



LAND USE APPLICATION

City of Dallas
187 SE Court Street
Dallas, OR 97338 • 503-831-3571

PLEASE TYPE OR PRINT IN INK ONLY

FOR STAFF USE ONLY

- | | | |
|---|--|--|
| <input type="checkbox"/> SITE PLAN REVIEW: __ PARKING __ SITE DEVELOPMENT | <input type="checkbox"/> CONDITIONAL USE (Type III) <input type="checkbox"/> SUBDIVISION (Type III) <input type="checkbox"/> PARTITION (Type III) <input type="checkbox"/> VARIANCE (Type III) <input type="checkbox"/> ANNEXATION (Type IV) <input type="checkbox"/> COMP PLAN (Type IV) <input type="checkbox"/> ZONE CHANGE (TYPE IV) <input type="checkbox"/> UGB EXPANSION (TYPE IV) | File No: _____ Date Received: _____ Fee \$ _____ Hearing Date: _____ Staff Member: _____ Zone: _____ Comp. Plan: _____ |
| <input type="checkbox"/> LOT LINE ADJ (Type I) <input type="checkbox"/> ADJUSTMENT (Type II) | | |

APPLICANT INFORMATION

◆ Applicant-Please attach the following required information to this Land Use Application:

Initial

- ___ \$100 Pre-application Conference Fee, only as applicable. (DDC 1.3.30)
- ___ Completed Supplemental Application.
- ___ Supplemental Land Use fee.
- ___ Property deed with legal description. Land divisions also require a preliminary title search.
- ___ Plot Plan drawn to scale and a copy of any related information and/or maps. (No larger than 11"x17".)

Project Description _____

Site Address _____ **Total Land Area:** _____

Present Use of Property _____

OWNER(S):
Name(s) _____

Mailing Address _____ **City** _____ **ST** _____ **ZIP** _____

Owner Phone: **Work** _____ **Mobile** _____ **Fax:** _____ **Home** _____

APPLICANT(S): (if not owner)
Name(s) _____

Mailing Address _____ **City** _____ **ST** _____ **ZIP** _____

Applicant Phone: **Work** _____ **Mobile** _____ **Fax:** _____ **Home** _____

Applicant is: Legal Owner Contract Buyer Option Buyer Agent

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.

| | | | | |
|-------------------------------|-------------|---------------------|-------------|--|
| Signatures (Required): | | | | |
| Owner(s) | Date | Applicant(s) | Date | |
| _____ | _____ | _____ | _____ | |



CITY OF DALLAS

SUPPLEMENTAL APPLICATION UGB Amendment (Type IV Procedure)

APPLICANT INFORMATION

Fee: \$2,500.00

Name _____ Date _____

PROPERTY LOCATION:

FOR APPROVAL:

All UGB Amendments are discretionary and could be approved after an evaluation of the applicable policies in the Dallas Comprehensive Plan and criteria in the Dallas Development Code. The City must make written findings to support the decision to approve or deny the application. The applicant is responsible for providing evidence to support the UGB Amendment according to the policies in the Comprehensive Plan and criteria in the City Code UGB.

APPLICATION PROCESS:

A UGB is subject to the public hearing process and public notice. Public comments received from property owners, agencies and other interested parties may affect the decision on the application. Special conditions may be attached to any approval. This application will be reviewed at a public hearing before the Dallas Planning Commission, who will forward a recommendation to the City Council. The City Council will then review the application at a public hearing and make the final decision. The City Council's decision may be appealed to the State Land Use Board of Appeals (LUBA).

HOW LONG IT MAY TAKE TO GET A FINAL DECISION ON AN APPLICATION:

It takes approximately 60 days for the Planning Commission to make recommendation to the City Council, and another 30 days for the City Council to hold a public hearing and make a final decision.

COMPLETE APPLICATION REQUIREMENTS:

1. Land Use Application – Information on applicant and land involved in application.
2. Supplemental Application – Information requested on this form. Please be as complete and thorough as possible. Use additional sheets as necessary.
3. Application Fee - \$2,500.00.
4. Plot Plan drawn to scale on 8.5" x 11" or 8.5" x 14" paper, showing the property and your proposal.

URBAN GROWTH BOUNDARY AMENDMENT CRITERIA

The UGB Amendment must comply with the Dallas Comprehensive Plan, Dallas Development Code, Statewide LCDC Goals and OARs.

Contact the City of Dallas Community Development Department and Polk County Department of Planning and Development for specific information regarding how to address the criteria which apply to your application.

Dallas Comprehensive Plan Urban Growth Boundary Criteria and Dallas Development Code: The applicant must demonstrate compliance with the following criteria:

- A. The proposed change is consistent with and promotes the goals and policies of the Dallas Comprehensive Plan and Development Code.
- B. Public facilities and services are or can be reasonably made available to support the uses allowed by the proposed change.
- C. Statewide LCDC Goals: Goal 1, Citizen Involvement; Goal 2, Land Use Planning; Goal 3, Agricultural Lands; Goal 4, Forest Lands; Goal 5, Open Spaces, Scenic and Historic Areas, Natural Resources; Goal 6, Air, Water and Land Resources Quality; Goal 7, Areas Subject to Natural Disasters and Hazards; Goal 8, Recreation Needs, Goal 9, Economic Development; Goal 10, Housing; Goal 11, Public Facilities and Services; Goal 12, Transportation; Goal 13, Energy Conservation; Goal 14, Urbanization; and Goal 15, Willamette River Greenway. Goals 16, 17, 18 and 19 do not apply in this area.
- D. Dallas Urban Growth Management Agreement: Amendment of the Urban Growth Boundary shall be treated as a map amendment to both City and County Comprehensive Plan maps.

Change of the UGB boundary shall be based upon consideration of the following factors:

1. Is the requested UGB Amendment consistent with the goals and policies of the Dallas Development Code and Comprehensive Plan?
2. Are public services (water, sewer, roads, etc.) currently available to the subject property? If not, are they adequate to support the potential level of development allowed if the UGB amendment is approved? If not, are such services planned to be provided concurrently with development?
3. Address the following criteria:
 - a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.
 - b. Need for housing, employment opportunities, and livability;
 - c. Orderly and economic provision for public facilities and services;
 - d. Maximum efficiency of land uses within and on the fringe of the existing urban area.
 - e. Environmental, energy, economic and social consequences;
 - f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and
 - g. Compatibility of the proposed urban uses with other adjacent uses.

The UGB amendment must comply with ORS 197.298 and OAR 660-Division 4.

UGB Amendment Checklist:

- Site Plan
- Map & Legal Description
- Dedications
- Easements

URBAN GROWTH BOUNDARY AMENDMENT CHECKLIST

The following information shall be submitted with each application. Diagrams/maps/plans must be drawn to scale. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Some items may be included on the same plan sheet. Check with the Community Development staff regarding additional requirements for your project.

- FEES**
- PUBLIC NOTICE INFORMATION**

Submit one original 8-1/2"x11" reproducible document together with 20 copies of the following information. In addition, submit two (2) full size copies of all plans.

- CITY OF DALLAS APPLICATION**
- TITLE REPORT**
- CRITERIA RESPONSE**
- MAP AND LEGAL DESCRIPTION**
 - ▶ Provide a map and legal description which correspond to one another.
- LAND USE PLAN**
 - ▶ Indicate types and intensities of existing and proposed development, transportation corridors (including pedestrian and vehicular corridor), watercourses, significant natural features, open space, significant stands of mature trees, wildlife travel corridors, agricultural land classification, and adjoining development. Describe how the proposal will address housing supply, employment opportunities, and livability.