOTAL:	16,612	100%

Source: American Community Survey 2016-2020 Five Year Estimates

The largest percentage of residents are between 65 to 74 years of age (13.19%).

Table 22 - Age in the Area

Age	Number	Percent
Under 5 years	1,022	6.15%
5 to 9 years	714	4.30%
10 to 14 years	941	5.66%
15 to 17 years	515	3.10%
18 to 24 years	2,027	12.20%
25 to 34 years	1,870	11.25%
35 to 44 years	1,794	10.80%
45 to 54 years	1,714	10.32%
55 to 64 years	2,031	12.23%
65 to 74 years	2,191	13.19%
75 to 84 years	1,282	7.72%
85 years and over	511	3.08%
TOTAL:	16,612	100%

Source: American Community Survey 2016-2020 Five Year Estimates

In the block groups, 22.46% of adult residents have earned a bachelor's degree or higher. Another 29.63% have some college education without a degree, and another 30.76% have graduated from high school with no college experience.

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Table 23 - Educational Attainment in the Area

Education	Number	Percent
Less than high school	757	6.64%
High school graduate (includes equivalency)	3,505	30.76%
Some college	3,376	29.63%
Associate's degree	1,196	10.50%
Bachelor's degree	1,726	15.15%
Master's degree	637	5.60%
Professional school degree	121	1.06%
Doctorate degree	75	0.66%
TOTAL:	11,393	100%

Source: American Community Survey 2016-2020 Five Year Estimates

The most common travel time class was Less than 10 minutes, with 19.35% of journeys being in this class. This was followed by the 20 to 29 minutes travel time class, which represented 19.24% of journeys.

Table 24 - Travel Time to Work in the Area

Travel Time	Number	Percent
Less than 10 minutes	1,224	19.35%
10 to 19 minutes	1,098	17.35%
20 to 29 minutes	1,217	19.24%
30 to 39 minutes	1,189	18.80%
40 to 59 minutes	985	15.57%
60 to 89 minutes	319	5.04%
90 or more minutes	294	4.65%
TOTAL:	6,326	100%

Source: American Community Survey 2016-2020 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 78.85%, drove alone while 13.20% carpooled.

Table 25 - Means of Transportation to Work in the Area

Means of Transportation	Number	Percent
Drove alone	5,274	78.85%
Carpooled	883	13.20%
Public transportation (includes taxicab)	41	0.61%
Motorcycle	0	0.00%
Bicycle	23	0.34%
Walked	89	1.33%
Other means	16	0.24%
Worked at home	363	5.43%
TOTAL:	6,689	100%

Source: American Community Survey 2016-2020 Five Year Estimates

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D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Polk County Department of Assessment and Taxation for FYE 2022 including all real, personal, manufactured, and utility properties, is estimated to be $71,934,119.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 26 shows the improvement to land ratios (I:L) for properties within the Area. In the Area. Eighty tax lots representing 66.51% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. Of that, approximately thirty-eight percent of the properties have no improvement value at all. A reasonable I:L ratio for properties in the Area is 2.0. Only fifty nine of the 223 tax lots in the Area, totaling 19.30% of the acreage have I:L ratios of 2.0 or more in FYE 2022. In summary, the area is underdeveloped and not contributing significantly to the tax base in Dallas.

Table 26 - Improvement to Land Ratios in the Area

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	9	8.48	2.27%
No Improvement Value	44	141.98	37.95%
0.01-0.50	16	72.87	19.48%
0.51-1.00	20	33.97	9.08%
1.01-1.50	49	35.72	9.55%
1.51-2.00	26	8.89	2.38%
2.01-2.50	17	15.72	4.20%
2.51-3.00	13	7.71	2.06%
3.01-4.00	13	9.36	2.50%
> 4.00	16	39.43	10.54%
TOTAL:	223	374.13	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Polk County Department of Assessment and Taxation (FYE 2022)

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E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for facilitating improvement and redevelopment of properties, including infrastructure improvements, developer assistance and plan administration. The use of tax increment allows the city to add an additional funding source to the City of Dallas general fund to allow these projects to be completed.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, as the property is within the city limits, the city has anticipated the need to provide services to the Area. As the development will be new construction or rehabilitation, it will be up to current building code which will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The outcome of implementing these projects is anticipated to be an increase to the economic growth in Dallas by providing infrastructure improvements inside the Area and assistance to developers within to develop in the Area, promoting economic development and job creation.

XII. RELOCATION REPORT

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.

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City of Dallas Planning Commission

DRAFT

In Person
187 SE Court Street, Dallas, OR
June 21, 2022 - 7:00 p.m.

MINUTES
President David Shein called the meeting to order at 7:00 p.m.

ROLL CALL

Commissioners Present:	David Shein, John Swanson, Tory Banford, Andy Groh, and John Schulte
Absent:	Carol Kowash and Rich Spofford
Staff Present:	City Attorney, Teresa Osias; Planner, Chase Ballew; City Manager, Brian Latta, and Recording Secretary Mary Kay Wiens

APPROVAL OF MINUTES
Mr. Shein presented the minutes of the regular meetings of June 14, 2022 and June 21, 2022. Commissioner Tory Banford needs to change the wording on the minute's dated June 21, 2022, line 77, initially it read: 'fire hydrant', the sentence to read: 'fire access lane.' Tory Branford motioned to approve the minutes with the aforementioned change. Both Commissioners John Swanson and Andy Groh seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS
There were none.

PUBLIC HEARING
VAR 22-03: 520 SE Polk Station Road
APPLICANT: Clifford & Barbara Brotherton

Mr. Shein opened the hearing at 7:03 pm.

STAFF REPORT
Mr. Chase Ballew presented the staff report using power point. He discussed the owners/applicants proposal to construct an accessory structure adjacent to the residence at 520 SE Polk Station Road.

COMMISSIONERS QUESTIONS
Mr. Shein asked if any Commissioner's had a conflict of interest. No.

Mr. Andy Groh asked if there is a limit to how close the building can be to the existing structure, and do we know the size of the proposed structure.

Mr. Swanson asked if the drawing of the site plan is to scale, and how much of the proposed structure (20 x 30 = 600 sq. ft.) is encroaching into the setback areas on both streets.

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Mr. Groh stated we really need to specify that we are allowing or not, both set back from the property line and or the easement, and that it can be closer than the existing structure on Polk Station Road.

Mr. Swanson asked if Kings Valley Highway falls under the state jurisdiction for setback requirements.

Mr. Groh asked if anyone had contacted the Oregon DOT to determine jurisdiction.

Mr. Shein asked if the above question will come up again before construction.

Mr. Swanson asked if there is a requirement to contact ODOT in a situation like this, and were they notified.

APPLICANT PRESENTATION
There was none.

TESTIMONY
There was none.

REBUTTAL
There was none.

FINAL COMMENTS
None

Mr. Shein closed the hearing at 7:21pm.

DELIBERATIONS:

Mr. Groh suggested that the application was not viable as written. Perhaps the client will be interested in modifying the size of the proposed building or building onto the existing building.

Mr. Banford clarifying request reviewed by city staff.

Mr. Ballew responded yes.

Mr. Groh happy to move forward with the changes we discussed and a sign off from State Transportation on their setback requirements.

Mr. Swanson prepared to vote no, but willing to waive the fee for the next application.

Mr. Groh moved to approve with 10' variance on the property line and 10' variance on Kings Valley Highway. Also, prior to building permit application, to check with ODOT on setback requirements first. Tory Banford seconded the motion and after a roll call vote it was approved 3 – 2.

DRAFT

PUBLIC HEARING
MP 16-02: Modification of Wyatt Node Master Plan
APPLICANT: Brownstone Land Inc.

Mr. Shein opened the hearing at 7:29pm

STAFF REPORT
Chase Ballew presented the staff report using a power point and going over his prepared presentation. The current request is to modify the approved lot layout for the unbuilt portion of the RL and RM areas, reducing lot sizes and thereby increasing the overall number of approved lots.

COMMISSIONERS
Mr. Swanson reiterated so it is a net increase density and realignment that is being proposed.

Mr. Groh asked if the proposal was adding or subtracting from the original space allotted.

Mr. Ballew responded that the area remains the same.

APPLICANT PRESENTATION
Brandi Dalton, Attorney for Applicant, 1155 SE 13th St., Salem, OR 97302, the property meets all the required criteria, and will increase density by 15%. Other changes documented in Chase's presentation are accurate.

TESTIMONY
Kyle Buchholz, 433 NW Crater Lake Drive, Dallas, is concerned about increased traffic, which can create unsafe setting for kids at play in the streets. Smaller lot sizes will bring down his home value. Would like to keep the safe feel of our current neighborhood.

JaceWambach, 482 NW Crater Lake Rd., Dallas, is concerned about sewer and water infrastructure. Will the existing system accommodate the additional buildings?

Blake Allen, 472 Cascade Mountain Drive, Dallas, thinks decreasing size of lots will decrease the value of his home.

Devin Hammill, 484 NW Cascade Mountain Drive, Dallas, is concerned that the street that he lives on, which is a dead end street, will be turned into a through street if the lot modification goes through.

Jodyl Fuller, 426 NW Crater Lake Drive, Dallas, is concerned new density will increase traffic to the point where a new traffic light will be needed? Also, very disappointed about the communication from the city advising the homeowners of the proposed changes.

REBUTTAL
Mark Grenz, *1155 SE 13th St., Salem, OR.* A 5,000 sq. ft. lot is a fairly large lot by today's standards. Offering additional floor models. A large part of our thinking revolves around cost, prices are going up substantially and this is one way we can keep costs steady. We don't believe the new building will affect the traffic in the neighborhoods already built. The storm water system will still be adequate for the intended change.

DRAFT

Mr. Ballew stated that letters were sent out to all residences within 150 feet of the developing area to advise them of the project.

Mr. Shein closed the hearing at 8:09pm.

DELIBERATION

Mr. Groh asked will the new building require a new traffic light.

Mr. Ballew answered not for now, there is a mechanism to review after 180 additional lots.

Mr. Groh asked who handles the review mechanism.

Mr. Ballew answered his team will not be re-reviewing the TIA (traffic impact analysis). It will most likely end up at Public Works.

Mr. Shein asked if there is anything in the change that talks about quality of life.

Mr. Ballew answered not directly, the change would not rise to the level of a regulatory takings.

Mr. Swanson moved to approve the modification. John seconded the motion. Mr. Groh suggested a change to the motion to include the City of Dallas maintain copies of all city or state permits to support the modification. Mr. Groh's suggestion was approved. Mr. Swanson moved to approve the amended modification. Mr. Schulte seconded the amended motion and the roll call vote MP 16-02 passed unanimously.

PUBLIC HEARING

ANX 22-03 & ZC 22-04: 1784 Bridlewood Drive

APPLICANT: City of Dallas

President Shein moving to the audience as he has a conflict of interest with ANX 22-03 & ZC 22-04. Mr. Swanson will lead the meeting for this hearing.

Mr. Swanson opened the meeting at 8:20pm.

STAFF REPORT

Chase Ballew presented the staff report using a power point and going over his prepared presentation. Annexation of applicant's property into the City of Dallas and change zoning from county zone Suburban Residential (SR) to city zone Residential Medium-Density (RM). Applicant proposes to construct a single-family dwelling, and Condition #4 of Polk County's 1989 partition approval states that "*it is an express condition of the partitioning that there will be no residential development on the property unless it is annexed into the City of Dallas."*

APPLICANT PRESENTATION

Representative Owners of Property, Paul Trahan, 1116 SW Barberry Ave., Dallas, Previous property owners entered into agreement 87 years ago stating that if they needed services to the home they would need to annex the property to the City of Dallas.

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TESTIMONY

Davis Kirt, 1401 NW Ellendale Ave. S., Dallas, on my father's property, my primary concern is the well 20' away on the property. Currently the property is inside the urban growth boundary and zoned as residential.

Beverly Shein, 1680 Bridlewood Dr., Dallas, asked if the property was annexed to the City of Dallas would the new homes be part of the existing Bridlewood homeowners association.

REBUTTAL

There are no current plans to annex the Bridlewood homeowners association.

Mr. Ballew has a letter of testimony available on the dais that was not included in the original packet.

Mr. Swanson closed the hearing at 8:40pm.

COMMISSIONERS QUESTIONS AND DELIBERATION

Mr. Groh addressed the concerns in the letter made available by Chase Ballew from the Fair Housing Council of Oregon, which was concerned that the zoning would be Residential Medium when they would prefer Residential Low.

Mr. Groh moves to make a recommendation to the City Council to approve the annex subject property, and have the zone changed to Residential Medium density. Mr. Banford seconded the motion and after a roll call vote it was approved unanimously.

South Dallas Urban Renewal District
APPLICANT: City of Dallas

President Shein returned to the podium and opened the hearing at 8:45pm.

STAFF REPORT

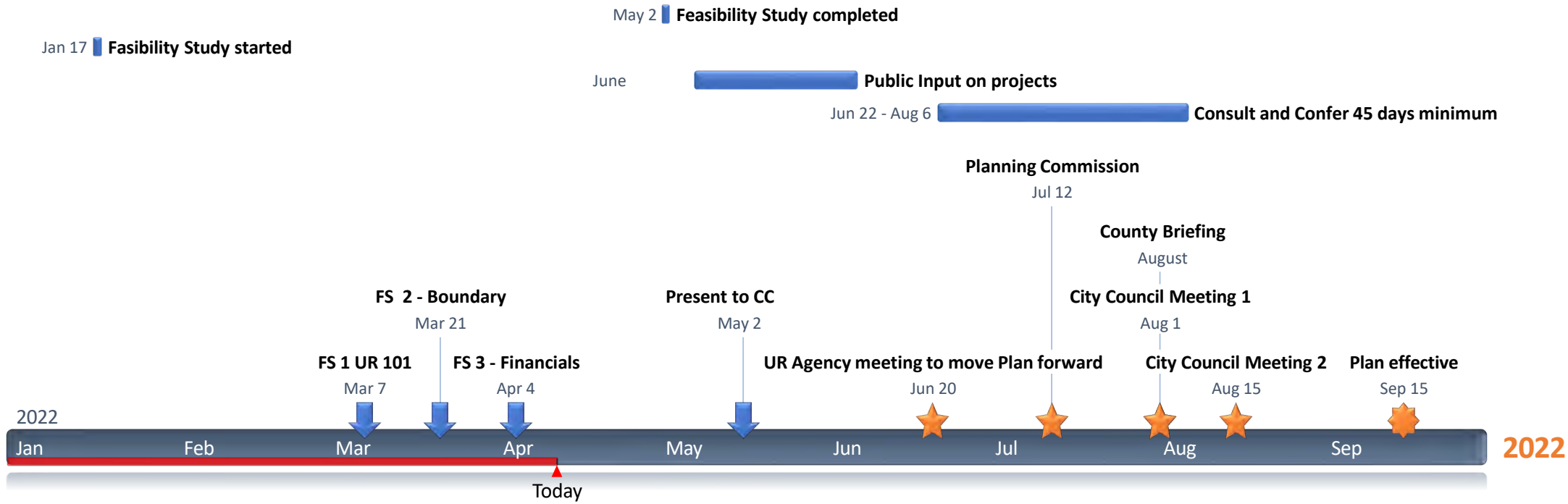
Mr. Latta introduced *Elaine Howard, Elaine Howard Consulting, LLC, 476 3rd SW Street, Portland.* Ms. Howard walked through the prepared presentation.

Mr. Groh motioned that the Dallas Planning Commission find, based upon the information provided in the staff report and the provided attachments, that the South Dallas Urban Renewal Plan conforms with the Dallas Comprehensive Plan, and further recommend that the Dallas City Council adopt the proposed South Dallas Urban Renewal Plan. Mr. Banford seconded the motion and the motion passed unanimously.

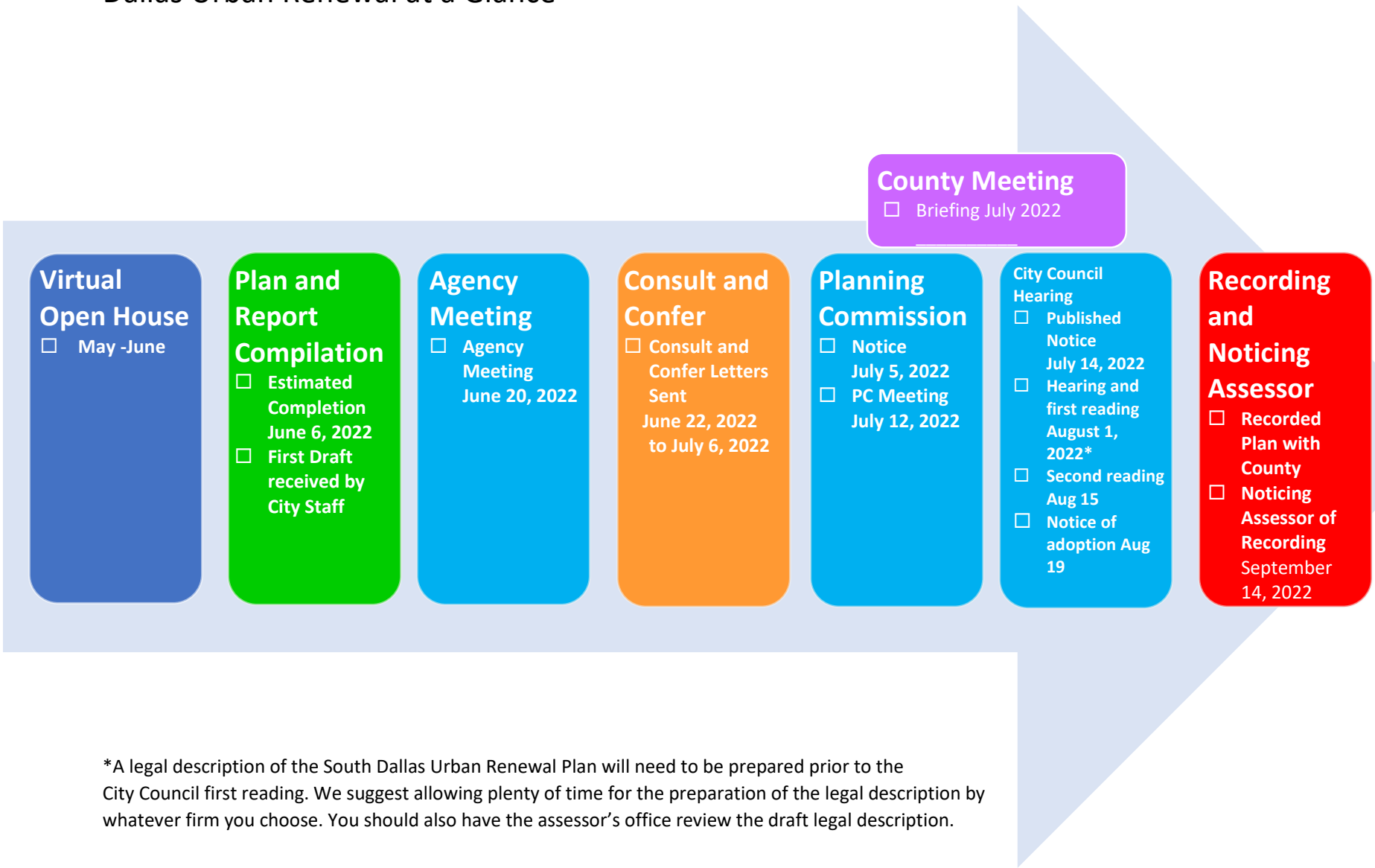
Mr. Shein closed the meeting.

DRAFT

South Dallas Urban Renewal Plan Timeline

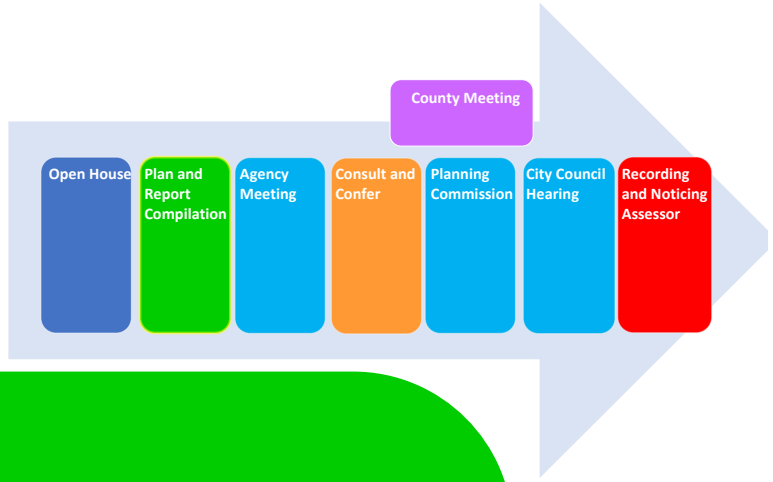


Dallas Urban Renewal at a Glance



*A legal description of the South Dallas Urban Renewal Plan will need to be prepared prior to the City Council first reading. We suggest allowing plenty of time for the preparation of the legal description by whatever firm you choose. You should also have the assessor's office review the draft legal description.

Dallas Urban Renewal at a Glance



Plan and Report Compilation

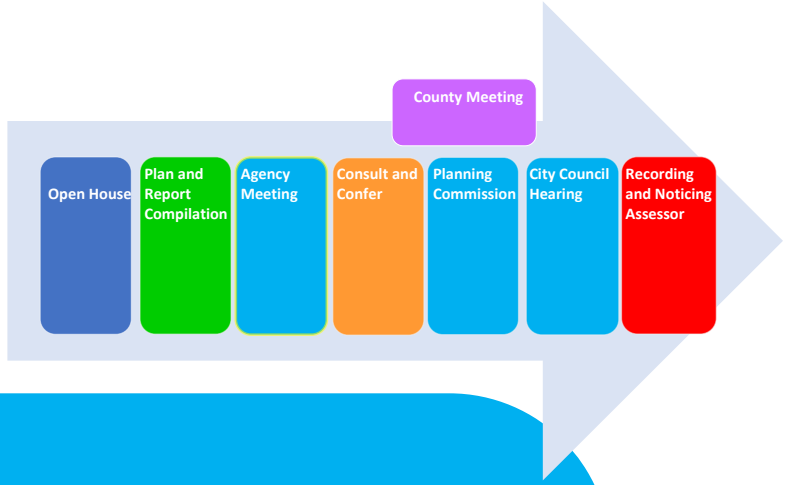
Timeframe TIME
Estimated "Agency Draft" Date June 6, 2022

Description
Compiling the Urban Renewal Plan and Report is the most time-consuming task that Elaine Howard Consulting, LLC performs in terms of weeks or months on the timeline. It is not necessarily time-consuming because of the hours we spend compiling the Plan and Report, but moreover it is time-consuming because we must coordinate with city staff, assessors, local utilities, taxing districts, etc. The more quickly we can get the necessary information the more quickly the Plan and Report are compiled. Below is a list of questions we will ask to and documents we will need.

Questions and Documents

1. Information on all the capital projects from the following generic master plans that are INSIDE the proposed Urban Renewal Boundary (this is for existing conditions/blight findings):
   a. Transportations Systems Plan
   b. Water Master Plan
   c. Stormwater Master Plan
   d. Sanitary Sewer Master Plan
   e. Parks and Open Space Master Plan (or any specific park master plan in the URA)
   f. Other Utilities Master Plans (for example, fiber optics)
   g. Comprehensive Plan
   h. Economic Development Plan (if applicable)

Dallas Urban Renewal at a Glance



Agency Meeting

Agency Meeting Date June 20, 2022

Description

The Urban Renewal Agency Meeting has the role of sending out the draft Urban Renewal Plan and Report for "public review". "Public review" means review by the City of Dallas Planning Commission for the Urban Renewal Plan's conformance to the City of Dallas's Comprehensive Plan, briefing to the County Commission and a formal hearing in front of Dallas City Council to review an ordinance adopting the Urban Renewal Plan. The Agency Meeting is just the first step in this process and is really just the Agency putting their seal of approval on the draft version of the Plan and Report. In most cities the Urban Renewal Agency is the City Council, and as such there should be no surprise when the Urban Renewal Plan and Report come back to them for the official hearing concerning the ordinance for adoption.

Will Elaine Howard Consulting, LLC Attend this Meeting?

Yes, we will send at least one representative to give a presentation summarizing the staff report. The presentation also includes an urban renewal 101 as an introduction for any concerned citizens attending the meeting.

Materials Provided by Elaine Howard Consulting, LLC

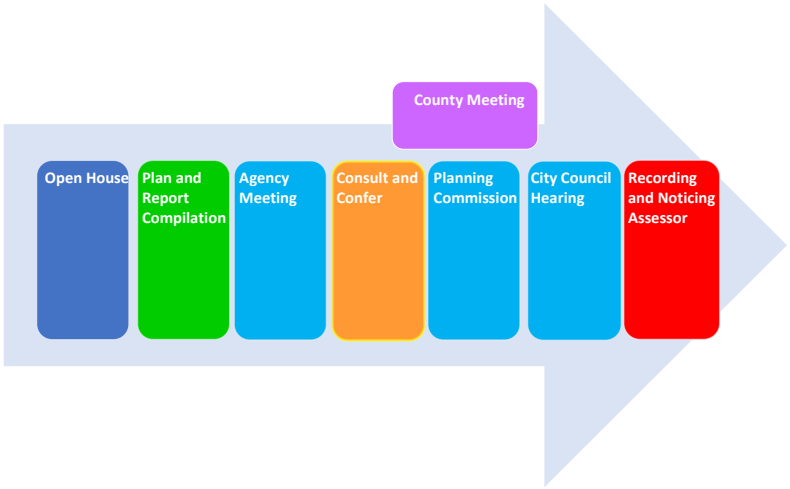
We will provide the following materials. Any documents provided will be in word format, and City staff must transition them to City templates.

- The draft the Urban Renewal Plan and Report and
- An Urban Renewal Agency Staff Report with a suggested motion for sending the Plan and Report out to public review
- A PowerPoint presentation containing an Urban Renewal 101 and a summary of the Urban Renewal Plan

Are there noticing requirements for the Agency Meeting?

Noticing the Agency Meeting is not required; however, we do recommend noticing the meeting. Because there are no noticing requirements for the Agency Meeting, the noticing audience is up to City staff. It could be as simple as posting the Agency Meeting date on your website or you could notice as you would any City Council meeting.

Dallas Urban Renewal at a Glance



Consult and Confer

Date June 22, 2022

Description

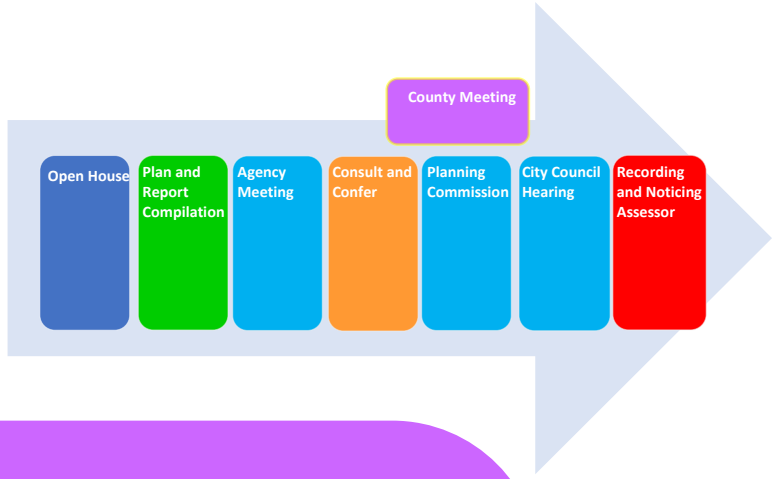
Consult and Confer is the formal process of notifying and receiving input from the overlapping taxing districts impacted by the Urban Renewal Plan. Typically, the same draft of the Plan and Report that is reviewed at the Agency Meeting is sent to all the overlapping taxing districts with a cover letter letting them know how to provide their input and the process by which they can expect a response from the City Council. There is usually a set date by which responses must be received in order to be considered. Generally, we recommend giving the taxing districts at least a month, or in your case setting a due date for responses of 06/22 /2022 to 08/06/2022.

Materials Provided by Elaine Howard Consulting, LLC

We will provide the following:

- The draft the Urban Renewal Plan and Report
- Cover letters for the taxing districts
- (If needed) Contact information for taxing districts

Dallas Urban Renewal at a Glance



County Meeting

Date: June or July

Description

The role the County plays in the public review process of an Urban Renewal Plan varies based on whether there is unincorporated County property in the given Urban Renewal Boundary. In your case, Polk County will have a rather narrow scope when it comes to the public review process concerning the Urban Renewal Plan and Report because there are no unincorporated properties in the Urban Renewal Area. All that is necessary to check this box off in your public review process is a briefing with the County Commissioners highlighting the maximum indebtedness (statute requires you mention this).

Will Elaine Howard Consulting, LLC Attend this Meeting?

We will attend.

Materials Provided by Elaine Howard Consulting, LLC

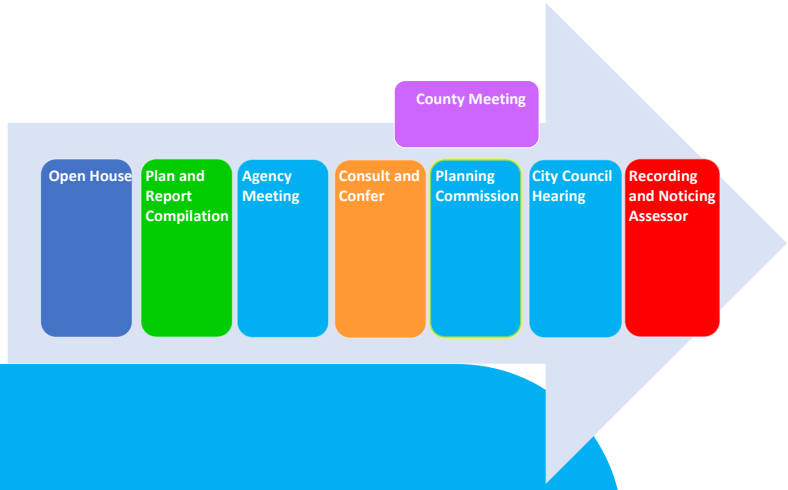
We will provide the following materials whether we attend the meeting or not. Any text materials will be supplied in default word format, and City staff must transition them to City templates

- If needed, a draft of the Urban Renewal Plan updated with changes from the Agency Meeting
- A County Commission memo that summarizes the Plan and Report. In many cases the County Consult and Confer Letter will suffice. The memo will also highlight the maximum indebtedness per ORS 457.
- If attending, we will also provide a PowerPoint presentation containing the following elements: 1) an Urban Renewal 101 (if necessary) 2) a summary of the Urban Renewal Plan and Report

Are there noticing requirements for the County Meeting?

The requirements for noticing the County meeting are up to the County. There are no requirements designated in ORS 457. We also recommend your staff attend the meeting and have the mayor attend. You will need to arrange the meeting.

Dallas Urban Renewal at a Glance



Planning Commission

Date: July 12, 2022

Description

The Dallas Planning Commission will have a rather narrow scope when it comes to the public review process concerning the Urban Renewal Plan and Report. The Planning Commission's role in the public review process is to determine whether the Urban Renewal Plan is in conformance with the City of Dallas's Comprehensive Plan. There is an entire section in the Urban Renewal Plan devoted to findings concerning the Urban Renewal Plan's conformance to the Comprehensive Plan. That section, and the projects section, should be the major focus of the Planning Commissions evaluation of the Urban Renewal Plan.

Will Elaine Howard Consulting, LLC Attend this Meeting?

Yes, we will send at least one representative to give a presentation summarizing the staff report. The presentation also includes an urban renewal 101 as an introduction for any concerned citizens attending the meeting.

Materials Provided by Elaine Howard Consulting, LLC

We will provide the following materials. Any text materials will be supplied in default word format, and City staff must transition them to City templates

- If needed, a draft of the Urban Renewal Plan updated with changes from the Agency Meeting
- A Planning Commission staff report with a suggested motion that encompasses the role of the Planning Commission according to state statute ORS 457. The staff report will also summarize the relevant sections of the draft Urban Renewal Plan and Report (conformance to City of Dallas's Comprehensive Plan and Projects) and the advisory committee and public input processes that led to the compilation of the Urban Renewal Plan and Report.
- We will also provide a PowerPoint presentation containing the following elements: 1) an Urban Renewal 101 2) a summary of the Urban Renewal Plan and Report and 3) a summary of the conformance to Comprehensive Plan findings.

Are there noticing requirements for the Planning Commission Meeting?

Noticing the Planning Commission meeting is not required; however, we do recommend noticing the meeting. Because there are no noticing requirements for the Planning Commission meeting, the noticing audience is up to City staff. We do recommend noticing just as you would notice any other Planning Commission meeting. Your staff will need to review the findings, put the staff report on your letterhead and attend the meeting.

Dallas Urban Renewal at a Glance

City Council

Date: August 1, 2022, August 15, 2022

Description

The Dallas City Council, according to statute, will hold a hearing to consider ordinance adopting the South Dallas Urban Renewal Plan. Adopting this ordinance typically requires two readings. In the City of Dallas this takes two meetings. By this time the South Dallas Urban Renewal Plan and Report should be in final draft form, barring any last-minute dramatics at the City Council hearing. The City Council will open a hearing, take testimony, deliberate, then vote on adoption OR move to a second reading and vote. One caveat that must be remembered is the fact that any response from a taxing district received as a part of the consultant confer process must be addressed in the ordinance considered by City Council.

Will Elaine Howard Consulting, LLC Attend this Meeting?

Yes, we will send at least one representative to give a presentation summarizing the staff report and the South Dallas Urban Renewal Plan and Report. The presentation also includes an Urban Renewal 101 as an introduction for any concerned citizens attending the hearing.

Materials Provided by Elaine Howard Consulting, LLC

We will provide the following materials. Any text materials will be supplied in default word format, and City staff must transition them to City templates

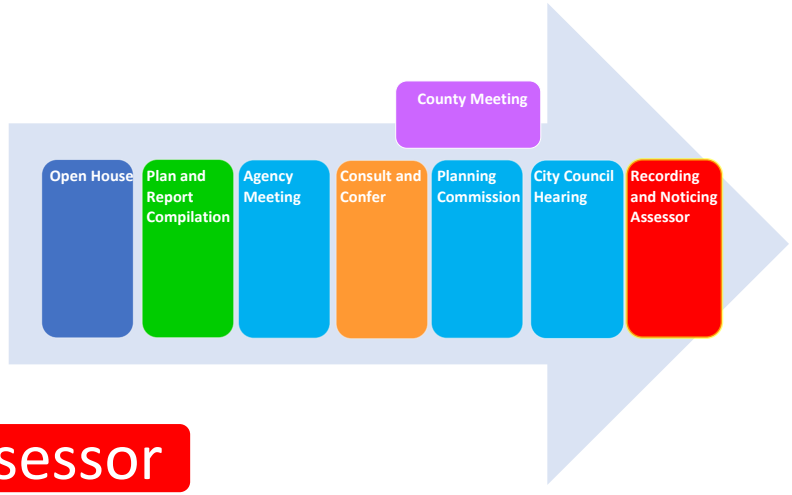
- The draft the South Dallas Urban Renewal Plan and Report, updated with any changes requested at the Agency and Planning Commission Meetings, and
- An Ordinance for Adoption of the Plan by City Council.
- A City Council staff report. The staff report will summarize the most relevant sections of the South Dallas Urban Renewal Plan and Report and the advisory committee and public input processes that led to the compilation of the South Dallas Urban Renewal Plan and Report.
- A PowerPoint presentation containing an Urban Renewal 101 and a summary of the South Dallas Urban Renewal Plan and Report.
- A notice that conforms to the requirements of ORS 457.120

Are there noticing requirements for the City Council Meeting?

Yes, the City Council hearing considering the ordinance for adoption must be noticed in a specific manner. As mentioned earlier, we will provide you with a notice containing very specific language that conforms to state statute ORS 457. Please do not alter the language in the notice unless you ask us first, as the language is *very* specific. The notice must be published according to ORS 457.120 which specifically states: As for where to publish the notice of adoption, according to ORS 457.120 (a) Owners of real property that is located in the municipality;(b) Electors registered in the municipality;(c) Sewer, water, electric or other utility customers in the municipality; or(d) Postal patrons in the municipality.

You must also notice adoption four days after plan adoption, or August 19, 2022, of the Plan according to ORS 457.115 as follows, “Notice of adoption of an urban renewal plan shall be published in the newspaper having the greatest circulation in the municipality and which is published within the municipality. If no newspaper is published within the municipality, the required notice shall be published in the newspaper having greatest circulation within the municipality published nearest to the municipality.”

Dallas Urban Renewal at a Glance



Recording with County, Transmit to Assessor

Date: September 14, 2022

Description

Once City Council has adopted the South Dallas Urban Renewal Plan, city staff will need to record the Plan with the County Recording Office 30 days later, or more easily on the above date. Staff MUST aslo notify the Assessor of the adoption and recording of the plan. Tansmitting your Plan with the Assessor involves sending a copy of the final Plan and Report and a cover letter to the assessor by a certain date. This is especially important for plans that are adopted near the end of the year, as missing your recording and notice date could delay your first year of tax increment proceeds by one year. We will reiterate, you must 1) record the Plan with the County Recording Office and 2) transmit to the Assessor to ensure your first year TIF revenues arrive without a hitch.

Will Elaine Howard Consulting, LLC participate in the Recording?

Yes and no, we will provide materials for you, but you will have to record the Plan and send the Plan and Report to the assessor by the proper date.

Materials Provided by Elaine Howard Consulting, LLC

We will provide the following:

- The final draft the South Dallas Urban Renewal Plan and Report
- A cover letter for Recording
- A cover letter for Assessor notice

ORDINANCE NO. 1876

An ordinance making certain determinations and findings relating to and approving the South Dallas Urban Renewal Plan and directing that notice of approval be published.

WHEREAS, Dallas Development Commission – Urban Renewal Agency ("Agency"), as the duly authorized and acting urban renewal agency of the City of Dallas, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the South Dallas Urban Renewal Plan dated August 15, 2022 and attached hereto as Exhibit A (the "Plan") and incorporated hereby by reference, and the Plan authorizes certain urban renewal activities within the South Dallas Urban Renewal Area (the "Area"); and

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated August 15, 2022 attached hereto as Exhibit B (the "Report") and incorporated hereby by reference to accompany the Plan as required under ORS 457.087; and

WHEREAS, the Agency forwarded the Plan and Report to the Dallas Planning Commission (the "Planning Commission") for review and recommendation. The Planning Commission considered the draft Plan and Report on July 12, 2022 and adopted a finding that the Plan conformed with the Dallas Comprehensive Plan; and

WHEREAS, the draft Plan and the Report were forwarded on June 21, 2022 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on July 26, 2022 the City met with representatives of Polk County to review the draft Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, the City Council has not received any written recommendation from the governing bodies of the affected taxing districts; and

WHEREAS, on July 19, 2022, the City caused notice of the hearing to be held before the Council on the draft Plan, including the required statements of ORS 457.120(3), to be mailed to utility customers within City's incorporated limits; and

WHEREAS, on August 1, 2022 the City Council held a public hearing to review and consider the draft Plan, the draft Report, the recommendation of the Dallas Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

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Dallas City Council
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WHEREAS, the City Council found that the Plan conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan;

NOW THEREFORE, THE CITY OF DALLAS DOES ORDAIN AS FOLLOWS:

Section 1. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095, in that, based on the information provided in the Report, the Dallas Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the South Dallas Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) (g) and (h) and;
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City's Comprehensive Plan;
4. The Plan conforms to the Dallas Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in XIII of the Plan and in the Dallas Planning Commission recommendation;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. Acquisition is an eligible component of the Plan and is necessary to cure blight the Area and to promote economic prosperity.
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Sections III through VI of the Report;

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8. The City shall assume and complete any activities prescribed it by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 2: The South Dallas Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Dallas Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 3: The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

Section 4: The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Polk County, Oregon.

Section 5: City Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the Polk County Itemizer no later than four days following adoption of this Ordinance.

Read for the first time: August 1, 2022
Read for the second time: August 15, 2022
Passed by the City Council: August 15, 2022
Approved by the Mayor: August 15, 2022

_____
BRIAN W. DALTON, MAYOR

ATTEST:

_____
BRIANLATTA,
CITY MANAGER

APPROVED AS TO FORM:

_____
LANE P. SHETTERLY,
CITY ATTORNEY

DRAFT

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CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	3B
TOPIC:	Public Hearing on an application for annexation and zone change of property at 1784 SW Bridlewood Drive. Land Use File No. ANX-22-03 & ZC-22-04
PREPARED BY:	Chase Ballew, City Planner
APPROVED BY:	City Manager
ATTACHMENTS:	1. Staff Report to Planning Commission 2. Map of Proposed Change 3. Application Materials 4. Notice of Public Hearing 5. Letters of Testimony

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RECOMMENDED ACTION:

Approve the Planning Commission recommendation in support of the requested annexation of the subject property, and zone change to Medium-Density Residential (RM).

Direct the City Attorney to prepare an Ordinance for the subject property to be annexed into the City of Dallas and designating the zoning of said property.

BACKGROUND:

The property owners, represented by Paul Trahan, Trahan Consulting, has submitted applications to annex into the City of Dallas their 7.87 acre property and to change the zoning from Polk County zone SR – Suburban Residential to city zone Medium-Density Residential (RM).

On July 12, 2022, the Dallas Planning Commission conducted a public hearing to consider the applicant's proposal and to receive public testimony. The applicant's representative attended and addressed the Commission during the period of public testimony. The Planning Commission deliberated and voted to forward to City Council their recommendation that the City Council approve the annexation of the subject property and zone change.

ANNEXATION APPROVAL CRITERIA:

The Approval Criteria for Quasi-Judicial Map Amendments are contained in section 4.10.030 of the Dallas Development Code, as listed below. In response to these criteria, Staff refer to the findings contained in the attached staff report as presented to the Planning Commission.

A: The land is within the City's Urban Growth Boundary.

B: The proposed zoning for the annexed area is consistent with the Comprehensive Plan, and a project, if proposed concurrently with the annexation, is an allowed use in the proposed zone.

C: The land is currently contiguous with the present City Limits

D: Adequate City Facilities can and will be provided to and through the subject property, including water, sanitary sewer, and storm drainage.

E: The annexation is consistent with the annexation policies contained in the Comprehensive Plan.

F: Within Mixed Use Nodes, annexation shall only be permitted in conjunction with a Master Plan application submitted pursuant to Chapter 4.5.

COMPREHENSIVE PLAN AMENDMENT & ZONE CHANGE APPROVAL CRITERIA:

The Approval Criteria for map changes are contained in section 4.10.030.B of the Dallas Development Code, as listed below. In response to these criteria, Staff refer to the findings contained in the attached staff report as presented to the Planning Commission.

1. *Approval of the request is consistent with the Statewide Planning Goals.*
2. *Approval of the request is consistent with the Comprehensive Plan.*
3. *The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided in the planning period; and*
4. *The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan map or zoning map regarding the property which is the subject of the application; and*
5. *The amendment conforms to the Transportation Planning Rule provisions under DDC. 4.7.060.*

PROCEDURE:

As described in Chapter 4.10 of the Dallas Development Code, all annexations shall follow the Type IV procedure as governed by DDC.4.1.050. Under this procedure, the Planning Commission shall hold public hearing and make a recommendation to the City Council on an annexation and land use district change application, after which the City Council shall hold public hearing and decide both applications. If the City Council approves that annexation and zone change, the City Attorney will prepare the draft ordinances which is subject to first and second reading by Council. The draft ordinance will also identify service district changes.

RECOMMENDED MOTION:

I move to adopt the recommendation of the Planning Commission to approve the annexation and zone change, and direct the City Attorney to prepare an Ordinance amending the Dallas Zoning Map to reflect this action.

CITY OF DALLAS
PLANNING COMMISSION
STAFF REPORT

MEETING DATE:	JULY 12, 2021
REPORT DATE:	JULY 5, 2021
TOPIC:	NORTH BRIDLEWOOD ANNEXATION & ZONE CHANGE

Application Type:	Annexation & Zone Change
Owners:	Debra & Glen Conaway; Lauren & Adam Hoefler
Applicant:	Trahan Consulting, LLC
Location:	1784 SW Bridlewood Drive

RECOMMENDED ACTION

That the Planning Commission recommend that the City Council approve the annexation of the subject property and approve the zone change to Residential Medium-Density (RM).

BACKGROUND INFORMATION

Zoning:	SR – Suburban Residential (Polk County Zoning)
Comprehensive Plan Map:	Residential
Floodplain:	No Floodplain
Lot Size:	7.87 Acres
Adjacent Land Uses:	Single-Family Residential; Vacant Land
Prior Land Use Approvals:	Polk County Planning File Number "Partition 89-1" (1989)

PROJECT OVERVIEW

Annexation of applicant's property into the City of Dallas and change zoning from county zone Suburban Residential (SR) to city zone Residential Medium-Density (RM). Applicant proposes to construct a single-family dwelling, and Condition #4 of Polk County's 1989 partition approval states that "*it is an express condition of the partitioning that there will be no residential development on the property unless it is annexed into the City of Dallas.*" The Dallas-Polk County Urban Growth Management Agreement also requires annexation prior to development of property which is within the urban growth boundary, adjacent to city limits, and serviceable by city utilities.

APPROVAL CRITERIA:

DDC Chapter 4.10 – Annexations
DDC Chapter 4.7 – Land Use District Map Amendments

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ANNEXATION APPROVAL CRITERIA

The applicant proposes to annex their 7.876 acre property into the City of Dallas. The applicable criteria are contained in the Dallas Development Code (DDC) Section 4.10.030, *"Annexation Approval Criteria."*

CRITERION:
DDC 4.10.030.A: The land is within the City's Urban Growth Boundary.

FINDING:
A review of the Dallas Zoning Map finds that the land is within the Dallas UGB. Therefore this criterion is satisfied.

CRITERION:
DDC 4.10.030.B: The proposed zoning for the annexed area is consistent with the Comprehensive Plan, and a project, if proposed concurrently with the annexation, is an allowed use within the proposed zoning.

FINDING:
The proposed zoning is Residential Medium-Density (RM). The Comprehensive Plan designation for this area is Residential. The RM zone is one of the implementing zones for the Residential Comprehensive Plan designation, therefore the proposed zoning would be consistent with the Comp. Plan, so this criterion is satisfied. The proposed development of a single-family dwelling is an allowed use within the RM zone.

CRITERION:
DDC 4.10.030.C: The land is currently contiguous with the present City Limits

FINDING:
A review of the Dallas Zoning Map finds that the land abuts the present city limits. Therefore this criterion is satisfied.

CRITERION:
DDC 4.10.030.D: Adequate City Facilities can and will be provided to and through the subject property, including water, sanitary sewer, and storm drainage.

FINDING:
Sanitary sewer, water, and storm drainage main lines, of adequate capacity to support development, are located within SW Bridlewood Drive such that mains and service laterals may be extended to serve the subject property. Some areas of the property are below the elevation of the gravity sewer main, so individual dwellings may require pressurized service laterals in those areas. There is a fire hydrant within 30 feet of the property, and the property is serviceable by city fire protection, however the property is of such size that a new fire hydrant may be required if dwellings are proposed more than 500 feet from the existing hydrant consistent with Oregon Fire Code. Overall this criterion is satisfied.

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CRITERION:
DDC 4.10.030.E: The annexation is consistent with the annexation policies contained in the Comprehensive Plan.

FINDING:
Comprehensive Plan Chapter 6 – Urban Growth Management, Policy 6.2.1 – Conversion of Urban Uses states, "Land within the Urban Growth Boundary shall be considered available over the planning period for urban uses. The conversion of urbanizable land to urban uses shall occur only through the annexation and zone change processes, and shall be based on the following factors:

Policy 6.2.1.1 - The City will encourage the development of available land within its corporate limits before expansion into urbanizable areas.
The city has been successful in encouraging development within corporate limits in recent years. Staff note that in the four years from 2016 to 2020, over 115 acres within city limits have been approved for subdivision development. This has had the effect of reducing the supply of available land within city limits, and annexation of the subject property would contribute towards offsetting some of that loss.

Policy 6.2.1.2 - The availability of sufficient buildable land to ensure market choice for commercial, industrial, single-family, multi-family and public land uses within the City Limits.
Annexation of the subject property will provide additional urbanizable land to ensure market choice for residential land uses within the city. Annexation of this property is not expected to impact availability of commercial or industrial uses, for which this location would not be compatible with respective comprehensive plan locational policies and land use designations.

Policy 6.2.1.3 - The orderly, economic and timely provision of public facilities and services as prescribed in Chapter 7, Public Facilities Plan.
Public facilities and services, including the provision of sanitary sewer service, water service, stormwater drainage, transportation (streets, sidewalks), and fire protection are available to service the property. Utility service laterals and street frontage improvements will be required to be extended at time of development, except where code allows improvements to be deferred.

Policy 6.2.1.4 - Only lands that can be provided with the full range of urban facilities will be considered for annexation or rezoning.
Staff finds that the full range of required public facilities and services can be provided to the subject property.

Policy 6.2.1.5 - The City shall not permit "panhandle" annexations, except in extraordinary circumstances such as health hazard annexations."
The subject property fronts a street which is already within city limits, and so is not a "panhandle" extension.

ANNEXATION OVERALL CONCLUSION: Based on the applicant's materials and the findings above, the Planning Commission may find that the proposal meets the approval criteria.

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ZONE CHANGE APPROVAL CRITERIA

Concurrent with the annexation request, the applicant proposes to rezone their property from the Polk County zone Suburban-Residential (SR) to the City of Dallas zone Residential Medium-Density (RM). The applicable CRITERIA for zone changes are contained in the Dallas Development Code (DDC) Section 4.7.030.B, "*Criteria for Quasi-Judicial Amendments*."

CRITERION:

DDC 4.7.030.B.1: Approval of the request is consistent with the Statewide Planning Goals.

FINDING:

Oregon has 19 Statewide Planning Goals, of which four (4) are directly applicable to the approval criteria of this request and are discussed individually below.

Goal 5 – Natural Resources: This goal requires cities to protect natural resources and conserve scenic and historic areas and open spaces, with fifteen (15) resources specified. The subject property is an undeveloped stand of trees, and does not contain any known Goal 5 resources on-site. The National Wetland Inventory does not identify any wetlands on the property, but riparian corridors may exist which drain to Ash Creek; to protect this a Goal 5 resource the City of Dallas has standards for storm water management and riparian corridor setbacks that must be met at the time of development.

Goal 7 – Natural Hazards: This goal requires cities to adopt comprehensive plan measures that reduce risk to people and property from natural hazards, with six (6) hazards specified. As identified by the Oregon Department of Geology and Mineral Industries and incorporated into the Polk County Multi-Jurisdictional Hazard Mitigation Plan, the subject property is located in an area of the city with high risk of landslides and moderate risk of wildfires. In accordance with Goal 7, the City of Dallas requires geotechnical evaluation of all new development, which can mitigate some of this landslide risk through site-specific design and engineering, such as structural foundation systems, as well as stormwater management to reduce risk of rain-induced landslides.

A comprehensive wildfire risk and vulnerability assessment is not available at this time. Polk County developed a Community Wildfire Protection Plan (CWPP) in 2009, which mapped wildland urban interface areas and developed actions to mitigate wildfire risk, and the city is a participant in the CWPP. The Dallas Fire Chief has not entered into the records any concerns with the proposed annexation, and a fire hydrant is located adjacent to the subject property.

Goal 10 – Housing: This goal requires cities to encourage availability of adequate numbers of needed housing units at prices commensurate with the financial capabilities of Oregon households and allow flexibility of location, type, and density. The zone change would re-designate the subject property from rural densities to urban densities, thereby allowing a greater number of dwellings which could be constructed, increasing supply of needed housing units.

The 2019 Housing Needs Analysis projected that the city would need 76.9 acres of medium-density residential land to accommodate growth through 2040. The Housing Needs Analysis assumes an average of nine dwellings per acre for medium density, which is significantly more dwellings than allowed on the subject property under the present county zoning. Therefore the proposed zone change is necessary to fulfill this need for medium-density residential land.

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Goal 11 – Public Facilities: This goal requires cities to plan and develop a timely, orderly and efficient arrangement of public facilities and services. Water, sanitary sewer, and storm drainage of adequate capacity are adjacent to the subject property. City services, including fire and police protection and health and recreation services, have adequate capacity to serve a development of the subject property.

Goal 12 – Transportation: This goal requires cities to provide and encourage a safe, convenient, and economic transportation system and to coordinate land use and transportation planning. Goal 12 is implemented by the Transportation Planning Rule (TPR) which requires cities to evaluate whether proposed plan amendments and zone changes are consistent with adopted land use and transportation plans, to ensure the transportation system can accommodate the development.

The proposed zoning of Residential Medium-Density (RM) is consistent with the adopted Comprehensive Plan, which designates this property for Residential use, for which RM is an implementing zone. The proposed RM zone allows a maximum density of 16 dwellings per net acre. Therefore, in the worst case scenario the applicant's 7.87 acre property could be developed with a maximum of 125 single-family homes. Such a development would be projected to generate 1,250 vehicle trips per day; this would not have a significant impact on the functional classification of the roadways, as Bridlewood Drive and Kings Valley Highway are collector/arterial streets intended to accommodate elevated traffic volumes.

However any development proposal generating more than 300 daily trips must provide a detailed traffic impact analysis to ensure adequate capacity exists within the roadway network to support the development, and such analysis would be tailored to the scale of the actual proposal, not a theoretical worst-case. With that understanding, Staff finds that the amendment can conform with the provisions of the Transportation Planning Rule, so this criterion can be met.

Conclusion: Staff finds that, given the above information and that found in the application materials, the proposed amendment is consistent with the statewide planning goals, and that this criterion is satisfied.

CRITERION:
DDC 4.7.030.B.2: Approval of the request is consistent with the Comprehensive Plan.

FINDING:
Staff observe the Comprehensive Plan to contain several policies. Below are certain policies found in Chapter 3 and 7 that staff find relevant and responds to with findings.

Comprehensive Plan Chapter 3 – Livable Residential Neighborhoods:

Policy 3.1.4 – Land planned or zoned to allow for multi-family housing shall be located adjacent to planned commercial areas or along arterial and collector streets, and shall be reserved exclusively for that purpose. Land planned or zoned to allow less dense attached middle family dwellings (like tri-plexes, four-plexes and townhomes) shall be located, in whole or in part, within a quarter mile of employment, retail and service centers but does not need to be located adjacent to planned commercial areas, or along arterials and collector streets. Land planned or zoned for medium density residential is an appropriate

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transition between land planned or zoned for high density residential and land planned or zoned for low density residential.

Staff finds the policy to be poorly defined. The RM zone allows multi-family housing. The RM zone also allows less dense attached middle family dwellings (like tri-plexes, four-plexes and townhomes), so it is not clear which locational policy applies. Staff finds that the subject property is located along a minor collector street, and is not within a quarter mile of planned commercial, employment, retail and service areas.

Policy 3.3.2 – The development of close-in vacant land, readily serviceable by a full range of urban services shall have a higher priority than development of peripheral land that cannot be provided, efficiently, with a full range of urban services.

The subject property is adjacent to an existing city street with existing utility main lines, and is therefore readily serviceable by a full range of urban utilities. Accordingly, higher priority should be assigned to development of the subject property consistent with this policy.

Policy 3.3.4 - Except in documented health hazard situations, annexation shall occur in areas where services can be most easily extended, as prescribed in Chapter 7, the Public Facilities Plan.

The subject property is adjacent to an existing city street with existing utility main lines, and is therefore readily serviceable.

Comprehensive Plan Chapter 7 – Public Facilities Plan:

Policy 7.1.2 – Urban public facilities and services shall be extended outside the City Limits through the annexation process.

The proposed zone change is concurrent with an annexation application consistent with this policy.

Policy 7.2.3 – Prior to annexation, zone change or development approval, the City must make an affirmative determination that adequate sanitary sewer, water, storm drainage, transportation and park services are available to service the area to be annexed or rezoned, or the site to be developed.

This policy is implemented by DDC 4.7.030.B.3 which requires such a determination, and is provided herein consistent with this policy.

***Conclusion**:* Staff finds that, given the above information and that found in the application materials, the zone change is consistent with the Comprehensive Plan, and this criterion satisfied.

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CRITERION:
DDC 4.7.030.B.3: The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided in the planning period.

FINDING:
Finding: Public Facilities – Refer to findings under DDC 4.10.030.D on Page 2.

Finding: Public Services – Existing city services, including fire and police protection and health and recreation services, have adequate capacity to serve a development of the subject property. Development of the property may require new fire hydrants. Subdivision of the property may require reserving land for parks and recreation services.

Finding: Transportation Networks – Refer to findings under Goal 12 on Page 5

Conclusion: Staff finds that the property and affected area are or can be served with adequate public facilities and services, and that this criterion is satisfied.

CRITERION:
DDC 4.7.030.B.4 The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan map or zoning map regarding the property which is the subject of the application.

FINDING:
The proposed zone change to Residential Medium-Density (RM) is in the public interest, as the Dallas Housing Needs Analysis projects that over the next 20-years Dallas will need more residential dwellings than presently exists within city limits (needed housing). Dallas has also previously been identified as a rent burdened community under ORS 456.586, to which limited supply of housing is logically a contributing factor. Therefore increasing the supply of housing is in the public interest.
The proposed zoning is consistent with the existing residential neighborhood to the south, which already contains a mix of single-family homes, duplexes, apartments, and condominiums. The original Bridlewood Equestrian Estates (Phase 2) also included plans for a 25-unit condominium complex at the top of the hill adjacent to the subject property. Although this multi-family complex was never built, the streets and utilities were designed with capacity for more intensive development, in accordance with the original vision for the Bridlewood Equestrian Estates.

CRITERION:
DDC 4.7.030.B.5 The amendment conforms to the Transportation Planning Rule provisions under Section 4.7.060.

FINDING:
Refer to findings under Goal 12 on Page 5.

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RECOMMENDED ACTION

Staff recommends that the Annexation and Zone Change application be approved.

RECOMMENDED MOTION:

I move to recommend that the City Council approve the annexation of the subject property and approve the zone change to Residential Medium-Density (RM).

EXHIBITS:

- Notice of Public Hearing
- Map of Proposed Zone Change
- Application Form
- Written Narrative
- Consent to Annexation
- Letter of Testimony - Valentine

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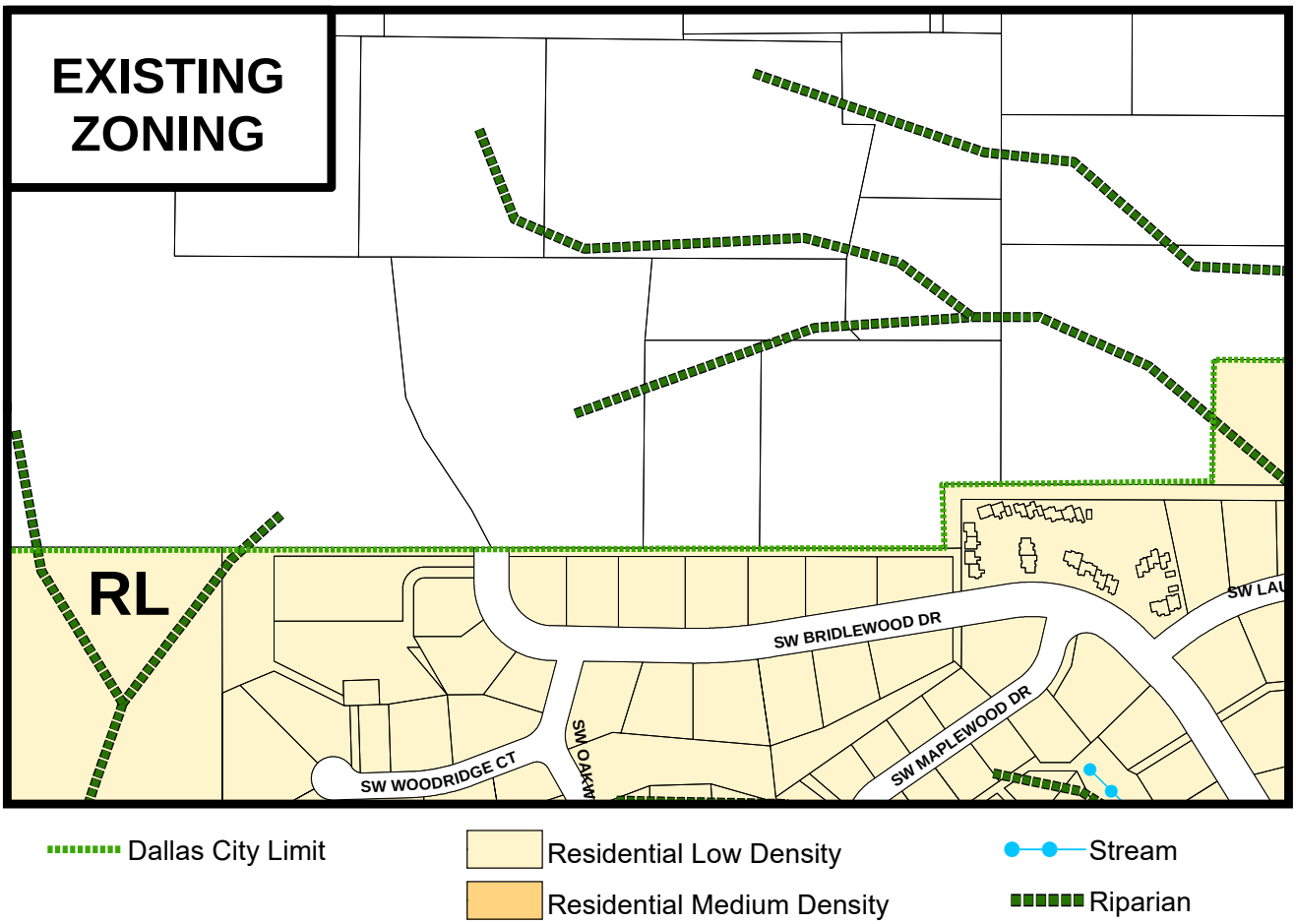
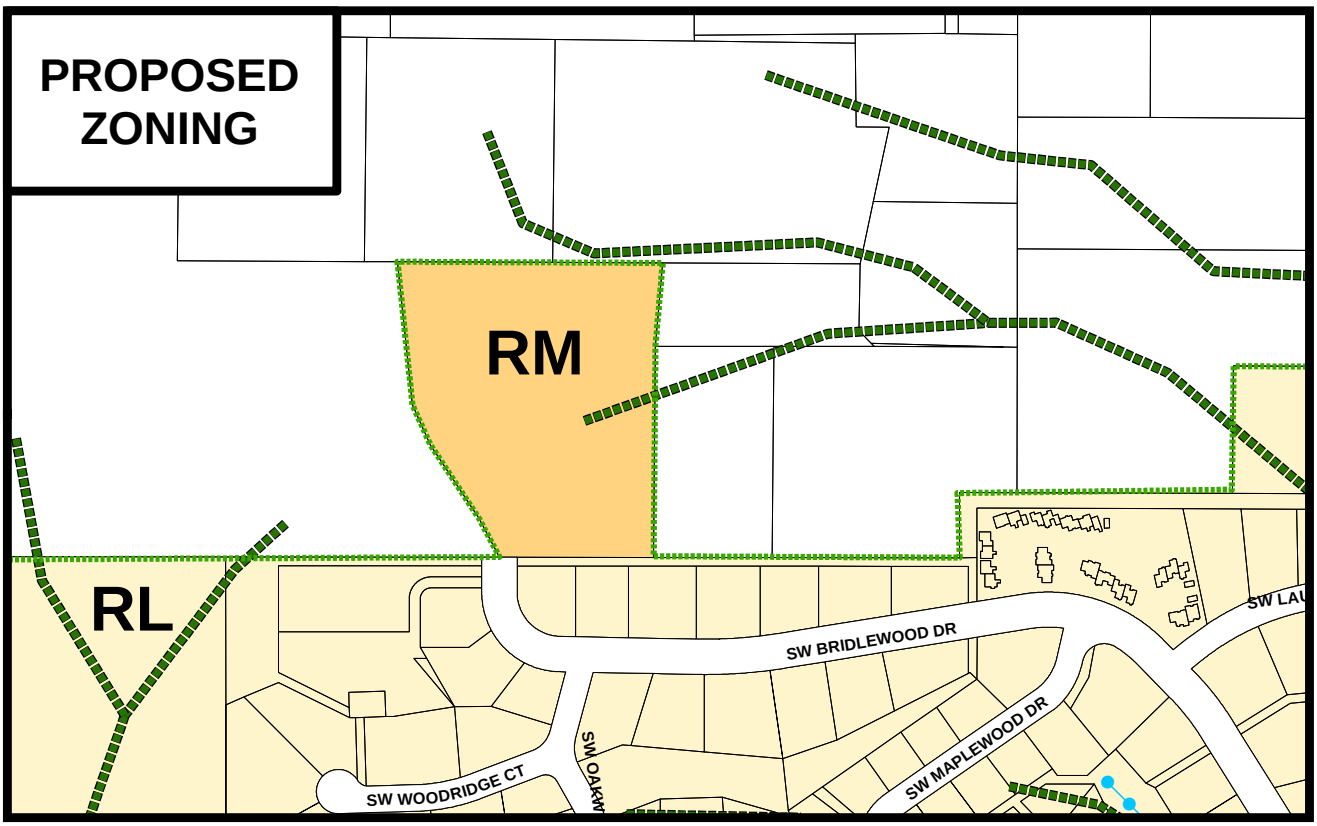
Annexation Exhibit 2
Maps of Proposal



Dallas City Limit
Residential Low Density
Residential Medium Density
Stream
Riparian



Annexation Exhibit 2
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Annexation Exhibit 3
Application Materials

Annexation Application
Dallas Planning Department
Development Code Type IV Review

Official Use Only:
File No.: ANX-22-03
Date: 5-3-2022
Fee: $3,000 ☐PAID

Properties located within the Dallas Urban Growth Boundary (UGB) that are contiguous with the city limits may submit an application for ANNEXATION to the City of Dallas to be incorporate inside the city limits. Annexation is often a prerequisite to obtain access to city services such as water and sewer service, and to provide for the orderly transition and rezoning of land for urban development. A Pre-application Conference to discuss the annexation review criteria and approval process is required before an application is submitted.

To request annexation of a property, please return a completed application form with attachments, and the required fee to the Dallas Planning Department, Dallas City Hall, Second Floor, 187 SE Court Street, Dallas, Oregon 97338.

Section 1 – Applicant Information

Name(s): Conaway Debra A & Glen W ETAL (Represented by Trahan Consulting, LLC

Mailing Address: 1116 SE Barberry Ave. Dallas, OR 97338

Email: pault.trahanconsulting@gmail.com

Phone Number: _____ Cell Number: (503) 383-5043

Section 2 – Property Owner Information (If not applicant)

Property Owner(s): Conaway Debra A & Glen W. ETAL

Mailing Address: P O Box 1054, Dal;las, OR 97338

Email: CandHRranch1784@gmail.com

Phone Number: _____ Cell Number: (503) 559-2046

Section 3 – Project Description

Please describe your project: Request Annexation of 7.87 AC

Site Address: 1784 Bridlewood Dr. Dallas, OR 97338 Total Land Area: _____

Assessor Map/Taxlot No. 470854 Zoning: County Residential

Present Use of Property: Vacant

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Section 4 – Application Submittal Information

Please submit one electronic copy (PDF format preferred) and one paper copy of the information listed below:

- ☐ Completed application form;
- ☐ Required fee;
- ☐ Consent to annexation which is non-revocable for a period of one year from its date;
- ☐ Agreement to deposit an amount sufficient to retire any outstanding indebtedness of special districts defined in Oregon Revised Statutes (ORS) 222.510.
- ☐ Boundary description and map prepared by a registered land surveyor that conforms to ORS 308.225. The boundaries shall be surveyed and monumented as required by statute subsequent to Council approval of the proposed annexation.
- ☐ Written findings addressing the criteria found in Dallas Development Code Section 4.10.030 (see page 3 of this application).
- ☐ Application by the property owner for a zone change and, if applicable, a Comprehensive Plan amendment.

Section 5 – Signatures Required

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge:

PROPERTY OWNER(S): _____ Date: 5/3/22

_____ Date: _____

APPLICANT(S) _____ Date: 5/3/22

_____ Date: _____

Section 6 – Review and Approval

Official Use Only

☐ Approved ☐ Denied Reason for Denial: _____

Address Modification Required: ☐ Yes ☐ No

If yes, ☐ Add ☐ Remove _____ (Address)

Staff Signature: _____ Date: _____

THE CITY OF DALLAS OREGON

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Annexation Exhibit 3
Application Materials

Land Use District Map Change
Dallas Planning Department
Development Code Type III/IV Review

Official Use Only:
File No.: ZC-22-04
Date: 5-3-2022
Fee: $2,500 ☐PAID

A change in land use district designations may be necessary from time to time to reflect changing community conditions, needs and desires, to correct mistakes, or to address changes in the law. A change in land use district map designation that involves a Comprehensive Plan map amendment is reviewed and approved by the City Council, upon receiving a recommendation from the Planning Commission. The Planning Commission reviews and makes the final decision on land use district map changes that do not involve Comprehensive Plan map amendments. NOTE: A Pre-application conference is required before a Land Use District Map Change application is submitted. Please return a completed application form with attachments, and the required fee to the City of Dallas Planning Department, City Hall, Second Floor, 187 SE Court Street, Dallas, OR 97338.

Section 1 – Applicant Information

Name(s): Conaway Debra A & Glen W ETAL (Represented by Trahan Consulting, LLC

Mailing Address: 1116 SE Barberry AVE. Dallas, OR 97338

Email: pault.trahanconsulting@gmail.com

Phone Number: _____ Cell Number: (503) 383-5043

Section 2 – Property Owner Information (If not applicant)

Property Owner(s): Conaway Debra A & Glen W ETAL

Mailing Address: P O Box 1054, Dallas, OR 97338

Email: CandHRanch1784 @ gmail.com

Phone Number: _____ Cell Number: (503) 559-2046

Section 3 – Project Description

Site Address: 1784 Bridlewood Dr Dallas, OR Total Land Area: 7.87 acres

Assessor Map/Taxlot No. 470854

Current Zoning: County Residential Proposed Designation: RM

Comprehensive Plan Amendment Requested?: ☐ Yes ☐ No

Current Plan Designation: Residential Proposed Plan Designation: Residential

Present Use of Property: Vacant

Section 4 – Application Submittal Information

Please submit one electronic copy (PDF format preferred) and one paper copy of the information listed below:

- ☐ **Completed application form;**
- ☐ **Required fee;**

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- ☐ **Property deed and deed restrictions.** Copy of the deed and all existing and proposed restrictions or covenants, including those for access control.
- ☐ **If Map Amendment, include a map showing the extent of the proposed change.**
- ☐ **Written narrative that addresses the relevant criteria contained below:**
  - ☐ Approval of the request is consistent with the **Statewide Planning Goals**;
  - ☐ Approval of the request is consistent with the **Comprehensive Plan**;
  - ☐ The property and affected area is presently provided with **adequate public facilities**, services and transportation networks to support the use, or such facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided in the planning period; and
  - ☐ The change is in the **public interest** with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan map or zoning map regarding the property which is the subject of the application; and
  - ☐ The amendment conforms to the **Transportation Planning Rule** provisions under Section 4.7.060.
- ☐ **Other Information** determined by the City Planning Official. The City may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, environmental features, natural hazards, etc.), in conformance with this Code.

Section 5 – Signatures Required

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge:

PROPERTY OWNER(S): _____ Date: 5/3/22

_____ Date: _____

APPLICANT(S) _____ Date: 5/3/22

_____ Date: _____

Section 6 – Transportation Planning Review (TPR)

When a development application includes a proposed comprehensive plan amendment or land use district change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060 (the Transportation Planning Rule - TPR) and the Traffic Impact Analysis provisions of Section 4.1.090. "Significant" means the proposal would:

1. Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors). This would occur, for example, when a proposal causes future traffic to exceed the levels associated with a "collector" street classification, requiring a change in the classification to an "arterial" street, as identified by the Dallas Transportation System Plan; or

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2. Change the standards implementing a functional classification system; or

3. As measured at the end of the planning period identified in the Dallas Transportation System Plan or the adopted plan of any other applicable roadway authority, allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility; or

4. Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in road authority's adopted plan; or

5. Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the road authority's adopted plan.

6. Where the City lacks specific transportation policies or standards, the City Council shall be consulted, as provided under Section 4.1.050 (Type IV Legislative Review).

Amendments to the Comprehensive Plan and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:

1. Adopting measures that demonstrate that allowed land uses are consistent with the planned function of the transportation facility; or

2. Amending the Comprehensive Plan to provide transportation facilities, improvements, or services adequate to support the proposed land uses; such amendments shall include a funding plan to ensure the facility, improvement, or service will be provided by the end of the planning period; or

3. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation; or

4. Amending the planned function, capacity or performance standards of the transportation facility; or

5. Providing other measures as a condition of development or through a development agreement or similar funding method, specifying when such measures will be provided.

Section 6 – Review and Approval

Official Use Only:

☐ Approved ☐ Denied Reason for Denial: _____

Staff Signature: _____

Date: _____

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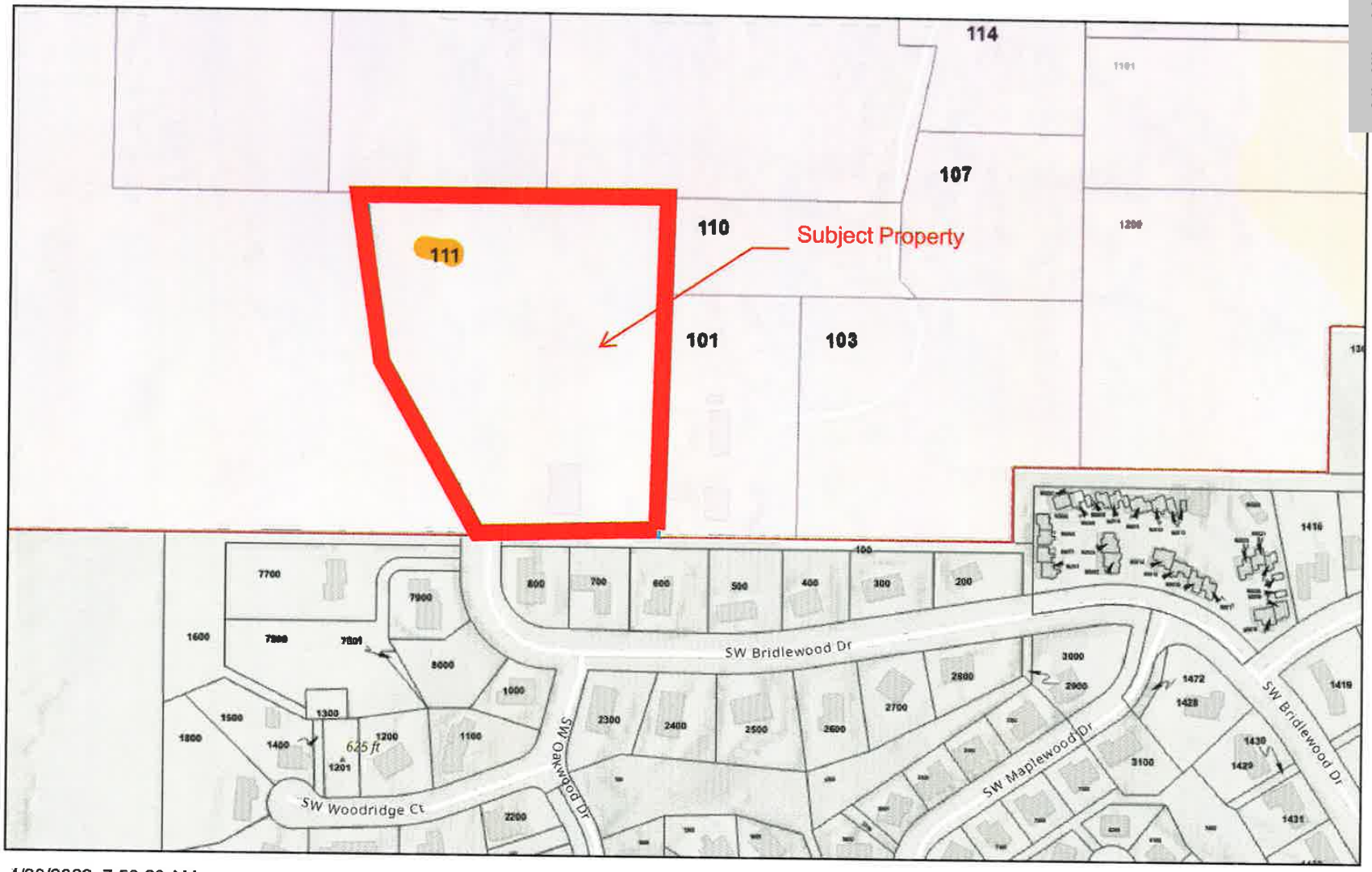
8-8-6tax lot111



4/30/2022, 7:53:23 AM

Urban Growth Boundary
City Limits
Taxlots
200 Scale
100 Scale

1:4,514
0 0.03 0.05 0.1 mi
0 0.04 0.09 0.17 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

NRCS, USDA, Polk County | Polk County Assesor, Polk County GIS | Esri Community Maps Contributors, Oregon Metro, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land

Trahan Consulting LLC

Introduction

This application together with the information provided seeks to annex the subject property into the City of Dallas and change the zoning from County residential to City RM (Residential Medium Density.

Comprehensive Plan (policy)

Applicable Criterion

Chapter 4.10 Annexation

410.010 Purpose
4.10.015 Procedure
4.10.020 Application
4.10.025 Initiation by Council (does not apply in this case)
4.10.030 Approval Criteria
4.10.035 Boundaries
4.10.050 Statutory Procedure
4.10.060 Mapping.

4.10.010 ***Purpose*** *The purpose of this chapter is to provide for the orderly transition and rezoning of land from the Dallas Urban Growth Boundary into the City Limits and to ensure the requirements of boundary changes, the provision of public facilities, and land use*
compatibility have been adequately addressed.

Applicants Response: In meeting with Staff, the Applicant explained how the subject property is bordered by City limits on the Southerly property line See Exhibit "A"

1.010 Purpose and Applicability of Review Procedures

Type IV Procedure (Legislative). *Type IV procedures apply to legislative matters. Legislative matters involve the creation, revision, or large-scale implementation of public policy (e.g., adoption of land use regulations, zone changes, and comprehensive plan amendments). Type IV matters are considered initially by the Planning Commission with final decisions made by the City Council.*

Applicants Response: The Applicant understands that this application is to be processed as a Type IV Legislative procedure.

4.1.010 ©. Application Requirements.
1. ***Application forms.*** *Type IV applications shall be made on forms provided by the City Planning Official.*
2. ***Submittal Information.*** *The application shall contain:*
The information requested on the application form.
b. *A map and/or plan addressing the appropriate criteria and standards in sufficient detail for review and decision (as applicable.*

Applicants Response: All the required information is included within this application.

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Intergovernmental Agreement Between Polk County and City of Dallas; Regarding Management of Land within the UGB

Article III – Annexation & the Provision of Urban Services Agreement (April/2000

1. ***Annexation to the CITY shall be required for the approval of urban development within" the Dallas UGB' or 'the provision of urban services within the Dallas UGB, Urban development shall include, but not necessarily limited to the following***
   b. Commercial, industrial, single-family and public/semipublic development that requires urban services;

Applicants Response: The Owner is Seeking to Build a Single-Family home and connect to the City Sewer; Therefore, Annexation is mandatory under the terms of the above listed agreement. The property Currently has a County Zone and upon annexation, A City zone must be applied. This application also includes the Completed City Zone Change Form requesting the zone be changed to RM. RM or RL Zone designation would be appropriate for this property. If the property is Given the Zoning designation of RM, then the City's deficit will be lessened.

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After Recording Return to:

City of Dallas
187 SE Court Street
Dallas, OR 97338

CONSENT TO ANNEXATION

To: City Council, City of Dallas

From: OWNER NAME(s): Glen: Debra Conaway / Lauren: Adam Hoefler

ADDRESS: 1784 SW Bridlewood Dr.

TAX LOT NUMBERS: 26891-1

The undersigned, being the owner(s) of Property identified above, desire to receive benefits and services provided the residents of the City of Dallas, Oregon, and therefore does/do hereby consent to the annexation of the designated parcel(s). This consent is given in consideration of City benefits services that either have been or will be applied to the described property. I/We acknowledge receipt of a copy of the Annexation Plan that shows the boundaries of the territory to be annexed and the proposed land use planning designations for property in the territory.

I/We further understand that once annexed into the City of Dallas, the property listed above shall be subject to all applicable laws, rules and regulations of the City.

This Consent to Annexation is irrevocable for the period it is in effect. This consent shall run with the land described above and shall be binding upon the heirs, successors and assigns of the undersigned for the time period it is in effect. This consent shall be filed of record with the Polk County Recorder upon execution.

Owner

Debra Conaway

Date

4/28/2022

Owner

Date

STATE OF ~~OREGON~~ California)
)ss.
County of ~~Polk~~ Riverside)

Personally appeared before me this 28 day of April 2022, the above named Debra Conaway and acknowledged the foregoing instrument to be a voluntary act.

Colleen T. Petrie
Notary-State of ~~Oregon~~ California

My Commission Expires 7/14/2023

A Notary Public or other Officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

COLLEEN T. PETRIE
Notary Public - California
Riverside County
Commission # 2297005
My Comm. Expires Jul 14, 2023

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8/1/2022
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After Recording Return to:

City of Dallas
187 SE Court Street
Dallas, OR 97338

CONSENT TO ANNEXATION

To: City Council, City of Dallas

From: OWNER NAME(s): Debbie & Glen W Conaway ETAL

ADDRESS: PO Box1054Dallas, OR 97338

TAX LOT NUMBERS: 8-5-6tax lot 111

The undersigned, being the owner(s) of Property identified above, desire to receive benefits and services provided the residents of the City of Dallas, Oregon, and therefore does/do hereby consent to the annexation of the designated parcel(s). This consent is given in consideration of City benefits services that either have been or will be applied to the described property. I/We acknowledge receipt of a copy of the Annexation Plan that shows the boundaries of the territory to be annexed and the proposed land use planning designations for property in the territory.

I/We further understand that once annexed into the City of Dallas, the property listed above shall be subject to all applicable laws, rules and regulations of the City.

This Consent to Annexation is irrevocable for the period it is in effect. This consent shall run with the land described above and shall be binding upon the heirs, successors and assigns of the undersigned for the time period it is in effect. This consent shall be filed of record with the Polk County Recorder upon execution.

Dallas City Council
8/1/2022
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Owner _____ Date 5/3/22

Owner _____ Date _____

STATE OF OREGON)
)ss.
County of Polk)

Personally appeared before me this _____day of _____20 , the above named

_____ and acknowledged the

foregoing instrument to be a voluntary act.

_____
Notary-State of Oregon

My Commission Expires_____

Dallas City Council
8/1/2022
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CITY OF DALLAS
NOTICE OF PUBLIC HEARING

Annexation #ANX-22-03 - Zone Change #ZC-22-04

PROPERTY LOCATION:	1784 SW Bridlewood Drive
APPLICANT:	Debra & Glen Conaway (Represented by Trahan Consulting LLC)
NATURE OF REQUEST:	Annexation of property into the City of Dallas and change zoning from county zone Suburban Residential (SR) to city zone Medium Density Residential (RM)
APPLICABLE CRITERIA:	DDC Chapter 4.10 – Annexations DDC Chapter 4.7 – Land Use District Map Amendments
HEARING DATE / TIME:	7:00 p.m. Monday, August 1, 2022
HEARING LOCATION:	**In Person:** Dallas City Hall, 187 SE Court Street, Dallas, Oregon **Telephone:** +1 253 215 8782 . . . . . Passcode: **213 855 0622** **Watch Online:** www.dallasor.gov/community/page/dallasyoutube
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 public hearing on the request to annex the subject property into the Dallas city limits. As part of the annexation, the zoning of the property would change from the county zone Suburban Residential (SR) to the city zone Medium Density Residential (RM).

This is the second of two public hearings on this matter. The Dallas Planning Commission has recommended that the request be approved.

You may attend this meeting in-person at Dallas City Hall. You may also participate by telephone by dialing the number above and entering the passcode when prompted. Video of the proceedings will be broadcast live at the website above, but oral testimony must be in-person or by phone.

The Planning Commission will consider testimony which addresses the applicable criteria listed above. Testimony may be submitted in advance by writing to the Dallas Planning Department, 187 SE Court Street, Dallas, Oregon 97338, or given orally during the public hearing. The public hearing will be conducted in a manner that permits testimony from all interested parties.

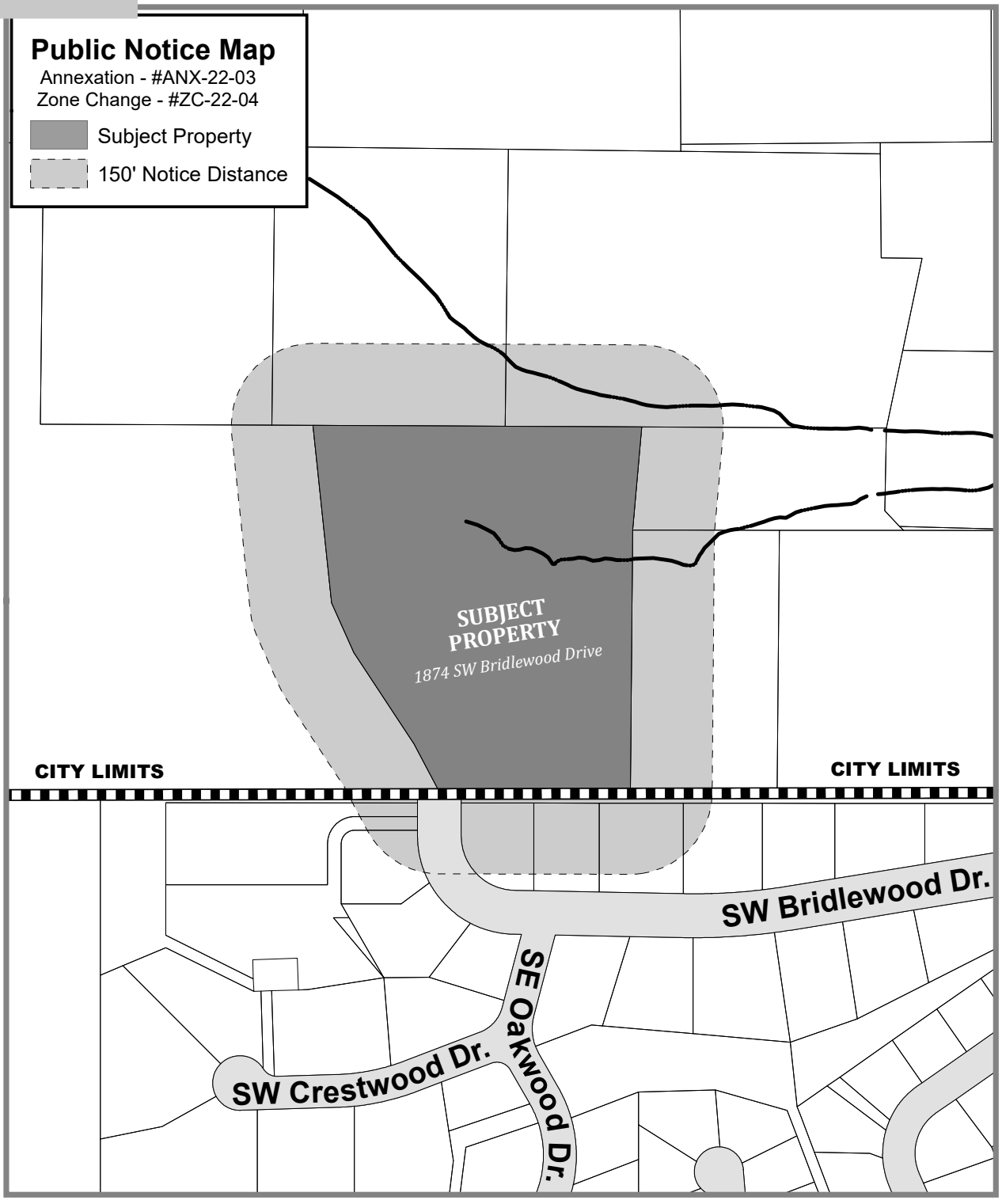
At least seven days prior to the hearing the staff report, the application and documents and evidence submitted by or on behalf of the applicant, and the applicable approval criteria will be available for review online at www.dallasor.gov/meetings or in person at City Hall. Upon request, copies will be made at reasonable cost.

Failure of an issue to be raised in a hearing, 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.

Dated: July 18, 2022

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.

Annexation Exhibit 4
Public Notice



July 8, 2022

Dallas Planning Commission
c/o Chase Bellew, City Planner
submitted by email to: chase.ballew@dallasor.gov

Regarding Annexation & Zone Change Application
Owners: Debra & Glen Conaway; Lauren & Adam Hoefler
Applicant: Trahan Consulting, LLC
Location: 1784 SW Bridlewood Drive

Members of the Dallas Planning Commission,

This comment letter is submitted in response to the above listed proposal. I am unable to attend the public hearing in person so ask that this comment be submitted into the public record for consideration.

Annexation of nearly 8 acres of land into the city UGB is proposed, with the property to then be rezoned as Residential Medium Density (RM). I do not dispute that the land annexation seems to meet the general requirements for annexations found in the Dallas Development Code (DDC), as the property is within the urban growth boundary (UGB) and can be served by city sewer and water while having access from an existing city street. However, I do question the appropriateness of the proposed RM zone. At most, the city Residential Low (RL) zone might be appropriate if the property is annexed. Even the RL zone would allow for a level of future development on the property that does not seem to meet principles for residential zones specified in the Dallas Development Code and the Comprehensive Plan.

The DDC describes the RM and RL zones as follows:

> **"Residential Medium.** The Residential Medium (RM) district accommodates detached single family homes on small lots and small-scale multi-family housing, such as duplexes and townhomes, at densities between **6 and 16 dwelling units per net buildable acre** under the base development standards of the district. Parks, schools, and other civic and institutional uses are also allowed."

Assuming 6 of the 7.87 acres were buildable, this would appear to allow **somewhere between 36 and 96 dwelling units to be packed into the property**! That level of development is not compatible with the neighborhood and would place a level of residential development in a location disconnected from essential services and facilities.

> **"Residential Low.** The Residential Low (RL) district accommodates a residential density of between **4 and 9 dwelling units per net buildable acre** under the

base development standards of the district. The predominant uses are single family dwellings, duplexes and accessory uses; however, other housing is allowed with specific limitations. Parks, schools, and other civic and institutional uses are also allowed."

Again assuming 6 of the 7.87 acres were buildable, this would appear to allow **somewhere between 24 and 54 dwelling units to be packed into the property**! That level of development would still be concerning with respect to appropriateness in this location.

DDC Section 2.2.010 says that residential zones are to be based on eight principles, and I question how the proposed annexation and zoning for the subject property meets several of the stated principles.

- The very first principle listed is to: "*Promote the orderly development and improvement of Dallas's neighborhoods, while maintaining and enhancing the community's historic character and traditional neighborhood development patterns*." Zoning the property to allow for future development of the # of dwelling units allowed per buildable acre in either the city RM or RL zones at the edge of the Bridlewood Equestrian Estates subdivision would NOT maintain or enhance the traditional neighborhood development pattern of the area. Under either the RM or RL zone, the property could be developed at a density that far exceeds that for other single family residential housing found in the vicinity. Once the property is zoned, it does not matter what the current owners say they intend to do at this time as they or a future owner of the property could develop the property at the density allowed in the zone.

- Another principle that would not be met with the proposed zoning is the one to "*Reduce reliance on the automobile for neighborhood travel and provide options for multiple modes of travel, including walking, bicycling and transit*." The area is not readily accessible except by automobile. Transit does not serve the neighborhood, at least not that I am aware of at this time. Walking or biking up and down Bridlewood Drive and along Highway 223 to get into town is not an option feasible for anyone but the most athletic. Kids cannot walk to any of the Dallas schools from this area. Also, Highway 223 between the Bridlewood Equestrian Estates and town does not have wide shoulder areas for safe biking and hiking. It is not a well-lit stretch of highway, which means that hiking or biking here much of the year is not very safe due to visibility issues combined with fast moving traffic. Right after the intersection with Oakdale Rd, the speed limit increases to 45 mph, with people regularly traveling 10 to 15 mph above the posted limit.

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- Residential zoning is to *"Provide direct and convenient access to schools, parks, trails, and neighborhood services."* Allowing for residential development in this location at the level allowed in the RM, or even the RL zone quite frankly, would be allowing new housing in an area removed from public parks, shopping areas, business districts, services, trails, etc. While there are walking trails in the Bridlewood Equestrian Estates, these are not public trails and are maintained at the expense of and for the use of residents of the subdivision. There are no other amenities in the vicinity to serve additional, higher density residential development that would be allowed under the RM or RL zoning.

The Dallas Comprehensive Plan Vol. 2, Section 3.5.2, addresses the intent for the RM zone. The RM zone is defined as "*providing for higher density development types, including housing types that "should be located with direct access to major streets, to: • minimize traffic impacts on single family residential neighborhoods; • provide direct pedestrian access to transit routes; and • provide direct bicycle access to designated bike routes."*

In the same section, it says the RM zone is to be applied in areas "*located adjacent to or near (within a quarter mile) of employment, retail and service centers: • location adjacent to or near commercial and service areas (the CBD or shopping centers) minimizes travel distance for everyday shopping and service needs, and encourages use of alternative modes of travel; • location near industrial areas minimizes home-to-work travel; and • location near hospitals, police and fire services minimizes response times in cases of emergency"*

The Comprehensive Plan Policy 3.1.4 says that land zoned to allow for "*multi-family housing shall be located adjacent to planned commercial areas or along arterial and collector streets, and shall be reserved exclusively for that purpose. Land planned or zoned to allow less dense attached middle family dwellings (like tri-plexes, four-plexes and townhomes) shall be located, in whole or in part, within a quarter mile of employment, retail and service centers but does not need to be located adjacent to planned commercial areas, or along arterials and collector streets. Land planned or zoned for medium density residential is an appropriate transition between land planned or zoned for high density residential and land planned or zoned for low density residential*." Interestingly, the staff report mentions that this policy is not met by the proposed zoning but justifies that by saying the policy is "poorly defined." What exactly is "poorly defined" about this policy? The policy is the policy so it is not clear how an opinion about it being "poorly defined" has any relevance.

The Dallas Comprehensive Plan Vol. 2, Section 3.5.1 also addresses the intent for the RL zone. This zone is described as primarily for single family development. The Plan says that single family residential siting criteria include the following. "*Single family residences (conventional and manufactured homes on individual lots) should be located in areas that "do not have direct access to arterial or major collector streets, are within a half-mile of neighborhood parks, elementary school playgrounds, public or private greenways or community parks or middle/high school recreation areas, are separate or buffered from industrial areas and major shopping areas*."

From what I find in the DDC and Dallas Comprehensive Plan, my contention that the proposed RM zone is not appropriate for this property is supported. I also believe there is serious question as to whether the RL zone would be appropriate for this property. I respectfully ask the Planning Commission to careful consider what types of land use issues the annexation and rezoning of the property might create down the road. I recommend that if the property is annexed, then a zoning designation be applied that ensures any future development would be compatible with the neighborhood and not allow for a development density greater than single family housing since development of this property would result in additional housing disconnected from key public and private services and facilities.

I thank the Dallas Planning Commission for consideration of my comments.

Sincerely,

Christine Valentine

1620 SW Bridlewood Drive

Dallas, OR

FAIR HOUSING COUNCIL OF OREGON

July 11, 2022

City of Dallas Planning Commission
187 SE Court Street
Dallas, OR 97338

RE: Annex property into the City of Dallas and change zoning from Polk County zone suburban residential (SR) to City of Dallas zone medium density residential (RM) (ANX-22-03 & ZC-22-04)

Dear Commission Members:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO commend the City, and support the adoption of ANX-22-03 & ZC-22-04. Additionally, the planning staff created an inciteful and detailed staff report, with well written Goal 10 findings which support the claim that this annexation and zone change will help the City meet its housing goals. This will be used as a good example for other jurisdictions. Good luck with the continuation of this project!

Thank you for your consideration of our comments.

Sincerely,

Allan Lazo
Executive Director
Fair Housing Council of Oregon

Cc: Gordon Howard, DLCD

1221 SW Yamhill Street, Portland, Oregon 97205

These minutes are supplemented by electronic recordings of the meeting, which may be reviewed by visiting: https://www.dallasor.gov/community/page/dallasyoutube

DALLAS CITY COUNCIL	**Monday, July 18, 2022**
The Dallas City Council met in regular session on Monday, July 18, 2022, at 7:00 PM in Dallas Council Chambers with Mayor Brian Dalton presiding.	
Council Members Present: Council President Michael Schilling, Councilor Larry Briggs, Councilor Terry Crawford, Councilor Kirsten Collins, Councilor Rod Dunham, Councilor Kim Fitzgerald, Councilor Bill Hahn, Councilor Debbie Virden and Councilor Ken Woods, Jr**.**	
Staff: **Also present were:** City Manager Brian Latta, Assistant City Manager Emily Gagner, City Attorney Lane Shetterly (via Zoom), Police Chief Tom Simpson, Public Works Director Gary Marks, Fire Chief Todd Brumfield, Finance Director Cecilia Ward, and Economic and Community Development Director Charlie Mitchell.	

AGENDA	**ACTION**
01:09:48 INTRODUCTIONS, RECOGNITIONS, PROCLAMATIONS	Gary Marks introduced Mike Quisenberry, the new Environmental and Field Compliance Technician. Charlie Mitchell introduced Tyler Ferrari, the new Economic Development Specialist. Mayor Dalton read a proclamation declaring July 12, 2022 Mark Hatfield Day in Dallas.
01:13:53 PUBLIC HEARINGS	
a) **CONTINUATION OF PUBLIC HEARING FOR COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE OF PROPERTY AT 1775 SE GODSEY. LAND USE FILE NO. CPA-22-01 & ZC-22-01**	Chase Ballew reviewed the testimony that was received since the last meeting. He indicated that was all included in the packet. There were no questions. It was moved by Councilor Hahn to deny the requested the Comprehensive Plan Amendment and Zone Change applications and direct the City Attorney to prepare a decision to reflect this action. The motion was duly seconded by Councilor Schilling. Mr. Shetterly clarified the decision was being based on the council's interpretation of the comprehensive plan policies regarding the need to retain prime industrial land. Councilor Schilling confirmed Mr. Shetterly's comments. A roll call vote was taken and the motion PASSED 9-0 with Councilors Schilling, Briggs, Collins, Crawford, Dunham, Fitzgerald, Hahn, Virden and Woods voting YES. Mr. Shetterly indicated notice of the decision will go out to the applicant and all parties who participated and the notice will include a notice of the right to appeal.

DRAFT

01:21:02 PUBLIC COMMENT	Eddie Nelson spoke as a volunteer, board member and treasurer for the Dallas Food Bank in support of a later agenda item regarding the partnership with the City for a Community Development Block Grant to purchase land and build a new food bank in Dallas.
01:25:06 CONSENT AGENDA	
a) APPROVE JUNE 20, 2022 CITY COUNCIL MEETING MINUTES **b) ACKNOWLEDGE JUNE 27, 2022 PUBLIC SAFETY COMMITTEE MINUTES** **c) ACKNOWLEDGE JUNE FINANCIAL REPORT** **d) APPOINT MAYOR DALTON TO MWV COMMUNITY DEVELOPMENT PARTNERSHIP** **e) APPROVE ITINERANT MERCHANT MASTER LICENSE FOR KRAZY DAYZ**	It was moved by Councilor Briggs to approve the Consent Agenda as presented. The motion was duly seconded by Councilor Dunham and CARRIED with a vote of 9-0 with Councilors Schilling, Collins, Crawford, Briggs, Dunham, Fitzgerald, Hahn, Virden and Woods voting YES.
01:25:55 REPORTS OR COMMENTS FROM THE MAYOR AND COUNCIL MEMBERS	
Mayor Dalton mentioned he was running on the trail system on the west side of town and noted it is a beautiful trail. Councilor Collins gave a shout out to all folks who had cleaned and maintained the trail system.	
01:27:20 REPORTS FROM CITY MANAGER AND STAFF	
a) POLK COUNTY SHERIFF'S OFFICE – USE OF DEADLY FORCE PRESENTATION	Sheriff Mark Garton gave a presentation on the Polk County Law Enforcement Intentional Use of Deadly Physical Force Response Plan. He noted a state statute requires every county to have a plan such as this. Chief Simpson explained the Dallas policy is included as an attachment to the County's plan. It was moved by Councilor Hahn to approve the Polk County Law Enforcement Intentional Use of Deadly Physical Force Response Plan. The motion was duly seconded by Councilor Dunham and PASSED by a vote of 9-0 with Councilors Schilling, Collins, Crawford, Briggs, Dunham, Fitzgerald, Hahn, Virden and Woods voting YES.
b) DALLAS FOOD BANK REQUEST	Brian Latta reviewed his staff report on the request by the Dallas Food Bank. The Food Bank is requesting a partnership with the City of Dallas and Polk CDC to apply for CDBG to obtain funding for land and building for a new food bank. He noted local non-profit organizations were not eligible to apply, but local governments were, adding that if the food bank needed to have ownership right away, staff had no objection. There was some discussion about how this might restrict the city from other CDBG applications. Mr. Latta explained the City could have two open

	applications at any one time. He added there were no plans for additional CDBG opportunities in the strategic plan within the next five years. It was moved by Councilor Virden to have the City of Dallas be the applicant for a Community Development Block Grant application for the purpose of securing land and constructing a building to be used as a food bank. The motion was duly seconded by Councilor Fitzgerald and PASSED by a vote of 9-0 with Councilors Schilling, Collins, Crawford, Briggs, Dunham, Fitzgerald, Hahn, Virden and Woods voting YES.
c) LEAGUE OF OREGON CITIES LEGISLATIVE PRIORITIES	Brian Latta reviewed his staff report. The councilors each voted on their top five priorities. Mr. Latta summarized the Council's selections as follows: 4.D. – Economic Development Incentives 7.A. – Property Tax Reform 7.B. – Lodging Tax Flexibility 9.D. – Funding for Recovery of Abandoned Recreational Vehicles 10.C. – Infrastructure Financing and Resilience
d) PSILOCYBIN BALLOT REFERRAL OPTIONS	Brian Latta discussed his staff report. He noted this would be the only opportunity to refer this matter to the voters. Lane Shetterly clarified that a moratorium would require further action before the moratorium expired. Mr. Latta explained some cities were opting for the moratorium because the rules on these are just coming out so a moratorium would give cities time to adopt codes regulating time, place and manner before any businesses opened. Councilor Collins expressed her concern for the prohibition on "distribution" noting it was only used in therapeutic settings and prohibiting distribution would handcuff therapists who may be working with individuals who could benefit from this. After further discussion, Mr. Shetterly explained this law would not allow retail sales. It was moved by Councilor Woods to direct staff to prepare a ballot measure for permanent prohibition for consideration at the August 1, 2022 Council meeting. . The motion was duly seconded by Councilor Hahn and PASSED by a vote of 8-1 with Councilors Schilling, Crawford, Briggs, Dunham, Fitzgerald, Hahn, Virden and Woods voting YES and Councilor Collins voting NO.
e) EXPANDED PRE-TREATMENT WATER STORAGE SITE SELECTION PROCESS	Gary Marks reviewed his staff report.

	It was moved by Councilor Woods to approve the Jacob's report to expand pre-treatment water storage and to proceed with the development of the existing Mercer Reservoir location option. Should year-round downstream fish passage be required by state agencies, staff is instructed to bring the matter back to the City Council for consideration of an alternate site to be developed off stream of Rickreall Creek. The motion was duly seconded by Councilor Schilling and PASSED 9-0 with Councilors Schilling, Collins, Crawford, Briggs, Dunham, Fitzgerald, Hahn, Virden and Woods voting YES.
Mr. Latta reported that Krazy Dayz was just around the corner. He recognized staff and volunteers for their work. Mr. Latta indicated that there was a plan for construction of John Barnard Park included in this fiscal year. He indicated staff found out the previous week that we were not selected for an Oregon Park Department grant, so the city may need to phase the improvements.	
02:49:50 SECOND READING OF ORDINANCES	
a) ORDINANCE 1874 – AN ORDINANCE AMENDING PROVISIONS OF THE DALLAS CITY CODE RELATING TO NUISANCE ABATEMENT; AND REPEALING SECTIONS 5.454, 5.456, 5.458, 5.460 AND 5.610.	Mayor Dalton declared Ordinance 1874 to have passed its second reading and placed it for final passage. A roll call vote was taken and Mayor Dalton declared Ordinance 1874 to have PASSED by a vote of 9-0 with Councilors Schilling, Collins, Crawford, Briggs, Dunham, Fitzgerald, Hahn, Virden and Woods voting YES.
b) ORDINANCE NO. 1875 – AN ORDINANCE DECLARING 15.35 ACRES, MORE OR LESS, OF TERRITORY, BEING POLK COUNTY TAX LOT 085030000800, LOCATED AT AND COMMONLY KNOWN AS 12695 CLOW CORNER RD, ANNEXED TO THE CITY OF DALLAS AND WITHDRAWN FROM SOUTHWESTERN POLK COUNTY RURAL FIRE PROTECTION DISTRICT; AND DESIGNATING THE ZONING OF SAID PROPERTY AS INDUSTRIAL.	Mayor Dalton declared Ordinance 1875 to have passed its second reading and placed it for final passage. A roll call vote was taken and Mayor Dalton declared Ordinance 1875 to have PASSED by a vote of 5-4 with Councilors Schilling, Briggs, Dunham, Hahn, and Woods voting YES and Councilors Collins, Crawford, Fitzgerald, and Virden voting NO.
02:52:00 RESOLUTIONS	
a) RESOLUTION 3490- A RESOLUTION AUTHORIZING A LOAN FROM THE SPECIAL PUBLIC WORKS FUND BY ENTERING INTO AN INTERIM FINANCING CONTRACT WITH THE OREGON INFRASTRUCUTRE FINANCE AUTHORITY.	Brian Latta and Gary Marks presented the staff report on Resolution 3490. A roll call vote was taken and Mayor Dalton declared Resolution 3490 to have PASSED with a vote of 9-0 with Councilors Schilling, Collins, Crawford, Briggs, Dunham, Fitzgerald, Hahn, Virden and Woods voting YES.
OTHER	

There was no other business.	
ADJOURNMENT	There being no further business, the meeting adjourned at 8:48 PM

Read and approved this _____ day of _____ 2022.

_____
Mayor

ATTEST:

_____
City Manager

DALLAS CITY COUNCIL WORK SESSION
Monday, July 18, 2022
Dallas Council Chambers

Mayor Dalton called the Council Work Session to order on Monday, July 18, 2022, at 6:00 PM.

Council members present: Council President Michael Schilling, Councilor Larry Briggs, Councilor Rod Dunham, Councilor Kirsten Collins, Councilor Bill Hahn, Councilor Kim Fitzgerald, and Councilor Ken Woods Jr. Absent: Councilor Terry Crawford

Also present were: City Manager Brian Latta, Assistant City Manager Emily Gagner, City Attorney Lane Shetterly (via Zoom), Finance Director Cecilia Ward, Police Chief Tom Simpson, and Public Works Director Gary Marks.

RAW WATER STORAGE

Craig Massie of Jacobs Engineering presented information on the expanded pre-treatment raw water storage site selection process.

ADJOURNMENT: 6:55 PM

Respectfully Submitted,

_____

Emily Gagner

DRAFT

Chair Larry Briggs called the Public Administration Committee meeting to order on Monday July 25, 2022, at 4:00 PM.

ROLL CALL

Council Members Present: Council President Michael Schilling, Councilor Larry Briggs, Councilor Kim Fitzgerald, Councilor Ken Woods, Jr.

Council Members Excused: Councilor Debbie Virden

Also Present: City Manager Brian Latta, Assistant City Manager Emily Gagner, Finance Director Cecilia Ward, Police Chief Tom Simpson and City Recorder Sam Kaufmann.

APPROVAL OF MAY 23, 2022 MEETING MINUTES

It was moved by Councilor Schilling to approve the minutes as presented. The motion was duly seconded Councilor Woods and CARRIED with a vote of 4-0 with Councilors Schilling, Briggs, Fitzgerald and Woods voting YES.

SPECIAL EVENT PERMIT ORDINANCE

Brian Latta presented his staff report on the special event permit.

The committee asked Mr. Latta to look into facility reservations for the Dallas pickle ball court.

The committee asked Lane Shetterly to change section 4a to “24 hours” instead of “five days” and change the sixth word in line one of section 7.120 from “may” to “shall”. Additionally, the committee requested Mr. Shetterly correct a few grammatical errors in section 7.125.

It was moved by Councilor Schilling to recommend the City Council approve the proposed ordinance as amended. The motion was duly seconded Councilor Woods and CARRIED with a vote of 4-0 with Councilors Schilling, Briggs, Fitzgerald and Woods voting YES.

NOXIOUS VEGETATION

The committee decided not to take action on this item.

CITY COUNCIL DIVERSITY, EQUITY AND INCLUSION TRAINING

The committee decided not to take action on this item.

YOUTH ADVISORS OR AN ADVISORY COUNCIL

It was moved by Councilor Schilling to recommend the City Council form a Youth Advisory Council. The motion was duly seconded by Councilor Briggs and CARRIED with a vote of 4-0 with Councilors Schilling, Briggs, Fitzgerald and Woods voting YES.

ADJOURNMENT: 5:11PM

Respectfully Submitted,

Sam Kaufmann

DRAFT

CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	8A
TOPIC:	2022 Election Filing Period Opens
PREPARED BY:	Brian Latta
APPROVED BY:	City Manager
ATTACHMENTS:	None

RECOMMENDED ACTION:
None – Information sharing item only.

BACKGROUND:
The November 2022 general election is approaching. August 1, 2022 is the first day candidates can file their candidacy paperwork with our local elections clerk. The filing period runs through and must be completed by no later than 5:00 pm on August 30, 2022.

Candidates are encouraged to apply. For additional information, you can visit the City of Dallas website at: https://www.dallasor.gov/citycouncil/page/2022-council-elections, or visit with Sam Kaufmann, Elections Clerk (503-831-3502, sam.kaufmann@dallasor.gov).

The City of Dallas will have four (4) open Council seats and the position of Mayor. The current sitting Mayor and Councilors are:

- Mayor Brian Dalton (2 year term, expiring December 31, 2022)
- Councilor Michael Schilling (4 year term, expiring December 31, 2022)
- Councilor Larry Briggs (4 year term, expiring December 31, 2022)
- Councilor Terry Crawford (4 year term, expiring December 31, 2022)
- Councilor Bill Hahn (4 year term, expiring December 31, 2022)

SUMMARY TIMELINE:
August 1, 2022 – November 2022 General Election Filing Period Opens
August 30, 2022, 5:00pm – November 2022 General Election Filing Period Ends
November 8, 2022 – November 2022 General Election

FISCAL IMPACT:
None

RECOMMENDED MOTION:
None

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CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	8B
TOPIC:	Homelessness Memorandum of Understanding
PREPARED BY:	Brian Latta
APPROVED BY:	City Manager
ATTACHMENTS:	A – Revised MOU B – Original Draft MOU

RECOMMENDED ACTION:
Staff recommends the City Council consider and approve the revised Memorandum of Understanding (MOU) between the City of Dallas and other partner agencies working on the Homelessness Pilot in Polk County.

BACKGROUND:
On June 20, 2022 the City Council considered the and approved the first draft of the MOU between the City of Dallas and other partner agencies working on the Polk County rural homelessness pilot project. The original draft MOU has been modified after review by other agencies. A copy of the revised MOU is included in this report at **Attachment A**. For comparison, the original MOU is included as **Attachment B**.

Oregon House Bill 4123 (2022) provided certain city and county partnerships throughout the state with funding to collaboratively address homelessness. The bill requires these partner agencies to:

1. Develop a 5-year strategic plan; and,
2. To stand up a homelessness response office.

Polk County, along with the cities of Dallas, Independence, Monmouth, Willamina, Falls City and the Confederated Tribes of the Grand Ronde, have applied for and received a grant from the state to achieve the two objectives identified above. Over the past several months, Polk County has convened listening sessions across a broad section of agencies, non-profits, programs, and others to understand the scope of homelessness issues in Rural Polk County.

This effort is ready to transition from the learning phase and into the action phase. Polk County has developed an MOU for all of the partner agencies to sign. This MOU creates an advisory committee made up of one individual from each of the partner agencies. This advisory committee will be responsible for developing the 5-year strategic plan and provide advice on the

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formation of the homelessness response office. The response office will be hosted by Polk County. The MOU has been reviewed by the Dallas City Attorney.

SUMMARY TIMELINE:
3/23/2022 - House Bill 4123 passed by legislature and signed into law.
4/11/2022 - Rural Homelessness Prevention Workgroup of Polk County began meeting.
6/20/2022 – Original MOU considered and approved by Dallas City Council.
8/1/2022 – Revised MOU considered by the Dallas City Council

FISCAL IMPACT:
N/A – Grant from State of Oregon will cover initial costs.

RECOMMENDED MOTION:
I move to approve the revised Memorandum of Understanding and authorize the City Manager to execute the agreement.

ATTACHMENTS:
A – Revised MOU
B – Original Draft MOU

Memorandum of Understanding
Establishing the Polk County Coordinated Homeless Response System

WHEREAS, House Bill 4123 (2022) provides grants to local governments to create and establish a coordinated homeless response system, office, and advisory board; and

WHEREAS, Polk County, with input from the other parties to this Agreement, has applied for and received a grant ("the Grant") to create a coordinated homeless response system, office and advisory board; and

WHEREAS, County, city, tribal members, and non-profit entities participating in this project are required to create an agreement establishing a coordinated homeless response system, office, and advisory board that has representation from all participating entities and establishes participating entities' roles to support the coordinated homeless response system; an Advisory Board now therefore,

IT IS AGREED AS FOLLOWS:

1. **Effective Date:** This Agreement shall take effect on August 26, 2022, or whenever all participating entities sign this Agreement, whichever occurs last.

2. **Participating Entities:** The following entities are Parties to and Participating Entities in this Agreement: the cities of Dallas, Monmouth, Independence, Willamina, and Falls City; the Confederated Tribes of Grand Ronde; the Mid-Valley Community Action Agency; and Polk County.

3. **Purpose:** The purpose of this Agreement is to establish a coordinated homeless response system that consists of a coordinated homeless response office ("Response Office") with a centralized point of contact; establish an advisory board comprised of individuals appointed to the advisory board by each Participating Entity; establish roles for each Participating Entity to support the coordinated homeless response office; and coordinate with any local continuum of care receiving funding under 24 C.F.R. part 578.

4. **The Grant Recipient and Administrative Agency:** Polk County Advisory Board shall be known as the Grant recipient, administer the Polk County Homeless Response System ("Response System"), and establish a Response Office and central point of contact. Any employees or contractors retained for the Response System or Response Office shall be employees or contractors of Polk County Advisory Board ("Advisory Board").

5. **Advisory Board Composition:** The Advisory Board ("Advisory Board") shall have eight-members consisting of one representative, each, from the Participating Entities. The Participating Entities shall independently select a representative from their entity to serve on the Advisory Board. These representatives shall be either an employee or elected official from each Participating Entity.

6. **The Advisory Roles and Responsibility:** The Advisory Board shall be an advisory body to the Polk County Board of Commissioners. The role of the Advisory Board shall be to:

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a. Establish specific roles for each Participating Entity to support the Advisory Board and Response Office.

b. Provide input regarding the operations of the Response System.

c. Review and approve the Polk County Homelessness Strategic Plan and review and make recommendations to the coordinated homeless response system annual budget.

d. Within one year of receiving the Grant, develop and adopt a five-year strategic plan that identifies and sets goals for addressing:

   i. Funding to support the ongoing operations of the Response System;

   ii. Increasing or streamlining resources and support to people at risk of or experiencing homelessness within the Participating Entities;

   iii. Incorporating national best practices for ending homelessness;

   iv. Eliminating racial disparities within homeless services within the service area; and

   v. Creating pathways to permanent and supportive housing that is affordable to local populations experiencing or at risk of homelessness.

e. No later than November 15, 2023, and September 15, 2024, provide the reports required by House Bill 4123 (2022).

7. **The Advisory Board Chair and Vice Chair:** The Advisory Board shall elect a Chair and a Vice Chair in accordance with its bylaws. The Chair shall establish the agenda for Advisory Board meetings and convene all necessary meetings. The Vice Chair shall perform the Chair's responsibilities when the Chair is absent.

8. **Advisory Board Decisions:** Each of the eight Advisory Board members shall have one vote. A quorum shall consist of five or more Advisory Board members. Decisions shall require the approval of five or more Advisory Board members. Advisory Board members may attend meetings in person or electronically as permitted by Oregon laws.

9. **Bylaws:** The Advisory Board shall establish bylaws to govern elections of Advisory Board officers; appointment of Advisory Board members; Advisory Board meeting procedures; and other matters the Advisory Board deems appropriate.

10. **Advisory Board, Term, and Termination:** This Agreement may be executed in one or more counterparts which, when combined, shall constitute the entire agreement. This Agreement shall terminate on January 1, 2025. If a Participating Entity wishes to withdraw from this Agreement and Polk County's Homeless Response System, it may do so by a majority vote of its governing body. In the event a Participating Entity's governing body elects to withdraw from this Agreement, the remaining Participating Entities may renegotiate the terms of this Agreement as needed.

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11. **Mutual Indemnity:** To the extent permitted by the Oregon Constitution and by the Oregon Tort Claims Act, each Party to this Agreement shall indemnify the other Parties against liability for damage to life or property arising from the indemnifying Party's own activities under this Agreement, provided that a Party will not be required to indemnify other Parties for any such liability arising out of the wrongful acts of employees or agents of the other Parties.

12. **Compliance with HB 4123 and Grant Agreement.** All actions of the Advisory Board and the participating entities in carrying out this Agreement will be in compliance with the provisions of HB 4123 and any administrative rules, orders or regulations adopted thereunder, and with the Grant Agreement as well as all other applicable provisions of law.

13. **Amendment:** This Agreement may only be amended by a writing approved by a majority of the Participating Entities' governing bodies.

The Parties agree to all the terms of this Intergovernmental Agreement by signing below:

_____	_____
City of Dallas	City of Falls City
_____	_____
City of Monmouth	Confederated Tribes of Grand Ronde
_____	_____
City of Independence	Mid-Valley Community Action Agency
_____	_____
City of Willamina	Polk County

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Memorandum of Understanding
Establishing the Polk County Coordinated Homeless Response Advisory Board

WHEREAS, HB 4123 (2022) provides grants to local governments to create and establish a coordinated homeless response office and response system; and

WHEREAS, Polk County, with input from the other parties to this Agreement have applied for and received a grant to create a homeless response office and system; and

WHEREAS, County, city, tribal members and non-profit entities participating in this project are required to create an agreement establishing an advisory committee with representation and outlining roles and responsibilities, now therefore,

IT IS AGREED AS FOLLOWS:

1. **Effective Date:** This agreement shall take effect on [DATE] or whenever all participating entities sign this agreement, whichever occurs last.

2. **Purpose:** The purpose of this agreement is to establish an advisory board comprised of individuals appointed to the advisory board by each participating entity, hereinafter collectively referred to as the "participating entities."

3. **Advisory Board Composition:** The Polk County Homeless Response advisory board shall have an eight-member board consisting of one representative each from the participating entities. The participating entities shall be the cities of Dallas, Monmouth, Independence, Willamina and Falls City, the Confederated Tribes of Grand Ronde, the Mid-Valley Community Action agency and Polk County. Each entity shall independently select a representative from their entity to serve on the advisory board. These representatives shall be either an employee or elected official from each entity.

4. **The Advisory Committee Chair:** The Committee shall elect a Chair and a Vice Chair in accordance with its bylaws, if any. The Chair shall establish agenda for any advisory board meetings and convene all necessary meetings. The Vice Chair shall perform the Chair's responsibilities when the Chair is absent.

5. **Advisory Committee Decisions:** Each of the eight advisory committee members of the board shall have one vote. A quorum shall consist of five or more board members. Decisions shall require the approval of five or more board members. Board members may attend meetings in person or electronically as permitted by Oregon laws. If deemed necessary the advisory committee may adopt bylaws covering meetings and procedures.

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6. **The Advisory Committee Roles and Responsibility:** The advisory board shall be an advisory body to the Polk County Board of Commissioners. The role of the advisory board shall be to provide input regarding the operations of the homeless response office, and review and approve the Polk County Homelessness Strategic Plan and annual budget, including major modifications thereto. In the event staff are hired to support the Polk County Homeless Response System, those staff shall be employees of Polk County, and will report to the Polk Board of Commissioners through Polk County personnel rules.

7. **The Grant Recipient and Administrative Agency:** Polk County shall act as the grant recipient, establish a homeless response office and establish a central point of contact for the coordinated homeless response. Any staff or contractors in the coordinated homeless response office shall be employees or contractors of Polk County.

8. **Agreement Adoption and Participating Entity Termination:** This agreement may be executed in one or more counterparts which, when combined, shall constitute the entire agreement. This agreement shall be in full force and effect until December 31, 2024. If a participating entity wishes terminate its involvement in this agreement and Polk County's Homeless Response System and it may do so by a majority vote of its governing body. In the event a participating entity's governing body elects to withdraw from this agreement, the remaining parties to this agreement shall meet to renegotiate the terms of this agreement, if needed.

9. **Mutual Indemnity:** To the extent permitted by the Oregon Constitution and by the Oregon Tort Claims Act, each party to this agreement shall indemnify, within the limits of the Tort Claims Act, the other parties against liability for damage to life or property arising from the indemnifying party's own activities under this agreement, provided that a party will not be required to indemnify the other party for any such liability arising out of the wrongful acts of employees or agents of that other party.

10. **Agreement Amendment:** This agreement may be amended at any time by a majority of the party's governing boards.

The Parties agree to all the terms of this Intergovernmental Agreement by signing below:

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CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	8C
TOPIC:	Youth Advisory Council
PREPARED BY:	Brian Latta
APPROVED BY:	City Manager
ATTACHMENTS:	A – City of Cottage Grove Youth Advisory Council Materials

RECOMMENDED ACTION:

The Public Administration Committee and staff recommends the City Council authorize the City Manager to create a Youth Advisory Council for the City of Dallas.

BACKGROUND:

On June 20th the City Council referred to this committee the task of refining the concept of a Youth Advisory Council for the City of Dallas. As described during the Council meeting, two of the more common models to involve youth in local government decision making is to have youth participate as advisors to the City Council, or establishing a Youth Advisory Council.

The Public Administration Committee recommended the City Council authorize the City Manager to create a Youth Advisory Council.

The Youth Advisory Council will be made up of several youth, ages 12 to 17 years old, and will advise the City manager on local issues. This reporting format allows these meetings to not follow the strict guidelines of the Oregon public meetings laws. The City of Cottage Grove uses this model and it has been proven to be very effective in involving several youth at the same time. **Attachment A** includes some of the Cottage Grove Youth Advisory Council (YAC) materials for reference.

The Dallas Library also uses this model in support of our teen programming. We have a Teen Council that meets once a month and works with one of our employees to develop ideas for teen programming, as well as socializing.

This model also offers an opportunity to have members of a Youth Advisory Council to serve on other city boards as well as community boards such as the Chamber of Commerce, Downtown Association and Visitor's Center.

The Public Administration Committee recommended that different youth advisors attend committee and council meetings on a rotational basis, as desired by the advisory members. This

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structure will ensure any member of the Youth Advisory Council who desires can participate on these committees and the City Council.

SUMMARY TIMELINE:
June 20, 2022 – City Council referred concept of Youth Advisory Council to the Public Administration Committee for further refinement.
July 25, 2022 – Public Administration Committee discussed this topic and recommended the City Council authorize the City Manager to create a Youth Advisory Council.
August 1, 2022 – City Council authorizes City Manager to create a Youth Advisory Council
September / October 2022 – Youth Advisory Council is created.

FISCAL IMPACT:
None.

RECOMMENDED MOTION:
I move to authorize the City Manager create a Youth Advisory Council program for the City of Dallas.

ATTACHMENTS:
A – City of Cottage Grove YAC Materials

City of Cottage Grove
Youth Advisory Council (YAC) Application
2022

Date: _____

Name: _____ Grade:_____

Mailing Addresss: _____ Age: _____

_____

Phone Number: (home) _____ Email:_____

(cell) _____ Do you receive text messages Y / N

Parent's Name: _____

Address (if different): _____

How did you hear about the Youth Advisory Council?

List your interests & activities. (hobbies, sports, clubs, organizations, positions etc.)

Why do you want to serve on the Youth Advisory Council?

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Will you be able to regularly attend Youth Advisory Council meetings every 1st & 3rd Monday from 7:00 to 8:00pm? ___Yes ___No

Do you feel it is important for youth to have a voice in City government? _____ Why?

What do you think is the biggest issue facing youth in our community today?

What do you think the YAC could do to help solve this issue?

I understand that if I am selected as a member of the City of Cottage Grove's Youth Advisory Council, I will need to attend regular meetings and participate in a manner which brings honor and respect to the Council.

_____ _____

Student's Signature Date

Parental Permission

I give permission for _____ *(student name)* to apply for the Youth Advisory Council. If selected, I will support _____ in attending meetings and functions of the Youth Advisory Council.

_____ _____

Signature of Parent or Guardian Date

Return completed application by **Friday, April 1st (*no joke*)** to:
The City Manager's office at City Hall: 400 E. Main Street.
If you have questions, call the City Manager's office at 942-5501.

Come to the
YAC Kickoff meeting
Monday, April 4, 2022
7:00 pm to 8:00 pm @ Cottage Grove City Hall

Want to be part of the YAC?

Middle School or High School age youth can apply now for the Cottage Grove Youth Advisory Council

What is the YAC?

The YAC was created in 2004 by the City of Cottage Grove to provide an opportunity for the youth of the community to participate and voice their concerns regarding local issues and challenges.

What does the YAC do?

The YAC meets regularly to discuss community issues and develop ideas for projects or activities. YAC members have testified before a State Legislative Committees, made presentations to the City Council, been on the radio, run a backhoe and identified organisms at the sewer plant.

How much time does the YAC take?

YAC activities take as much time as you want to put in. Other than the regular meetings, YAC activities don't require a lot of time.

When does the YAC meet?

Currently, the YAC meets on the 1st and 3rd Monday every month from 7:00 pm to 8:00 pm.

Applications are available at:

www.cottagegroveor.gov/YAC

YAC Applications can be turned in at City Hall by April 1, 2022 *(no joke).*

2022 YAC Kickoff Meeting
April 4, 2022 @ 7:00 pm
City Hall—400 E. Main
Meet members of the City Council
Snacks
Learn more about the YAC

For more information contact:
Richard Meyers, City Manager, @ City Hall
Phone: 942-5501 or email: citymanager@cottagegrove.org

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CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	8D
TOPIC:	Special Event Permit / Block Party Code Revision
PREPARED BY:	Brian Latta
APPROVED BY:	City Manager
ATTACHMENTS:	A – Proposed Code Revisions

RECOMMENDED ACTION:
The Public Administration Committee and staff recommend the City Council approve the proposed code revisions contained in **Attachment A**.

BACKGROUND:
The Public Administration Committee has been working on a code update to regulate special events and block parties. The code update would also revise certain code provision regulating tent shows, carnivals, and itinerant merchant master licenses. These activities are proposed to be regulated under the special event / block party provisions.

The Public Administration Committee considered the proposed revisions during their July 25, 2022 committee meeting and recommended the City Council approve of the proposed code revisions, as amended during their meeting.

The proposed code revisions, as amended, are presented to the City Council in **Attachment A**.

SUMMARY TIMELINE:
July 25, 2022 – Public Administration Committee recommended proposed code revisions pertaining to special event permits and block parties to the City Council for approval.

FISCAL IMPACT:
There will be fees in connection with the permits, as set by Council resolution.

RECOMMENDED MOTION:
I move to approve the proposed code revisions contained in **Attachment A**, as presented, subject to the adoption of an ordinance.

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GENERAL REGULATORY LICENSE PROVISIONS

7.000 Applicability And Definitions

1. The provisions of sections 7.005 to 7.075 apply to this chapter when not in conflict with specific provisions contained in other sections of this chapter.
2. As used in sections 7.005 to 7.075, the term "license" also means "permit."

[Section 7.000 amended by Ordinance No. 1725, passed June 21, 2010.]

7.005 Purpose

1. The regulatory license provisions of sections 7.000 to 7.075 are intended to serve the purpose of regulation of the activities and not the purpose of taxation or revenue raising.
2. Obtaining a regulatory license under sections 7.000 to 7.860 shall not exempt the licensee from other applicable requirements.

[Section 7.005 amended by Ordinance No. 1725, passed June 21, 2010.]

7.010 Licenses Required

No person shall engage in an activity or operate a device regulated under sections 7.100 to 7.860 without first obtaining a license from the city as provided in those sections or without complying with conditions imposed by a license obtained under those sections. If the person engaged in the activity or operating the device within the city is an employee, partner, member, or agent of a partnership, joint venture, limited liability company, corporation or other form of business entity, both the person engaged in the activity or operating the device and the entity must apply for a license and be licensed under sections 7.100 to 7.860, and the provisions of sections 7.000 to 7.860 shall apply to both the person and the entity.

[Section 7.010 amended by Ordinance No. 1725, passed June 21, 2010.]

7.015 License Duration; Proration Of License Fees

Unless a shorter term is specified, new licenses shall be valid from the date of issuance to the next following December 31, and shall be renewable annually for a term of one year, beginning on January 1. An annual license fee provided in sections 7.100 to 7.850 shall be prorated for any partial year for which the license is issued and in effect.

[Section 7.015 amended by Ordinance No. 1725, passed June 21, 2010.]

7.020 License Renewal And Late Penalty

1. The license application for renewal of a license shall be made prior to the license expiration date. The effective date of a renewed license shall be January 1 if the application for renewal is made prior to the current expiration date.
2. If a licensee fails to apply for and pay the required fee within 30 days after the expiration date of the license, and continues to operate without a valid license, a penalty fee of 25 per cent of the license fee, in addition to the license renewal fee, must be paid prior to issuance of the license.

[Section 7.020 amended by Ordinance No. 1725, passed June 21, 2010.]

7.025 Review Of Renewal

If the city has received complaints about the licensed activity or device, the application for renewal of the license may be reviewed under section 7.035.

[Section 7.025 amended by Ordinance No. 1725, passed June 21, 2010.]

7.030 Application Requirements; Background Check

1. Application for all licenses required by sections 7.100 to 7.860 shall be made on forms prescribed by the city manager. The application forms shall provide for information necessary to determine the identity and address of the applicant and of the owner of any business, activity, or device to be licensed and shall provide for other information as required by specific license provisions of this code or as necessary for review under section 7.035.
2. The application shall be signed by the applicant and shall constitute the applicant's consent to conduct an investigation of the applicant's qualifications by the city, and consent to a criminal background check of the applicant under city ordinance. If the applicant is a partnership, joint venture, limited liability company, corporation or other business entity, the applicant shall consent to a criminal background check on the entity and all partners, joint venturers, members, managers, officers and directors, as well as any employee or agent designated to conduct the licensed activity or operate the licensed device within the city of Dallas under the license.

Deleted: <#>If the application is for a master license under section 7.850(2), in addition to all other required information, the application shall specify the date or dates for which the license is sought, whether the license is sought for a single or recurring activity, and the names, addresses and other identifying and contact information required by the city manager for all persons and entities intended to be covered by the master license.¶

[Section 7.030 amended by Ordinance No. 1725, passed June 21, 2010.]

7.035 Application Review

Each application shall be referred to the person, department, or agency designated by this code or the city manager to review the application.

[Section 7.035 amended by Ordinance No. 1725, passed June 21, 2010.]

7.040 Information From Application

A person, agency, or department designated to review a license application may require the applicant to supply information necessary to determine under section 7.035 the applicant's qualifications for the license. If the applicant fails to supply information so required or submits false or misleading information, the license shall be suspended, revoked, or denied.

[Section 7.040 amended by Ordinance No. 1725, passed June 21, 2010.]

7.045 Criteria For Grant, Renewal, Or Denial

1. Approval or denial of the application shall be based on consideration of all available evidence indicating whether the applicant meets the requirements of this code for the license that the applicant seeks.
2. The license shall not be granted if:
    0. The activity or device to be licensed would not comply with this code, city ordinances, or state or federal law;
    1. The applicant or, if the applicant is a partnership, joint venture, limited liability company, corporation or other business entity, any of partners, joint venturers, managers, members, officers or directors, as well as any employee or agent designated to conduct the licensed activity or operate the licensed device within the city of Dallas under the license, has a criminal conviction relating to the subject matter of the license;
    2. The applicant has had a license for the same activity revoked within the previous 12-month period, unless the approval of the license is authorized by the city council upon a determination that the reason for the previous revocation is not likely to recur;
    3. The licensed activity or device would endanger property or the public health or safety; or
    4. Any false or misleading information is supplied in the application or any information requested is omitted from the application.

[Section 7.045 amended by Ordinance No. 1725, passed June 21, 2010.]

7.050 Issuance Or Denial

For regulatory license applications required to be made to the manager, the following provisions apply:

1. After receipt of reports from all persons, departments and agencies designated to review an application, the city manager shall determine whether the applicant qualifies for issuance or renewal of a license pursuant to section 7.045.
2. If the applicant is qualified, the manager shall issue or renew the license.
3. If, on the basis of the application review under section 7.035, the manager determines that the application does not qualify for issuance or renewal of the license applied for, the manager shall notify the applicant in writing that the application has been denied. The notice shall state the reason for denial and inform the applicant of the appeal provisions of section 7.065.

[Section 7.050 amended by Ordinance No. 1725, passed June 21, 2010.]

7.055 Revocation Of License

The city manager, upon determining that a licensed activity, establishment or device is in violation of this code, city ordinances, or state or federal law, shall notify the licensee in writing that the license is to be revoked. The notice shall be given at least 30 days before the revocation unless the period for which the license was granted will expire in less than 30 days, in which case notice shall be given at least seven days before the revocation. If the violation ends within the period provided in the notice of revocation, the manager may discontinue the revocation proceedings. A notice of revocation shall state the reason for the revocation and inform the licensee of the appeal provisions of section 7.065.

[Section 7.055 amended by Ordinance No. 1725, passed June 21, 2010.]

7.060 Suspension Of License

Upon determining that a licensed activity or device presents an immediate danger to persons or property, the city manager may suspend the license for the activity or device at once. The suspension shall take effect immediately upon notice of the suspension being received by the licensee, or being delivered to the licensee's business address as stated on the licensee's application for the license that is being suspended. The notice shall be mailed to the licensee and state the reason for the suspension and inform the licensee of the appeal provisions of section 7.065. The manager may continue the suspension until a determination on appeal regarding the suspension is made under section 7.065.

[Section 7.060 amended by Ordinance No. 1725, passed June 21, 2010.]

7.065 Appeal

1. An applicant whose application for a license has been denied or a licensee whose license has been denied renewal, has been suspended, or is to be revoked, may, within 30 days after the notice of denial, suspension, or revocation is mailed, appeal in writing to the council. The appeal shall state:
    0. The name and address of the appellant;
    1. The nature of the determination being appealed;
    2. The reason the determination is incorrect; and
    3. What the correct determination of the appeal should be.
2. An appellant who fails to file such a statement within the time permitted waives objections, and the appeal shall be dismissed. If a notice of revocation is appealed, the revocation does not take effect until final determination of the appeal. The council shall hear and determine the appeal on the basis of the written statement and such additional evidence as it considers appropriate. The appellant shall be provided at least 14 days' written notice of a hearing on the appeal.

3. At the hearing, the appellant may present testimony and oral argument, personally or by counsel, and any additional evidence. The rules of evidence used by courts of law do not apply, and the decision of the council after the hearing is final.
4. The city council may, by resolution, establish a fee for an appeal under this section, which must be paid when the appeal is filed.

[Section 7.065 amended by Ordinance No. 1725, passed June 21, 2010.]

7.070 Posting Of License

1. Except as provided in subsection (2), the license or permit shall be posted in a conspicuous place upon the business premises, available for inspection by the public, employees, and prospective employees of the business.
2. If the licensee has no office, business premises, or other established place of business within the city, the license shall be at all times in the possession of an employee or representative of the business who is present within the city while business is being transacted by an employee or representative within the city.

[Section 7.070 amended by Ordinance No. 1725, passed June 21, 2010.]

7.075 Transfer Or Assignment Of License

Except as may be otherwise provided by sections 7.100 to 7.860, no person shall transfer or assign a license or a permit issued under this chapter.

SPECIAL EVENTS AND BLOCK PARTIES

7.100 Definitions

For purposes of sections 7.100 to 7.135:

1. "Block party" means a gathering, lasting not more than 12 hours, that involves the closure of a limited portion of a single local public street, that has attendance of not more than one hundred fifty (150) people, primarily of and for the residents of the immediate neighborhood in the vicinity of the closed street, and does not include the sale or distribution of alcohol.

2. "Special event" means a temporary event or gathering, lasting not more than three consecutive days, including, but not limited to, a parade, festival, exposition, show, concert, or other similar activity that does not recur on a regularly scheduled basis within a year, is conducted wholly on public property or partly on public property, is not a block party, and is not a permitted use in the zone where it is occurring.

7.105 Exemptions

The provisions of sections 7.100 to 7.135 do not apply to:

1. Events sponsored or conducted by any public school or religious, civic, nonprofit, or fraternal organization, provided such events are held on premises specifically designed or constructed to house the organization and its activities.

2. Garage sales or yard sales as described in sections 7.500 to 7.545.

Deleted: MISCELLANEOUS LICENSES¶
¶
7.100 Tent Shows¶
Every tent show or exhibition shall pay a license fee established by the city council. In addition, any tent show or exhibition desiring selling privileges shall pay a daily license fee or a weekly license fee established by resolution of the city council. ¶
[Section 7.100 amended by Ordinance No. 1725, passed June 21, 2010.] ¶
7.105 Carnivals¶
Every amusement enterprise consisting of sideshows, vaudeville, games of chance, mechanical rides, and confection stands, popularly known as a "carnival," shall pay a license fee established by resolution of the city council. ¶
[Section 7.105 amended by Ordinance No. 1725, passed June 21, 2010.] ¶
7.125 Restroom Facilities¶
All places of public amusement and entertainment shall have access to restroom facilities for male and female participants and spectators near the premises where the amusement or entertainment is conducted. ¶
[Section 7.125 amended by Ordinance No. 1725, passed June 21, 2010.] ¶
7.135 Penalties¶
Violation of provision of sections 7.100 to 7.125 is a civil infraction. ¶
[Section 7.135 amended by Ordinance No. 1725, passed June 21, 2010.]

3. League play or tournaments by athletic associations or recreational clubs or organizations in parks or at recreational facilities intended for such activities.

4. Any event or activity that is otherwise permitted under applicable zoning regulations or other permits under this chapter on the property on which it occurs.

7.110 Special Event and Block Party Permit Application Submission Requirements; Fee

1. A person desiring to hold a special event or block party must apply for a special event permit by filing with the City Manager or designee a written application upon a form provided for that purpose.

2. An application for a special event permit must be filed not less than 45 days prior to the start of the special event.

3. An application for a block party permit must be filed not less than 10 days prior to the block party.

4. An application for a special event or a block party must be accompanied by the filing fee established by resolution of the city council.

7.115 Application Process and Criteria

1. Upon receipt of a completed special event or block party permit application, the City Manager or designee may solicit comments from affected neighborhood district associations and immediate neighbors of the proposed event at this time and may require the submission of additional information by the applicant.

2. The City Manager or designee shall issue, issue with conditions, or deny the temporary event permit based on the standards of this chapter. Special event and block party permits issued by the City Manager or designee will not be valid for a period exceeding the respective time limits for the event or party set forth in section 7.100.

3. Special events and block parties that create noxious fumes, offensive odors, or excessive amounts of airborne dust shall not be permitted or shall be required to meet applicable State standards regarding the control of such nuisances.

4. In addition to the general criteria for permits issued under this chapter, the following criteria must be met before a temporary event permit is issued unless the City Manager or designee grants a variance from a particular requirement:

a. Structures. All temporary structures shall be removed within twenty-four (24) hours after the termination of the authorized special event or block party, and the site restored to the same condition as it was in prior to the placement of the temporary structure.

b. Access and Circulation; Traffic Management. Provisions for access and circulation and traffic management shall be reviewed and approved by the City Manager or designee and, if the road authority having jurisdiction over such access and circulation and traffic management is other than the city, the applicable road authority.

c. Setbacks. Setback requirements of the underlying zone shall apply to temporary structures.

d. Parking. Special events and structures in parking lots shall not displace or occupy required parking by more than ten percent (10%) of the parking spaces.

e. Hours of Operation. The City Manager or designee may establish hours of operation of a special event, to limit or avoid disruption or interference with the normal use of properties that may be affected by the special event. Block parties may not be held before 7:00 a.m. or after 10:00 p.m.

f. Signage. All event signs shall comply with all applicable provisions of Article 3.6 of the city development code (Signs).

g. Compliance with law. All events and block parties must be conducted in compliance with all applicable federal, state and local laws, rules, orders, regulations and ordinances.

h. Other Permit Requirements. Building permits, electrical permits, food establishment permits, alcoholic beverage licenses, permits to use parks, permits needed for impacts to streets or roads, and all other permits required by ordinance or other law for specific activities to be conducted in conjunction with or as part of a special event or block party must be obtained in accordance with the application ordinance or law. No alcoholic beverages shall be permitted for sale or consumption at a special event or block party without first obtaining a liquor license from the Oregon Liquor Control Commission.

7.120 Indemnification and Insurance

1. The City Manager or designee shall require an applicant for a special event or block party permit to execute a written agreement to indemnify the City and its officers and employees against all claims of injury or damage to persons or property, whether public or private, arising out of the temporary event.

2. An applicant for a special event permit must have general liability and property damage insurance that protects the sponsor, the City, and the City's officers, agents, and employees from any and all claims, demands, actions and suits for damage to property or personal injury, including death, arising from the activities covered in the permits. Types of insurance that must be carried include commercial general liability, including products and completed operations liability; auto liability, if applicable; liquor liability, if applicable; and professional liability, if applicable. A certificate of insurance evidencing these requirements, including an endorsement naming the City, and the City's officers, agents, and employees as an additional insured, must be presented to the City five (5) days prior to the event. Failure to provide such evidence will result in the delay or denial of an application. The insurance shall provide coverage for personal injury to each person, coverage for each occurrence involving property damages; or a single-limit policy covering all claims per occurrence. The limits of the insurance shall be established by the City Manager or designee.

7.125 Revocation of Permit

In addition to the grounds for revocation of a license under section 7.055, the City Manager or designee may revoke a special event or block party permit if:

1. The applicant is in violation of a condition or provision of the permit, an ordinance of the City or any other applicable law;

2. The permit holder made a false statement of material fact on an application; or

3. An unforeseen circumstance occurs prior to or during the event that public health, welfare or safety or the safety and security of the proposed event. Such circumstances could include, but are not limited to,

inclement weather such as a snowstorm, flood, or windstorm, fire, or another catastrophic event, or a public health emergency

7.130 Appeal.

1. An applicant for a special event may appeal the denial or revocation of a special event permit or the imposition of a condition on the issuance of such a permit in the manner provided in section 7.065.

2. No appeal may be taken from any action by the City Manager or designee relating to a block party or a block party permit.

7.135 Penalty

A violation of any provision of sections 7.100 to 7.120, and the violation of or failure to comply with any condition imposed on a special event or block party permit is punishable as a civil infraction.

ITINERANT MERCHANTS

Deleted: ¶

7.850 Definitions

For purposes of sections 7.850 to 7.860:

1. "Food cart" is a type of itinerant merchant business that is a mobile food service operation offering prepared food for sale to walk-up customers.
2. "Itinerant merchant" is a person who sells or offers for sale to the public at large, goods, wares, or merchandise, other than from door-to-door or from place-to-place, from a motor vehicle, trailer, cart, wagon, or stand, on a nonpermanent or noncontinuous basis.

[Section 7.850 amended by Ordinance No. 1725, passed June 21, 2010; amended by Ordinance No. 1789, passed October 19, 2015.]

Deleted: <#>"Master license" is a license issued to the organizer or sponsor of a coordinated event or activity, approved by the city council, involving more than one itinerant merchant (a) for a limited duration, not exceeding five consecutive days; or (b) on a scheduled recurring basis, not more frequently than twice each calendar week, for a period not to exceed six consecutive months. A master license shall be subject to all of the provisions of sections 7.000 to 7.075.¶

7.851 Application And Fee

1. Application for an itinerant merchant permit shall be made on a form prescribed by the city manager and be accompanied by the fee established by resolution of the city council.
2. An applicant for a permit to operate a food cart business shall submit proof of required Health Department permits with the application.

[Section 7.851 added by Ordinance No. 1725, passed June 21, 2010; amended by Ordinance No. 1789, passed October 19, 2015.]

7.855 License Required; Exception

1. Except as provided in section (2), no person shall engage in business as an itinerant merchant without first obtaining a permit from the city manager.

[Section 7.855 amended by Ordinance No. 1725, passed June 21, 2010.]

Deleted: <#>A person named under a master license issued under section 7.030 is not required to have a license under subsection (1) of this section during the activity or period covered by the master license, provided, that the person shall comply with all of the requirements of sections 7.857 and 7.858, and all other applicable laws, rules, regulations and ordinances.¶

7.856 Time Limit And Location

1. Except as provided in subsection (4), no itinerant merchant shall do business or leave any stand or structure associated with their business at the same location for more than 3 months in any calendar year, unless the itinerant merchant is named under a master license issued for a recurring activity

or event, as authorized under section 7.850(2), in which case the itinerant merchant may do business at the licensed location for the duration of the license period, provided, the merchant may not leave any stand or structure in place when not actively engaged in business.

2. If an itinerant merchant, other than a food cart merchant, ceases to operate a business for 14 consecutive days, the license for that itinerant merchant shall automatically terminate and all stands, signs, storage facilities and structures of any kind associated with the business shall be immediately removed.
3. Itinerant merchant activities shall only be allowed in a commercial zone with the written permission of the lot owner. Furthermore, the proposed location must have adequate off-street parking, circulation, and other improvements deemed necessary by the city manager.
4. Notwithstanding subsections (1) through (4) above, food carts shall be permitted to remain in an approved location for a period of 6 months, and shall be permitted to renew a license to operate at the same location for successive 6 month periods upon submission of a new application and payment of the required fee for each six-month period.

Deleted: <#>If the licensee under a master license for a scheduled recurring event or activity fails to operate the event or activity on more than two consecutive scheduled occasions, the master license shall automatically terminate and all stands, signs, storage facilities and structures of any kind associated with the activity or license shall be immediately removed. Upon termination of a master license, all persons named under the master license shall cease doing business under the license.¶

[Section 7.856 added by Ordinance No. 1437, passed June 4, 1990; amended by Ordinance No. 1725, passed June 21, 2010; amended by Ordinance No. 1789, passed October 19, 2015.]

7.857 Outside Storage Prohibited

No outside storage or display of supplies, equipment, stock, wares or other materials associated with the business shall occur except while the itinerant merchant is present and open for business.

[Section 7.857 added by Ordinance No. 1437, passed June 4, 1990; amended by Ordinance No. 1725, passed June 21, 2010.]

7.858 Premises To Be Maintained

The business premises and any adjacent areas used or under the control of the itinerant merchant shall at all times be kept neat, clean and free of debris. All stands, storage facilities or structures used shall be in good condition, be well maintained and be aesthetically appropriate to the surrounding area.

[Section 7.858 added by Ordinance No. 1437, passed June 4, 1990; amended by Ordinance No. 1725, passed June 21, 2010.]

7.859 Insurance

The city manager may require the itinerant merchant to obtain and maintain a policy of liability insurance from an insurance company licensed to issue insurance in the State of Oregon, with limits in an amount the city manager reasonably deems appropriate, and with the city named as an additional insured thereunder, and to provide the city with a certificate of such insurance. Said insurance coverage, if required, shall be maintained for so long as the permit remains in effect. The insurance policy and certificate of insurance shall contain a provision that, for the period of time covered by the permit, it cannot lapse or be canceled or amended without at least ten days advance notice to the city.

[Section 7.859 added by Ordinance No. 1725, passed June 21, 2010.]

7.860 Penalty

Violation of a provision of Sections 7.855, 7.856, 7.857, or 7.858 is a civil infraction.

[Section 7.860 amended by Ordinance No. 1437, passed June 4, 1990; amended by Ordinance No. 1725, passed June 21, 2010.]

CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	8e
TOPIC:	New "Pocket" Parks
PREPARED BY:	Jennifer Ward, Parks and Recreation Manager and Michael Peirce, Project Manager
APPROVED BY:	City Manager
ATTACHMENTS:	A: Park design, maps and photos

RECOMMENDED ACTION:
Adopt the design of the park off Perkins Court, as presented by staff. Adopt names for both the park off Perkins Court and the twin parks off Jonathan Avenue.

BACKGROUND:
As part of recent development, the City has been given two undeveloped areas to serve as small greenspaces for nearby surrounding neighborhoods. One area is located on Perkins Court in northwest Dallas. The other area is actually two small plots that mirror each other on either side of Jonathan Avenue in southeast Dallas.

City staff have drafted a design for a simple greenspace linking Perkins Court and Hillcrest Drive. The design and construction for the lots on Jonathan Ave. have evolved more organically, but include a concrete path, grassy area, bench, doggie bags and landscaping.

Attached to this staff report is a draft design for the "Perkins" park, as well as mapped locations and pictures of both the "Perkins" Park and the parks off Jonathan, which have come to be referred to as the "Applegate" Parks.

On June 15, the design for the "Perkins" park was presented to the Parks Advisory Board which recommended that the City Council adopt it. The Board was consulted regarding names for the two parks. The Board did not choose a name to recommend to Council for the park off Perkins Court. The board recommends the name "Twin Parks" for the parks on either side of Jonathan Avenue.

SUMMARY TIMELINE:

June 15, 2022	Parks Advisory Board recommends design of the park of "Perkins Ct." but does not recommend a name for it. The Board recommends the name of "Twin Parks" for the parks off Jonathan.
August 1, 2022	Park design and name presented to City Council.

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FISCAL IMPACT:
The City will reimburse the developer up to $30,000 for construction of the "Applegate" parks. Estimated costs for construction of "Perkins" park are $80,000-$100,000. Costs for both parks will be paid out of Parks System Development Charges (SDCs).

DALLAS 2030 VISION IMPACT:
4.g. Dallas provides outstanding parks and new recreational facilities while protecting its natural areas as the community grows and expands.

RECOMMENDED MOTION:
I move to adopt the design of the park located on Perkins Court as presented by staff.

I move to name the park located on Perkins Court as _____.

I move that the twin parks located on Jonathan Avenue be named "Twin Parks".

ATTACHMENTS:
A: Park design, maps and photos

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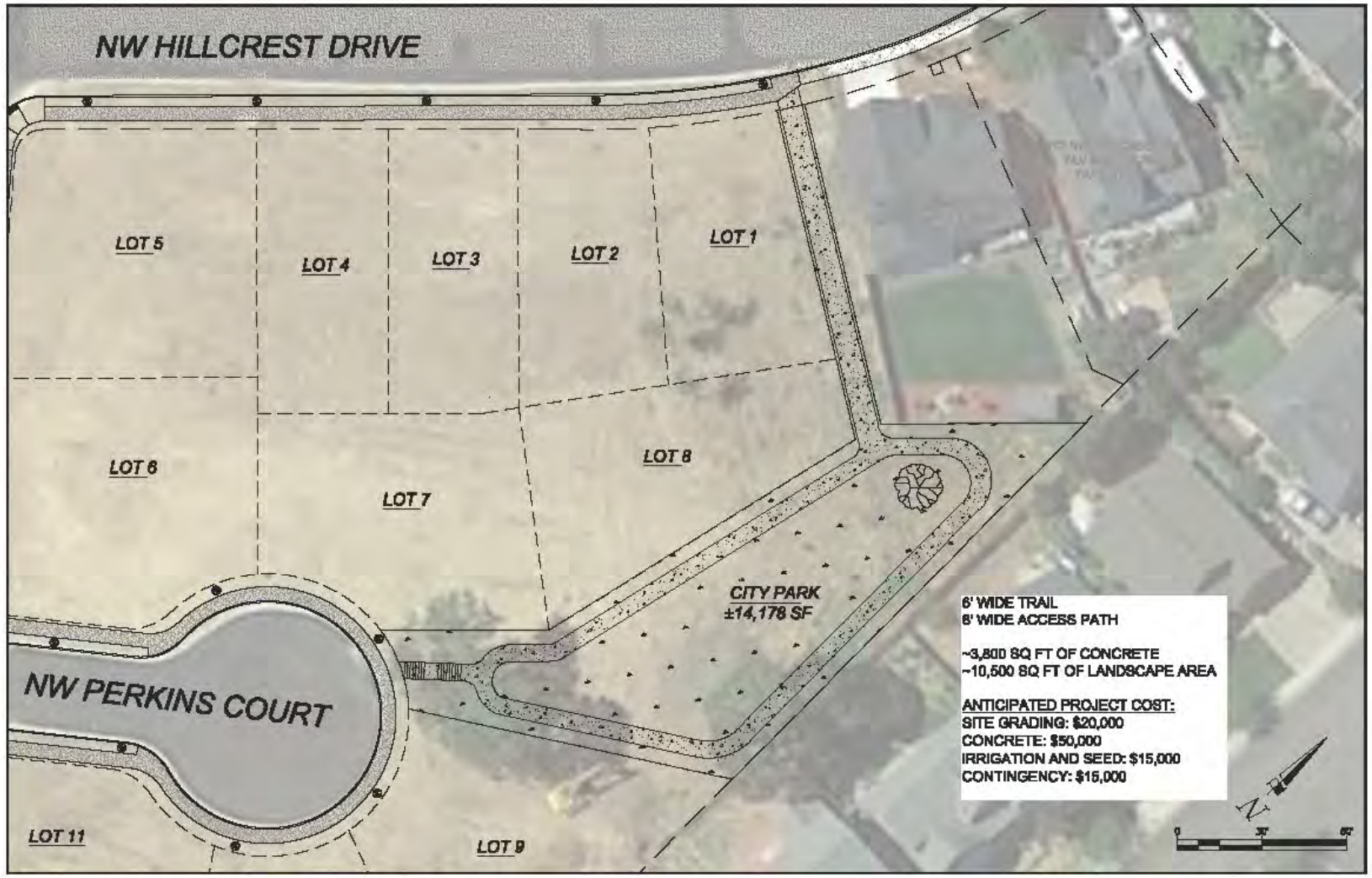
Attachment A

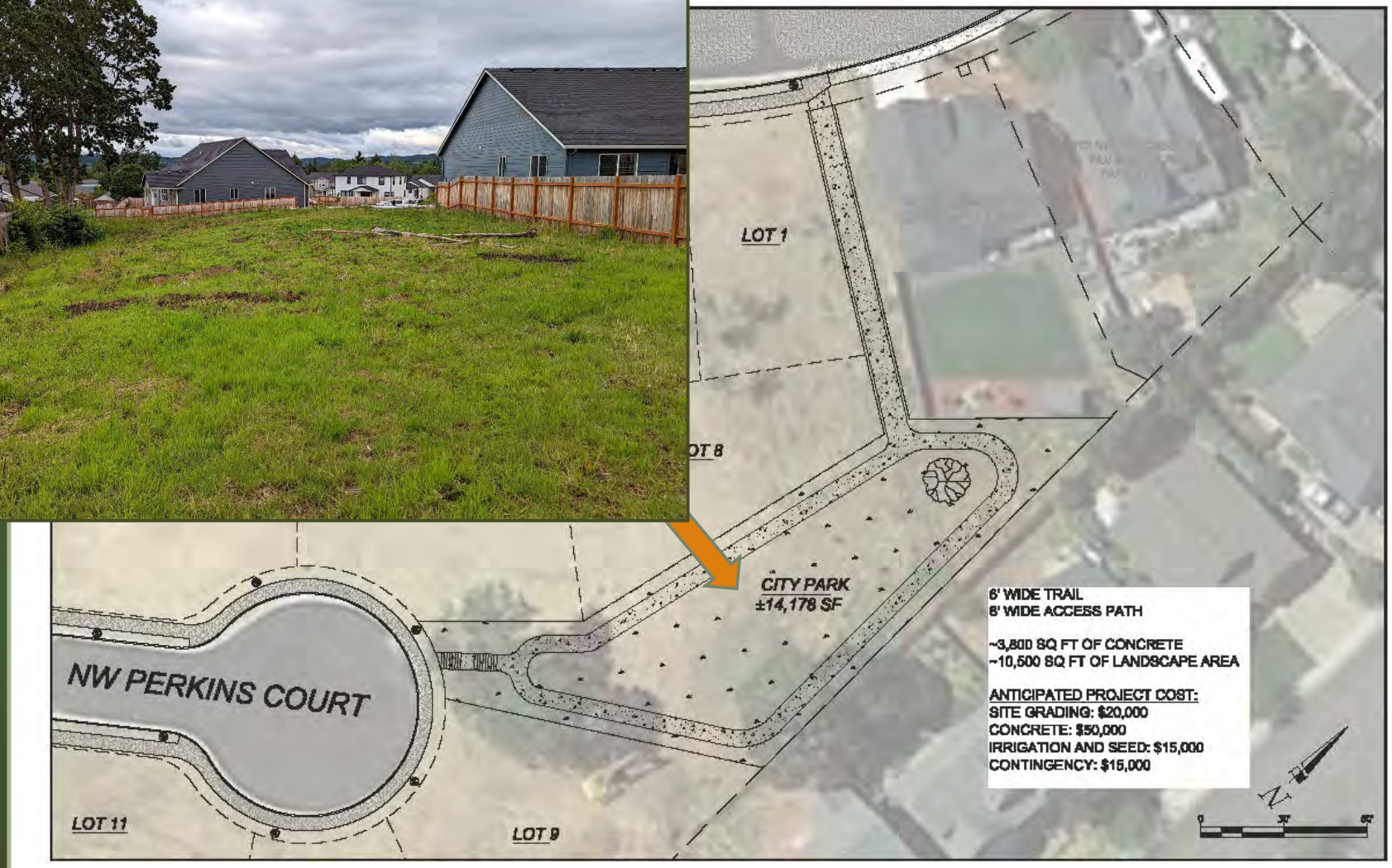
Location of park off Perkins Court



Proposed design for park off Perkins Court

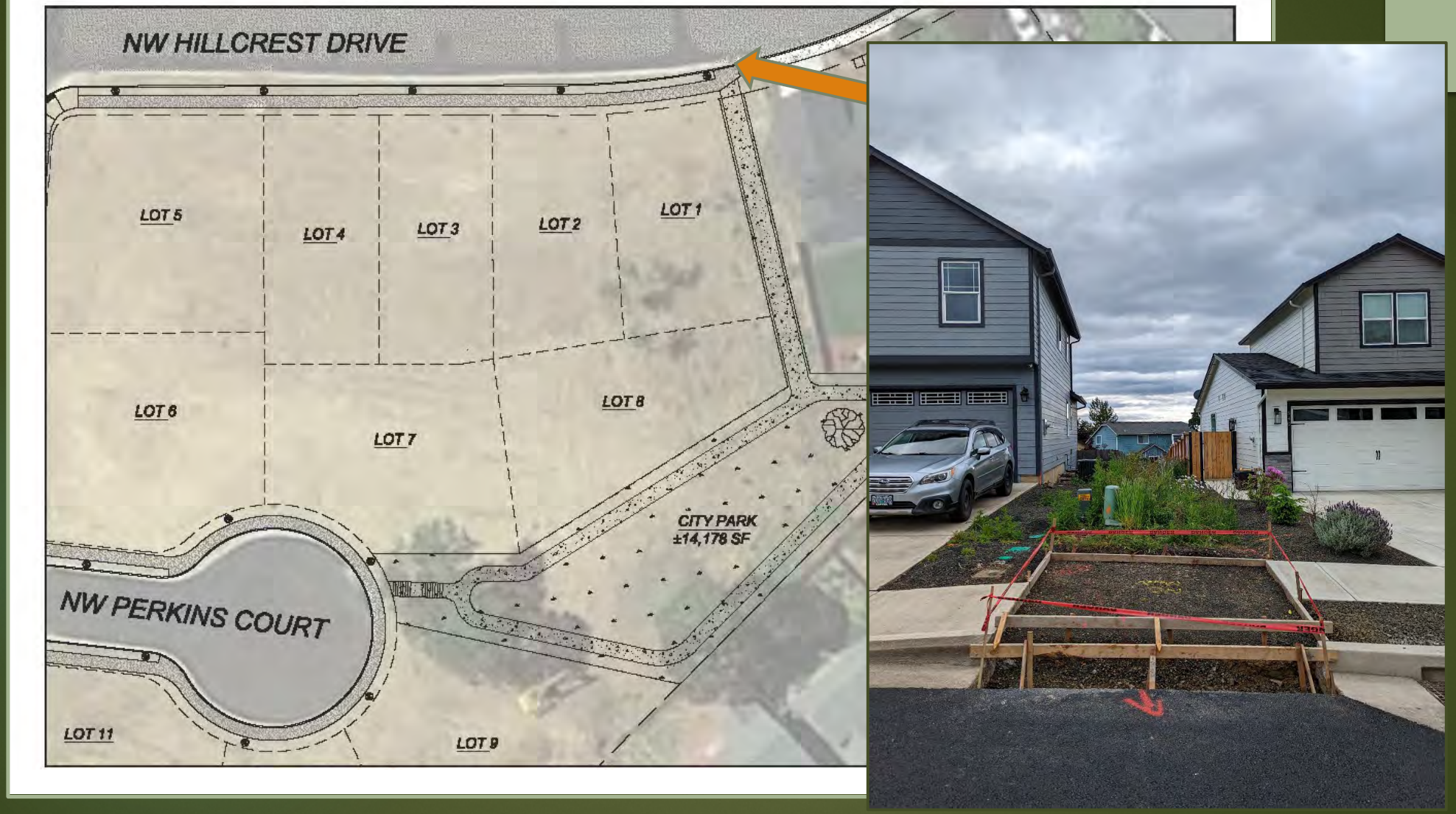
Proposed design for park off Perkins Court

Proposed design for park off Perkins Court



Proposed design for park off Perkins Court

Proposed design for park off Perkins Court



Proposed design for park off Perkins Court

Location of twin parks off Jonathan Avenue

Location of twin parks off Jonathan Avenue

Location of twin parks off Jonathan Avenue

CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	9A
TOPIC:	South Dallas Urban Renewal Plan Ordinance
PREPARED BY:	Brian Latta
APPROVED BY:	City Manager
ATTACHMENTS:	A – Ordinance No. 1876

RECOMMENDED ACTION:
Staff recommends the City Council pass the first reading of Ordinance No. 1876

BACKGROUND:
Ordinance 1876 was presented as Agenda Item 3A attachment E.

SUMMARY TIMELINE:
N/A

FISCAL IMPACT:
N/A

RECOMMENDED MOTION:
N/A – Ordinance No. 1876 is scheduled for its first reading.

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ORDINANCE NO. 1876

An ordinance making certain determinations and findings relating to and approving the South Dallas Urban Renewal Plan and directing that notice of approval be published.

WHEREAS, Dallas Development Commission – Urban Renewal Agency ("Agency"), as the duly authorized and acting urban renewal agency of the City of Dallas, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the South Dallas Urban Renewal Plan dated August 15, 2022 and attached hereto as Exhibit A (the "Plan") and incorporated hereby by reference, and the Plan authorizes certain urban renewal activities within the South Dallas Urban Renewal Area (the "Area"); and

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated August 15, 2022 attached hereto as Exhibit B (the "Report") and incorporated hereby by reference to accompany the Plan as required under ORS 457.087; and

WHEREAS, the Agency forwarded the Plan and Report to the Dallas Planning Commission (the "Planning Commission") for review and recommendation. The Planning Commission considered the draft Plan and Report on July 12, 2022 and adopted a finding that the Plan conformed with the Dallas Comprehensive Plan; and

WHEREAS, the draft Plan and the Report were forwarded on June 21, 2022 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on July 26, 2022 the City met with representatives of Polk County to review the draft Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, the City Council has not received any written recommendation from the governing bodies of the affected taxing districts; and

WHEREAS, on July 19, 2022, the City caused notice of the hearing to be held before the Council on the draft Plan, including the required statements of ORS 457.120(3), to be mailed to utility customers within City's incorporated limits; and

WHEREAS, on August 1, 2022 the City Council held a public hearing to review and consider the draft Plan, the draft Report, the recommendation of the Dallas Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

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WHEREAS, the City Council found that the Plan conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan;

NOW THEREFORE, THE CITY OF DALLAS DOES ORDAIN AS FOLLOWS:

Section 1. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095, in that, based on the information provided in the Report, the Dallas Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the South Dallas Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) (g) and (h) and;
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City's Comprehensive Plan;
4. The Plan conforms to the Dallas Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in XIII of the Plan and in the Dallas Planning Commission recommendation;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. Acquisition is an eligible component of the Plan and is necessary to cure blight the Area and to promote economic prosperity.
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Sections III through VI of the Report;

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8. The City shall assume and complete any activities prescribed it by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 2: The South Dallas Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Dallas Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 3: The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

Section 4: The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Polk County, Oregon.

Section 5: City Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the Polk County Itemizer no later than four days following adoption of this Ordinance.

Read for the first time: August 1, 2022
Read for the second time: August 15, 2022
Passed by the City Council: August 15, 2022
Approved by the Mayor: August 15, 2022

_____
BRIAN W. DALTON, MAYOR

ATTEST:

_____
BRIANLATTA,
CITY MANAGER

APPROVED AS TO FORM:

_____
LANE P. SHETTERLY,
CITY ATTORNEY

DRAFT

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CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	9B
TOPIC:	Psilocybin Prohibition Ordinance
PREPARED BY:	Brian Latta
APPROVED BY:	City Manager
ATTACHMENTS:	A – Ordinance No. 1877

RECOMMENDED ACTION:
Staff recommends the City Council pass the first reading of Ordinance No. 1877 **(Attachment A)**.

BACKGROUND:
On July 18, 2022, the City Council considered placing a ban on psilocybin facilities in the City of Dallas and directed the City Attorney to prepare an ordinance and resolution referring the ordinance to the voters.

The draft ordinance banning psilocybin facilities has been prepared and is scheduled for its first and second reading.

The resolution referring the ordinance to the voters will be presented to the City Council on August 15, 2022.

SUMMARY TIMELINE:
July 18, 2022 – City Council voted to direct the City Attorney prepare an ordinance and resolution referring to the voters a proposed ban on psilocybin.
August 1, 2022 – City Council passes first reading of proposed ordinance.
August 15, 2022 – City Council passes second reading of proposed ordinance and votes to adopt.
August 15, 2022 – City Council considers resolution referring the adopted ordinance to the voters on the November 2022 ballot.

FISCAL IMPACT:
None.

RECOMMENDED MOTION:
N/A – Ordinance No. 1877 is scheduled for its first reading.

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ORDINANCE NO. 1877

An ordinance prohibiting psilocybin-related businesses in the City of Dallas.

THE CITY OF DALLAS DOES ORDAIN AS FOLLOWS:

Section 1. No state-licensed psilocybin product manufacturer and psilocybin service center may be established or operated within the City of Dallas.

Section 2. The city attorney is authorized to codify Section 1 this ordinance in the Dallas City Code.

Section 3. This ordinance shall be referred to the voters of the City of Dallas for adoption at the next regular statewide general election on November 8, 2022.

Read for the first time: August 1, 2022
Read for the second time: August 15, 2022
Passed by the City Council: August 15, 2022
Approved by the Mayor: August 15, 2022

_____
BRIAN W. DALTON, MAYOR

ATTEST:

_____
BRIAN LATTA,
CITY MANAGER

APPROVED AS TO FORM:

_____
LANE P. SHETTERLY,
CITY ATTORNEY

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CITY OF DALLAS
CITY COUNCIL
STAFF REPORT

MEETING DATE:	August 1, 2022
AGENDA ITEM NO.	9C
TOPIC:	Special Event Permit / Block Party Ordinance
PREPARED BY:	Brian Latta
APPROVED BY:	City Manager
ATTACHMENTS:	A – Ordinance No. 1878

RECOMMENDED ACTION:
Allow Ordinance No. 1878 to pass its first reading.

BACKGROUND:
The City Council approved proposed municipal code revisions relating to special events and block parties on August 1, 2022, subject to the adoption of an Ordinance. The proposed ordinance can be found as **Attachment A**.

SUMMARY TIMELINE:
July 25, 2022 – Public Administration Committee recommended proposed code revisions pertaining to special event permits and block parties to the City Council for approval.
August 1, 2022 – City Council approves proposed code revisions, subject to the adoption of an ordinance.
August 1, 2022 – City Council passes first reading of Ordinance No. 1878
August 15, 2022 – City Council passes second reading of Ordinance No. 1878, and hold a roll call vote.

FISCAL IMPACT:
There will be fees in connection with the permits, as set by Council resolution.

RECOMMENDED MOTION:
N/A – Ordinance scheduled to pass its first reading.

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ORDINANCE NO. 1878

An ordinance amending provisions of Chapter 7 of the Dallas City Code relating to business and event licenses, and repealing Sections 7.100, 7.105, 7.125 and 7.135.

THE CITY OF DALLAS DOES ORDAIN AS FOLLOWS:

Section 1. Section 7.030 is hereby amended and restated in its entirety as follows:

7.030 Application Requirements; Background Check

1. Application for all licenses required by sections 7.100 to 7.860 shall be made on forms prescribed by the city manager. The application forms shall provide for information necessary to determine the identity and address of the applicant and of the owner of any business, activity, or device to be licensed and shall provide for other information as required by specific license provisions of this code or as necessary for review under section 7.035.
2. The application shall be signed by the applicant and shall constitute the applicant's consent to conduct an investigation of the applicant's qualifications by the city, and consent to a criminal background check of the applicant under city ordinance. If the applicant is a partnership, joint venture, limited liability company, corporation or other business entity, the applicant shall consent to a criminal background check on the entity and all partners, joint venturers, members, managers, officers and directors, as well as any employee or agent designated to conduct the licensed activity or operate the licensed device within the city of Dallas under the license.

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Section 2. The following sections are added to and made a part of Chapter 7:

SPECIAL EVENTS AND BLOCK PARTIES

7.100 Definitions

For purposes of sections 7.100 to 7.135:

1. "Block party" means a gathering, lasting not more than 12 hours, that involves the closure of a limited portion of a single local public street, that has attendance of not more than one hundred fifty (150) people, primarily of and for the residents of the immediate neighborhood in the vicinity of the closed street, and does not include the sale or distribution of alcohol.

2. "Special event" means a temporary event or gathering, lasting not more than three consecutive days, including, but not limited to, a parade, festival, exposition, show, concert, or other similar activity that does not recur on a regularly scheduled basis

within a year, is conducted wholly on public property or partly on public property, is not a block party, and is not a permitted use in the zone where it is occurring.

7.105 Exemptions

The provisions of sections 7.100 to 7.135 do not apply to:

1. Events sponsored or conducted by any public school or religious, civic, nonprofit, or fraternal organization, provided such events are held on premises specifically designed or constructed to house the organization and its activities.

2. Garage sales or yard sales as described in sections 7.500 to 7.545.

3. League play or tournaments by athletic associations or recreational clubs or organizations in parks or at recreational facilities intended for such activities.

4. Any event or activity that is otherwise permitted under applicable zoning regulations or other permits under this chapter on the property on which it occurs.

7.110 Special Event and Block Party Permit Application Submission Requirements; Fee

1. A person desiring to hold a special event or block party must apply for a special event permit by filing with the City Manager or designee a written application upon a form provided for that purpose.

2. An application for a special event permit must be filed not less than 45 days prior to the start of the special event.

3. An application for a block party permit must be filed not less than 10 days prior to the block party.

4. An application for a special event or a block party must be accompanied by the filing fee established by resolution of the city council.

7.115 Application Process and Criteria

1. Upon receipt of a completed special event or block party permit application, the City Manager or designee may solicit comments from affected neighborhood district associations and immediate neighbors of the proposed event at this time and may require the submission of additional information by the applicant.

2. The City Manager or designee shall issue, issue with conditions, or deny the temporary event permit based on the standards of this chapter. Special event and block

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party permits issued by the City Manager or designee will not be valid for a period exceeding the respective time limits for the event or party set forth in section 7.100.

3. Special events and block parties that create noxious fumes, offensive odors, or excessive amounts of airborne dust shall not be permitted or shall be required to meet applicable State standards regarding the control of such nuisances.

4. In addition to the general criteria for permits issued under this chapter, the following criteria must be met before a temporary event permit is issued unless the City Manager or designee grants a variance from a particular requirement:

a. Structures. All temporary structures shall be removed within twenty-four (24) hours after the termination of the authorized special event or block party, and the site restored to the same condition as it was in prior to the placement of the temporary structure.

b. Access and Circulation; Traffic Management. Provisions for access and circulation and traffic management shall be reviewed and approved by the City Manager or designee and, if the road authority having jurisdiction over such access and circulation and traffic management is other than the city, the applicable road authority.

c. Setbacks. Setback requirements of the underlying zone shall apply to temporary structures.

d. Parking. Special events and structures in parking lots shall not displace or occupy required parking by more than ten percent (10%) of the parking spaces.

e. Hours of Operation. The City Manager or designee may establish hours of operation of a special event, to limit or avoid disruption or interference with the normal use of properties that may be affected by the special event. Block parties may not be held before 7:00 a.m. or after 10:00 p.m.

f. Signage. All event signs shall comply with all applicable provisions of Article 3.6 of the city development code (Signs).

g. Compliance with law. All events and block parties must be conducted in compliance with all applicable federal, state and local laws, rules, orders, regulations and ordinances.

h. Other Permit Requirements. Building permits, electrical permits, food establishment permits, alcoholic beverage licenses, permits to use parks, permits needed for impacts to streets or roads, and all other permits required by ordinance or other law for specific activities to be conducted in conjunction with or as part of a special event or block party must be obtained in accordance with the application ordinance or law. No alcoholic

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beverages shall be permitted for sale or consumption at a special event or block party without first obtaining a liquor license from the Oregon Liquor Control Commission.

7.120 Indemnification and Insurance

1. The City Manager or designee shall require an applicant for a special event or block party permit to execute a written agreement to indemnify the City and its officers and employees against all claims of injury or damage to persons or property, whether public or private, arising out of the temporary event.

2. An applicant for a special event permit must have general liability and property damage insurance that protects the sponsor, the City, and the City's officers, agents, and employees from any and all claims, demands, actions and suits for damage to property or personal injury, including death, arising from the activities covered in the permits. Types of insurance that must be carried include commercial general liability, including products and completed operations liability; auto liability, if applicable; liquor liability, if applicable; and professional liability, if applicable. A certificate of insurance evidencing these requirements, including an endorsement naming the City, and the City's officers, agents, and employees as an additional insured, must be presented to the City five (5) days prior to the event. Failure to provide such evidence will result in the delay or denial of an application. The insurance shall provide coverage for personal injury to each person, coverage for each occurrence involving property damages; or a single-limit policy covering all claims per occurrence. The limits of the insurance shall be established by the City Manager or designee.

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7.125 Revocation of Permit

In addition to the grounds for revocation of a license under section 7.055, the City Manager or designee may revoke a special event or block party permit if:

1. The applicant is in violation of a condition or provision of the permit, an ordinance of the City or any other applicable law;

2. The permit holder made a false statement of material fact on an application; or

3. An unforeseen circumstance occurs prior to or during the event that public health, welfare or safety or the safety and security of the proposed event. Such circumstances could include, but are not limited to, inclement weather such as a snowstorm, flood, or windstorm, fire, or another catastrophic event, or a public health emergency.

7.130 Appeal.

1. An applicant for a special event may appeal the denial or revocation of a special event permit or the imposition of a condition on the issuance of such a permit in the manner provided in section 7.065.

2. No appeal may be taken from any action by the City Manager or designee relating to a block party or a block party permit.

7.135 Penalty

A violation of any provision of sections 7.100 to 7.120, and the violation of or failure to comply with any condition imposed on a special event or block party permit is punishable as a civil infraction.

Section 3. Section 7.850 is hereby amended and restated in its entirety as follows:

7.850 Definitions

For purposes of sections 7.850 to 7.860:

1. "Food cart" is a type of itinerant merchant business that is a mobile food service operation offering prepared food for sale to walk-up customers.
2. "Itinerant merchant" is a person who sells or offers for sale to the public at large, goods, wares, or merchandise, other than from door-to-door or from place-to-place, from a motor vehicle, trailer, cart, wagon, or stand, on a nonpermanent or noncontinuous basis.

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Section 4. Section 7.855 is hereby amended and restated in its entirety as follows:

7.855 License Required; Exception

Except as provided in section (2), no person shall engage in business as an itinerant merchant without first obtaining a permit from the city manager.

Section 5. Section 7.856 is hereby amended and restated in its entirety as follows:

7.856 Time Limit And Location

1. Except as provided in subsection (4), no itinerant merchant shall do business or leave any stand or structure associated with their business at the same location for more than 3 months in any calendar year, unless the itinerant merchant is named under a master license issued for a recurring activity or event, as authorized under

section 7.850(2), in which case the itinerant merchant may do business at the licensed location for the duration of the license period, provided, the merchant may not leave any stand or structure in place when not actively engaged in business.

2. If an itinerant merchant, other than a food cart merchant, ceases to operate a business for 14 consecutive days, the license for that itinerant merchant shall automatically terminate and all stands, signs, storage facilities and structures of any kind associated with the business shall be immediately removed.
3. Itinerant merchant activities shall only be allowed in a commercial zone with the written permission of the lot owner. Furthermore, the proposed location must have adequate off-street parking, circulation, and other improvements deemed necessary by the city manager.
4. Notwithstanding subsections (1) through (4) above, food carts shall be permitted to remain in an approved location for a period of 6 months, and shall be permitted to renew a license to operate at the same location for successive 6 month periods upon submission of a new application and payment of the required fee for each six-month period.

Section 6. Sections 7.100, 7.105, 7.125 and 7.135 are repealed.

Read for the first time: August 1, 2022
Read for the second time: August 15, 2022
Passed by the City Council: August 15, 2022
Approved by the Mayor: August 15, 2022

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BRIAN W. DALTON, MAYOR

ATTEST:

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BRIAN LATTA,
CITY MANAGER

APPROVED AS TO FORM:

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LANE P. SHETTERLY,
CITY ATTORNEY

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