



# Land Use District Text Ammendment

## Dallas Planning Department

### Development Code Type IV Review

**Official Use Only:**  
File No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
Fee:     \$2,500      PAID

A change in land use regulations 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 regulations is a legislative decision reviewed and approved by the City Council, upon receiving a recommendation from the Planning Commission.

NOTE: A Pre-application conference is required before a text amendment application is submitted.

Please return this completed application form with attachments, and the required application fee to the Planning Department, Dallas City Hall, 187 SE Court Street, Dallas, OR 97338.

For further information contact [Planning@DallasOR.gov](mailto:Planning@DallasOR.gov)

### Section 1 – Applicant Information

Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Cell Number: \_\_\_\_\_

### Section 2 – Project Description

Address of proposed development (if applicable): \_\_\_\_\_  
Code section(s) proposed for change: \_\_\_\_\_  
Reason for change: \_\_\_\_\_  
Comprehensive Plan Amendment:  Yes  No  
Development Code Amendment:  Yes  No

### Section 3 – 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:

**APPLICANT(S)**

\_\_\_\_\_  
Date: \_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_

## Section 4 – Application Review Criteria

**Approval Criteria.** Applications shall include a written narrative that addresses the criteria below:

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 Section 4.7.060.

**Other Information.** As determined by the Planning Official, the City may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts.

## Section 5 – Transportation Planning Review (TPR)

Proposals 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. 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
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 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, 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.