



AGENDA
City of Dallas Planning Commission
TUESDAY, January 10, 2017 - 7:00 p.m.
City Hall Council Chambers
187 SE Court Street

- Planning Commission**
- 1. CALL TO ORDER
 - 2. ROLL CALL
 - 3. APPROVAL OF MINUTES - Regular meeting of December 13, 2016
 - 4. PUBLIC COMMENT – This is an opportunity for citizens to speak to items not on the agenda (3 minutes per person please.)
 - 5. PUBLIC HEARINGS
 - A) SDR 16-03 Dallas Senior Center, 950 SW Church St./187 SW Court St. Applicant: Rex Price, Rex Price Architecture Pg 5
 - 6. OTHER BUSINESS
 - Overview of the UGB Amendment Process Pg 41
 - 7. COMMISSIONER COMMENTS
 - 8. STAFF COMMENTS
 - 9. ADJOURN
- Staff**
- Community Development Director Jason Locke
 - City Attorney Lane Shetterly
 - Planner Suzanne Dufner
 - Recording Secretary Margie Pearce
- Next meeting will be February 14, 2017**

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

For questions or comments on the agenda, contact: Suzanne Dufner at 503.831.3572 or suzanne.dufner@dallasor.gov



**City of Dallas
Planning Commission
Council Chambers - City Hall
December 13, 2016 - 7:00 p.m.**

DRAFT

MINUTES

1 **CALL TO ORDER**

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

3 **ROLL CALL**

4 Commissioners Present: Chris Castelli, Carol Kowash, Andy Groh, David Shein, Marc
5 Pazina, and Robert Wilson.

6 Absent: Chuck Lerwick

7 Staff present: City Attorney Lane Shetterly, Community Development Director
8 Jason Locke, and Recording Secretary Margie Pearce.

9 **APPROVAL OF MINUTES**

10 Vice President David Shein presented the minutes of the regular meeting of November 8, 2016.
11 Commissioner Groh made a motion to approve the minutes as presented and Commissioner
12 Castelli seconded the motion. The motion passed unanimously.

13 **PUBLIC COMMENT**

14 Vice President David Shein explained the rules for making public comment.

15 There were no public comments.

16 **OTHER BUSINESS**

17 Mr. Jason Locke gave a short review of the Transportation System Plan and how it was prepared
18 in 2008/2009 based on data from 2006/2007. He said the City Council is asking the Planning 19
Commission to amend the existing maps, the project list and costs.

22 **COMMISSIONER COMMENTS**

23 Commissioner Shein wanted to know when the commission would be working on the
24 amendments and Mr. Locke stated probably in February.

25 Commissioner Groh and Kowash requested that for the February meeting they get two tables
26 which compare the existing projects list versus the proposed projects list, and better street maps.

27

28 **STAFF COMMENTS**

29 Mr. Shetterly reminded the Commissioners that the Senior Center application will be on the
30 January agenda and to be careful about ex-parte communication.

31

32

33 **The meeting adjourned at 7:30 p.m.**

APPROVED:

Vice-President

Date

**STAFF REPORT
DATE: JANUARY 3, 2017**

| | |
|-----------------------|---|
| FILE NO. | SDR/16-03 |
| HEARING DATE | JANUARY 10, 2017 7:00 P.M. CITY HALL COUNCIL CHAMBERS 187 SE COURT STREET DALLAS, OREGON 97338 |
| OWNER | CITY OF DALLAS |
| APPLICANT | REX PRICE, ARCHITECT REX PRICE ARCHITECTURE |
| REQUEST | SITE DESIGN REVIEW APPROVAL FOR A NEW SENIOR CENTER AND RELATED SITE UTILITY AND LANDSCAPE IMPROVEMENTS. |
| LOCATION | 187 SW COURT ST & 950 SW CHURCH STREET |
| RECOMMENDATION | APPROVAL WITH CONDITIONS |

**CITY OF DALLAS
PLANNING COMMISSION
COMMUNITY DEVELOPMENT
DEPARTMENT STAFF REPORT**



HEARING DATE: JANUARY 10, 2017
APPLICATION TYPE: SITE DESIGN REVIEW
OWNER: CITY OF DALLAS
APPLICANT: REX PRICE, ARCHITECT
APPLICATION: TO CONSTRUCT A NEW SENIOR CENTER.
LOCATION: **187 SW Court Street & 950 SW Church Street**

BACKGROUND INFORMATION: The proposed development includes construction of a new two story, 7,248 square foot (sf) civic building for use as a Senior Center. Site improvements include the construction of seven (7) off-street parking spaces, 2,527 sf of landscaping, and a civic space with pedestrian amenities. The proposed development includes a shared one-way driveway that provides access to the site from SW Church Street and a one-way driveway that exits on SW Court Street. A portion of the site (Parcel 1, Partition Plat 2015-0006) is currently developed with a two story civic building (Carnegie Building), which is currently vacant.

A previous Site Design Review application for the Senior Center was reviewed by the Planning Commission in April 2016 (Site Design Review 16-02). The application was withdrawn in order to address comments received during the public hearing process. The new Site Design Review application currently under review addresses concerns raised at the hearing regarding setbacks, easements, parking, signage, lighting, building design, landscaping and fencing as outlined in the narrative submitted with the application dated November 15, 2016.

| | |
|--|--|
| Zoning: | CBD – Central Business District |
| Comprehensive Plan Map No. 1 Land Use Designation: | Commercial |
| Floodplain: | N/A |
| Adjacent Land Uses: | CBD zoned land to the east, west, north and south. Commercial office use to the south and storage to the east. Vacant lot and bar/restaurant to the north. Across Church Street to the west – apartment complex, and a church. |
| Size: | 14,685 sf (0.34 ac) |

SITE DESIGN REVIEW APPROVAL CRITERIA: THE APPLICABLE CRITERIA ARE CONTAINED IN Dallas Development Code (DDC) Article 4, Section 4.2.060.A, Site Design Review Approval Criteria.

1. The application is complete, as determined in accordance with Chapter 4.1 - Types of Applications and Section 4.2.050, above.

Finding: Staff completed a review of the application submitted on November 17,

2016 and found the application to be missing information as outlined in a letter from City staff dated December 1, 2016 (attached). The Applicant submitted additional information addressing these items on December 7th and staff found the application to be complete on December 9, 2016.

Conclusion: It can be found that the application is complete, consistent with Criterion 1.

2. The application complies with all of the applicable provisions of the underlying Land Use District (Article 2), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards;

Findings: The subject property is zoned CBD. Public and quasi-public buildings are permitted outright in the CBD Zone District. The proposed development complies with the following CBD Zone District standards:

DDC 2.3.030 Development Standards

The CBD zone requires new buildings to construct at least one primary building entrance along the property line abutting the street frontage, unless civic space is provided between a primary building entrance and the street. The proposed building will be setback five (5) feet from the front property line along Church Street with a civic space provided between the building and the street front property line, consistent with this standard.

The proposed development complies with minimum setback requirements for the CBD zone which has a zero (0) setback requirement on front, side and rear yards. The Applicant's site plan shows setbacks of two (2) feet along the rear property line, two and one half (2 1/2) feet along the south side property line and 21 feet from the north side property line. An easement was obtained from the property owner to the south that will provide a building separation of five (5) feet two (2) inches in the event the adjacent building to the south is expanded in the future.

Both the entire subject property area and the parcel the Senior Center will be located on comply with the minimum lot area requirement of 5,000 square feet, and the minimum lot width/depth requirement of 20 feet. The Applicant's site plan shows a proposed lot coverage of 83 percent for the subject property, which complies with the minimum lot coverage standard of 90 percent in the CBD zone.

DDC 2.3.060 Building Orientation; Large-Format Commercial; Commercial Blocks

The purpose of the building orientation and commercial block standards is to orient buildings close to streets to promote pedestrian-oriented development. The building orientation standards include compliance with the setback and build-to-line standards in Table 2.3.030. The proposed development complies with this standard by providing a civic space between the building and the adjoining street.

The building orientation standards also require all buildings to have at least one primary entrance facing an adjoining street, and the primary entrance no farther from a street sidewalk than the build-to-line, except where pedestrian amenities are provided, in which case a walkway shall connect the primary entrance to the sidewalk. The proposed building contains

a building entrance that faces Church Street and an entry way that faces the civic space pedestrian plaza. The site plan indicates a pedestrian plaza walkway will provide access from the sidewalk to the building entrance.

The building orientation standards require off-street parking, trash pick-up and above ground utilities to be oriented internally to the block and accessed by alleys to the extent practicable. The proposed seven (7) off-street parking bays are oriented to the side of the building and not between the building and the street. The site plan shows a screened trash enclosure that is oriented to the rear of the property away from the street right-of-way. No above ground utilities are identified on the site plan.

The proposed development does not result in the creation of any new block areas or result in the development of multiple buildings greater than 20,000 sf; therefore, the block layout standards do not apply.

DDC 2.3.080 Building Design Standards

C. Building Design Standards – The Commercial Land Use District includes building design standards that are intended to support the development of traditional downtown, village commercial, and mixed use commercial areas with architecture that responds to and reconciles Dallas’s historical context and its existing built environment. The building design standards are not intended to create an architectural theme, but rather to ensure that new buildings and remodels fit within the context of their surroundings and contribute to the development of compact, walkable districts.

1. Height. The proposed building would be 30 feet tall, which conforms with both the minimum (22 ft) and maximum (64 ft) building height standards of the CBD zone district.

2. Build-to-Line. In the CBD zone, at least 80 percent of the abutting street frontage shall have a building placed no farther from at least one street property line than the required Build-to-Line, unless an exception to the Build to Line is approved or required. The subject property has 66 feet of frontage on Church Street. The building and corresponding public plaza make up approximately 76 percent of the street frontage. The proposed development meets the exception to the Build to Line standard described in DDC 2.3.080.C.2.c, “*Where the sidewalk width is extended for public use, or a public plaza is proposed to be placed between the building and public right-of-way, subject to Site Design Review.*” The site plan indicates a building setback of five (5) feet and a civic space placed between the sidewalk and the building. A one-way driveway is also provided in order to orient trash pick-up internally within the site and to provide accessible parking and a patron drop-off area to assist with the transportation of seniors to the site.

D. Facades – Architectural designs shall address all four (4) sides of a building; building forms, detailing, materials, textures and color shall contribute to a unified design with architectural integrity. The proposed building includes a mixture of building materials including horizontal lap siding, wood window/door trim, stucco columns, brick wainscote and asphalt shingle roof. Materials used on the front façade turn the building corners and include a portion of the side elevations that are visible.

E. Storefront Character – Buildings shall conform to design standards that are intended to draw on the building forms, scale and proportions found in Downtown Dallas, while allowing contemporary interpretations of downtown building styles.

The Applicant's statement notes all four (4) sides of the building are designed with architectural form, scale and proportions that can be found/identified within the context of Downtown Dallas. A contemporary interpretation has been applied to the proposed design to give the new building architectural character and originality without jeopardizing the historical context of the downtown aesthetic. The style of the building is not a western style façade. The proposed building borrows from the styles of Federal and Classic Revival in the vein of post modernism, which are abundantly found in the Downtown area. It is not the Applicant's intent to replicate the style used on the northern adjacent building.

The application meets the ten (10) storefront character building design standards that address window transparency, ground floor windows, upper floor windows, window trim, projecting windows, pedestrian entrances, corner entrances, remodels, street level entrances, and street level/upper floors.

F. Upper Story Step-Back – This standard does not apply as the building is less than 48 feet in height and used for civic purposes.

G. Horizontal Building Line and Rhythm – All building elevations facing a street or civic space must incorporate rhythmic divisions.

The proposed building incorporates rhythmic divisions through the placement of windows, trim and detailing, in addition to offsets in roofline and the use of columns. The building base is articulated through the use of brick materials. Upper and lower stories are distinguished by belly bands, second story decking, and awnings.

L. Materials and Color – Exterior building materials shall predominately consist of brick, wood or fiber cement, stucco, stone and/or similar masonry. Pitched roof materials shall be wood or asphalt shingles, or standing rib seam sheet metal-matte finish. All windows and doors must have wood or vinyl trim that is at least four (4) inches deep, or masonry trim and sills with a similar depth. The predominate exterior cladding materials for the proposed building is horizontal lapped siding. Changes in building materials include the use of brick to define the building base and stucco columns along the facades visible from the street and parking area.

Based upon a review of the exterior elevation drawings submitted with the application, the proposed paint colors will consist of a lighter body (Satin 8458 Sail Cloth) on the upper floor siding, entry ceilings and eaves. A darker body will be used on the lower floor siding, steel members and porch railings (Satin Tropic Tan 8455), and the stucco bands, columns, corner trim, door and window trim, fascia/gutters and columns will be white in color (Stain Unique II White). The proposed paint scheme complies with the City's approved historic paint pallet.

J. Pedestrian Shelters – Awnings, canopies, recesses or similar pedestrian shelters shall be provided along at least seventy-five percent of a building's ground floor elevation(s) where

the building abuts a sidewalk, civic space (e.g. plaza), pedestrian accessway, or outdoor seating area.

The proposed building provides a second story wood deck that provides a pedestrian shelter over 80 percent of the civic space along Church Street. The deck extends approximately seven (7) feet over the pedestrian area. Additional pedestrian shelters are provided along a majority of the north portion of the building in the form of second story wooden decks and a cantilevered awning over the vehicle drop off area.

K. Mechanical Equipment – The Applicant provided comments indicating all mechanical equipment is located at a roof well two stories above the ground level and does not impact the adjacent property. The proposed development does not have any mechanical equipment mounted on the ground or exterior walls of the building.

2.3.090 – Civic Space and Pedestrian Amenities – At least three (3) percent of every development site shall be designated and improved as civic space (plaza, landscaped courtyard, or similar space) that is accessible to the general public, with the highest priority locations being those areas with the highest pedestrian activity (e.g. street corners and pedestrian access ways). Where civic space is required, it shall contain pedestrian amenities such as plaza space, extra-wide sidewalks (i.e. outdoor café space), benches, public art, pedestrian-scale lighting, shade structures, way finding signs, or similar pedestrian areas in an amount equal to or greater than one-half of one percent (0.5%) of the estimated construction cost of the proposed building(s), subject to review and approval by the Community Development Director.

The site plan indicates the location, size, and amenities included in the proposed civic space located at the entrance to the building. The proposed civic space is approximately 650 sf in size and exceeds the minimum three (3) percent civic space requirement of 198 sf. The proposed location provides optimum accessibility to the public and will serve the area of the site that will experience the highest level of pedestrian activity. Pedestrian amenities included in the proposed civic space include: plaza space constructed with brick pavers, free standing benches, raised planters, seating wall, covered shade structure, and pedestrian-scale lighting. The estimated cost of the pedestrian amenities according to the Applicant’s architect is \$32,550 which exceeds 0.5% of the overall estimated construction value for the building (\$1,589,343).

Conclusion: It can be found that the proposed development complies with all building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, and other applicable building design standards in the CBD Zone District. The subject property is located in an existing commercial area and is consistent with the commercial uses in this area.

- 3. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 5.2, Non-Conforming Uses and Development.**

Findings: This criterion does not apply.

- 4. The proposal complies with all of the Design Standards in Article 3:**

a. Chapter 3.1 - Access and Circulation;

Findings: Vehicular Access and Circulation – The proposed development would receive access from a new shared driveway that enters from Church Street and exits on Court Street through Parcel 1. The subject property has an existing shared access and utility agreement with the adjacent property as noted on Partition Plat 2015-0006. Both driveways comply with the minimum 50 foot access spacing standard for driveways located on local streets.

A three (3) car queuing space is indicated for the loading/drop off area at the front doors.

Pedestrian Access and Circulation – The site layout for the proposed building includes a continuous fully accessible walkway system that connects the new building to the existing sidewalk system on Church Street. The proposed walkways that connect the building to the sidewalk system will consist of contrasting paving materials (brick pavers) that are separated from the driveway and parking area accessed by vehicles.

To address comments raised at the first public hearing, pedestrian safety has been addressed at the entrance and exit of the proposed driveway by making sure vision clearance areas at the driveway entrance have been kept clear of vegetation. At the driveway exit to Court Street the Applicant proposes a one-way-out traffic maneuver to the East. The Applicant also added a pavement mounted stop bar and signage “Stop”, “Right turn only” and “Do not enter” at the sidewalk/Court Street intersection of the proposed driveway and the relocation of one (1) street tree grate eastward of the driveway exit to provide better vision paths to westerly traffic/pedestrians.

b. Chapter 3.2 - Landscaping, Significant Vegetation, Street Trees, Fences and Walls;

Findings: The subject property does not contain any significant vegetation as defined by DDC 3.2.020.B. The subject property is currently landscaped with grass and there is a large existing deciduous tree proposed for removal on the adjacent parcel where the new shared driveway will be located.

A landscape plan was submitted with the Site Design Review application. The plan shows a total landscaped area of 2,527 sf for the entire site, which exceeds the minimum five (5) percent landscape requirement of 734 sf for the site. The proposed landscaping shown on the Applicant’s plan indicates a combination of deciduous and evergreen trees, shrubs, hedges and ground covers. All landscape materials will meet or exceed the minimum caliper or height for trees and the shrubs will be five (5) gallon or larger in size. The design of the proposed landscape areas takes into account the landscape design standards found in Section 3.2.030.E and have been placed around the building in a manner to create visual interest and scale but allow for adequate natural light. Trees have been added along the building as well as throughout the parking lot areas. The type of trees and its locations were chosen to provide various focal points within the development and shade without conflicting with overhead utilities and clear vision requirements.

The proposed parking lot landscaping exceeds the minimum code requirement of ten (10) percent. The proposed trash enclosure will be screened with a site obscuring fence and gate.

Comments addressed from the previous hearing include providing a fenced enclosed space with motion activated lights on both ends of the two (2) foot building setback along the

eastern boundary of the property to address concerns about creating an unattractive nuisance in this area.

The notes for the landscape plan indicate the site will be served by irrigation/sprinkler emitters for each new tree and plant.

c. Chapter 3.3 - Parking and Loading, for automobiles and bicycles;

Findings: There is no minimum number of off-street parking spaces required in the CBD District. The City has not adopted a Downtown Parking District or similar ordinance as of the date of this application; therefore, the proposed development is not subject to a Downtown Parking District fee.

The proposal includes six (6) new off-street parking spaces shared with the adjacent Carnegie Building property, and one (1) ADA space and a drop off area in front of the building. The on-site parking layout was revised to provide parallel parking and increase the area of the rear yard of the Carnegie Building. This should address any issues associated with barrier free access. The proposed ADA space will be required to comply with federal ADA standards, including providing a van accessible parking space with a minimum 96” wide access aisle, and identifying the space with signs and pavement markings.

The proposed parking lot lighting includes two (2) lamp posts that will match the style of the lighting used for the City of Dallas street lights and provide illumination over the general area and walkways. Site lighting shall be directed downward onto the site and not spill over onto the adjacent properties.

The site plan shows a bike rack with two (2) bicycle parking spaces will be placed in the civic space near the entrance to the building. The proposed bike rack meets the minimum number of bicycle parking spaces required (2 spaces).

d. Chapter 3.4 - Public Facilities and Franchise Utilities;

Findings: The Applicant provided a Utility Plan that shows how the proposed development can be served by existing public utilities. Detailed utility construction plan drawings showing all proposed improvements shall be submitted for City review and approval prior to construction.

Stormwater – The Applicant’s Utility Plan shows an in-ground storm water detention system for all roof, impermeable site surfaces and paved areas on site that connect with an existing eight (8) inch storm drain line in Church Street.

Water – The Applicant’s Utility Plan indicates the proposed development will be served by a new water connection to the existing six (6) inch water line located in Church Street. The existing water line has sufficient capacity and flow to accommodate the proposed building. The proposed Utility Plan also shows the installation of a new fire hydrant located within the Church Street public right-of-way.

Sanitary Sewer – The Applicant’s Utility Plan shows the proposed development would be served through a new four (4) inch sanitary sewer line that connects to the existing six (6) inch sanitary sewer line in Court Street. The proposed building will need to be served by a separate sewer service lateral as reviewed and approved by the City Engineering Department.

Streets – A Traffic Impact Analysis (TIA) is required for projects that result in an increase in site traffic volume generation by 300 Average Daily Trips (ADT) or more. Based upon a review of the Institute of Traffic Engineers (ITE) Trip Generation Manual, the proposed use can be expected to generate an additional 26 trips per day, and does not trigger the need for a TIA study.

The property has frontage on two (2) local streets – SW Court Street and SW Church Street. Both streets are fully improved and no additional right-of-way dedication or street improvements are required at this time. Work within the street right-of-way to construct the proposed driveways will require permit approval from the City Engineering Department prior to the start of construction.

e. Chapter 3.5 - Signs;

Findings: The site plan indicates signage for the proposed building would consist of two (2) inch letters stating, “Dallas Senior Center” applied to the glazing of each entrance door. The proposed signage can comply with City of Dallas sign requirements.

Conclusion: It can be found that the proposed development complies with all of the applicable Design Standards found in Chapter 3 including landscaping, access, parking, public facilities and signage, upon meeting the recommended conditions of development approval.

5. Existing conditions of approval required as part of a prior land use decision, including Land Divisions (Chapter 4.3), Conditional Use Permits (Chapter 4.4), Master Planned Developments (Chapter 4.5) or other approval, shall be met.

Finding: The property received approval to partition the property in 2014 (City File No. PTN 14-04). The conditions of partition approval were met prior to the final plat being recorded in May 2015 (Partition Plat 2015-0006).

Conclusion: This proposed development is consistent with this criterion.

OVERALL CONCLUSION: It may be found that, with the recommended conditions, the Applicant has satisfied the applicable criteria for the proposed Senior Center and related site improvements.

RECOMMENDATION:

Staff recommends approval of SDR 16-03 with the following **conditions**. *Note: Compliance with other City codes and requirements, though not applicable land use criteria, may be required prior to issuance of building permits.*

- 1) The project shall be constructed in accordance with the general criteria, plans and specifications, documents, and all other information presented to/or modified by the Planning Commission.
- 2) Site design review approval shall be effective for two (2) years from the date of written approval. The approval shall lapse if: 1) A public improvement plan or building permit application has not

been submitted within one (1) year of written approval; or 2) Construction on the site is in violation of the approved plan.

- 3) No grading or utility work on the site shall commence until all permits and approvals have been secured from the Engineering and Building Departments, except for work allowed under separate permits.
- 4) Provide an ADA space that complies with federal ADA standards, including installing a van accessible parking space with a minimum 96" wide access aisle, and identifying the space with signs and pavement markings.
- 5) The proposed building will need to be served by a separate sewer service lateral as reviewed and approved by the City Engineering Department.
- 6) Site lighting shall be directed downward onto the site and not spill over onto the adjacent properties.
- 7) The Applicant shall comply with applicable Building and Fire Code requirements.
- 8) The Applicant shall construct the site landscaping in accordance with the approved landscape plan submitted with the Site Design Review application. Any changes to the approved landscape plan shall be reviewed and approved by City staff prior to installation.

CITY OF DALLAS
NOTICE OF PUBLIC HEARING

The Dallas Planning Commission will hold a public hearing on **Tuesday, January 10, 2017, at 7:00 p.m.**, in the Council Chambers at City Hall, 187 SE Court Street, Dallas, Oregon, on application SDR16-03, for site design review approval to construct a new senior center and related site utility and landscape improvements, located at 187 SW Court Street and 950 SW Church Street, Dallas.

The Planning Commission will consider testimony which addresses the criteria as prescribed by the City of Dallas Development Code. Testimony may be submitted in writing to the Dallas Community Development Department, City Hall, Dallas, Oregon 97338, or in writing or orally at the public hearing. The public hearing will be conducted in a manner that permits testimony from all interested parties. All persons wishing to testify must sign in and be recognized by the Chair.

Written comments submitted to the Community Development Department by January 3, 2017 will be included with the staff report. Written comments submitted after that date will be forwarded to the Planning Commission at the public hearing. The staff report will be available for inspection at the Community Development Department at least seven days prior to the hearing. Copies of the staff report, the application, and all documents and evidence submitted by or on behalf of the applicant, and copies of the applicable criteria are available for inspection at the Community Development Department at no cost and copies will be provided at a 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.

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

PROPERTY LOCATION: 187 SW Court Street & 950 SW Church Street (See map on reverse side.)

APPLICATION #: SDR 16-03

NATURE OF REQUEST: Site design review to construct a new senior center and related site utility and landscape improvements.

APPLICABLE CRITERIA: DDC Section 4.2.050 through 4.2.060

STAFF CONTACT FOR ADDITIONAL INFORMATION: Suzanne Dufner, Senior Planner, (503) 831-3572, Suzanne.dufner@dallasor.gov or TDD phone (503) 623-7355.

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 promptly to forward a copy of this notice to every person with a documented interest, including a renter or lessee.

Mailed: December 9, 2016
Posted: December 9, 2016
Published: December 14, 2016

Jason Locke, Community Development Director
City of Dallas, Oregon

Historic
Polk County
Courthouse
850 Main Street

S Main Street

SE Court Street

SE Washington Street

SE Church Street

**SUBJECT
PROPERTY**

Subject Property

150' Notification Distance

Parks & Open Space

0 50 100 Feet

NORTH



Community Development Department

December 9, 2016

Rex Price
400 SE Jackson Street
Roseburg, Oregon 97470
Sent by email: rex@rexpricearchitecture.com

RE: Site Design Review16-03 Application – New Senior Center

Dear Rex,

Thank you for providing additional information for Site Design Review 16-03 in response to City staff's letter of incompleteness dated December 1, 2016. City staff deemed the application complete this day and has scheduled a public hearing to consider the matter on Tuesday, January 10, 2017 at 7pm.

If you have any questions about the application review process, please feel free to contact me at (503) 831-3572 or suzanne.dufner@dallasor.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Suzanne Dufner', with a long horizontal flourish extending to the right.

Suzanne Dufner
Senior Planner

cc: file
Jason Locke, Community Development Director



Date: November 15, 2016, revised 11/07/16
Project: Dallas Area Senior Center

Subject: Site Design Review Application, City of Dallas Planning Department

Narrative per Section 6 page 3, of Application:

Our intent is to conform to all of the local planning codes and standards:

Approval Criteria:

1. All items have been submitted per application requirements.
2. Project complies with provisions and underlying Land Use District (Article 2) Including setbacks, lot area, density, dimensions and floor area, lot coverage, building height, building orientation, architecture and other application standards.

Since our original Planning Commission Hearing (SDR 16-2) we have addressed an easement concern arising from the property owner (Buhler) directly south. The solution we agreed upon included moving our proposed building to the North 2'-7" and we also obtained an easement of 2'-7" from the southern neighbor, as indicated on A1.1

Other comments addressed from original Planning Commission Hearing (SDR 16-2):
The Eastern adjoining neighbor (Johnson) had concerns about the 2 foot building setback creating an unattractive nuisance. We have provided fencing enclosing the space on both ends with motion activated lights as noted on A1.1

Regarding a comment that the pedestrian wall becomes an access barrier to the pedestrian space, is completely false. The sidewalk at the end the pedestrian wall leads directly into a covered pedestrian plaza. See A1.1

All Mechanical equipment is located at a roof well 2 stories above the ground level and does not impact the Eastern adjoining neighbor. See A3.1 We do not plan to install any small scale renewable energy equipment on the building, now or in the future. We do not have any mechanical equipment mounted on the ground or exterior walls of the building.

A color schedule has been added to sheet A3.0. We do not intend to replicate the same colors or brick used on the Northern adjacent building.

The style of this building is not a western style facade, in the vein of Post Modernism, it borrows from the styles of Federal and Classical Revival which are abundantly found in the downtown area. It is not our intent to replicate the style used on the Northern adjacent building.



We have revised our on-site parking per comments to provide parallel parking and increase the area of the rear yard of the Northern adjacent building. This should address any issues associated with barrier free access for the Northern adjacent building. See A1.1

We have provided open space, lot coverage and landscaping calculations for Parcels 1 and 2, per drawings A1.1 and L1.1 (Note) All of the “planters” are curb height, 6” above the driveway paving or flush with the sidewalk walking surface. These curbs or sidewalk edges are constructed of concrete.

A (3) car que space is indicated for the loading/drop off area at the front doors per A1.1

3. Other findings from this application procedure: we will comply if COD finds any applicable requirements.

4. The Intent of this application is to comply with all of the Design Standards in Article 3.

Per Planning Commission Hearing (SDR 16-2) comments:

We have identified door/glass mounted building signage 2" high letters, shown on A3.0

Pedestrian safety has been addressed at the entrance and exit of the proposed driveway by making sure clear vision triangle at the driveway entrance have been keep clear of vegetation. At the driveway exit to Court Street we are proposing a one-way-out traffic maneuver to the East. We have also added a pavement mounted stop bar and signage "Stop", "Right turn only" and "Do not enter" at the sidewalk/Court Street intersection of our driveway to address pedestrian safety. We propose removal of (3) street parking spaces at each end of the driveway and the relocation of one street tree grate Eastward of the driveway exit, to provide better vision paths to Westerly traffic/pedestrians. See A1.1

Ron Foggin has been working with the Southern neighbor to mitigate his parking concerns. He can best address the progress made to resolve those concerns.

We have addressed the Southern neighbor's concerns regarding his Arborvitae, which might be damaged due to the proposed building; by moving the building (and providing an easement) Northward by 2'-7". These two easements will provide the 5ft plus separation, required for a limited number of windows between the proposed building and any future building on the South property. See A1.1 and L1.1

An existing tree to be removed has been identified on L1.1

The new light poles/lights proposed for this project will be the same ones used by the City of Dallas for their street improvements along Court Street. See A1.1



A list of pedestrian amenities for the civic space and cost estimate, have been provided with this application.

All walkways and ramps from the public sidewalk and the parking lot, leading to the primary building entrance, comply with ADA requirements.

5. Our Intent is to comply with the Existing Conditions of approval required as part of a prior land use decision, including Land Divisions (Chapter 4.3), Conditional Use Permits (Chapter 4.4), Master Planned Developments (Chapter 4.5) or other approval, shall be met, where they apply.

Thank you for the opportunity to serve you. I hope this narrative meets with your approval.

Sincerely,



Rex V. Price, Architect



Margie Pearce <margie.pearce@dallasor.gov>

Fwd: Meeting follow-up

1 message

SUZANNE DUFNER <suzanne.dufner@dallasor.gov>

Fri, Dec 23, 2016 at 11:25 AM

To: Margie Pearce <margie.pearce@dallasor.gov>

----- Forwarded message -----

From: **Rex Price** <rex@rexpricearchitecture.com>

Date: Thu, Mar 24, 2016 at 2:15 PM

Subject: RE: Meeting follow-up

To: SUZANNE DUFNER <suzanne.dufner@dallasor.gov>

Cc: CHASE BALLEW <chase.ballew@dallasor.gov>, JASON LOCKE <JASON.LOCKE@dallasor.gov>

Hi Suzanne

The overall estimated Construction Value for the Building = \$1,589,343.00

The Pedestrian Civic Space Amenities Estimated Value at 1/2percent = \$7947.00

Pedestrian Civic Space Amenities provided:

Plaza paving (130sf) \$2100

(2) Wood Benches milled from onsite tree. \$3200 each

Seating wall (33 lin ft) \$4050

Covered shade structure at entry adjacent to plaza (steel structure with epdm roof and support columns) \$13,000.00

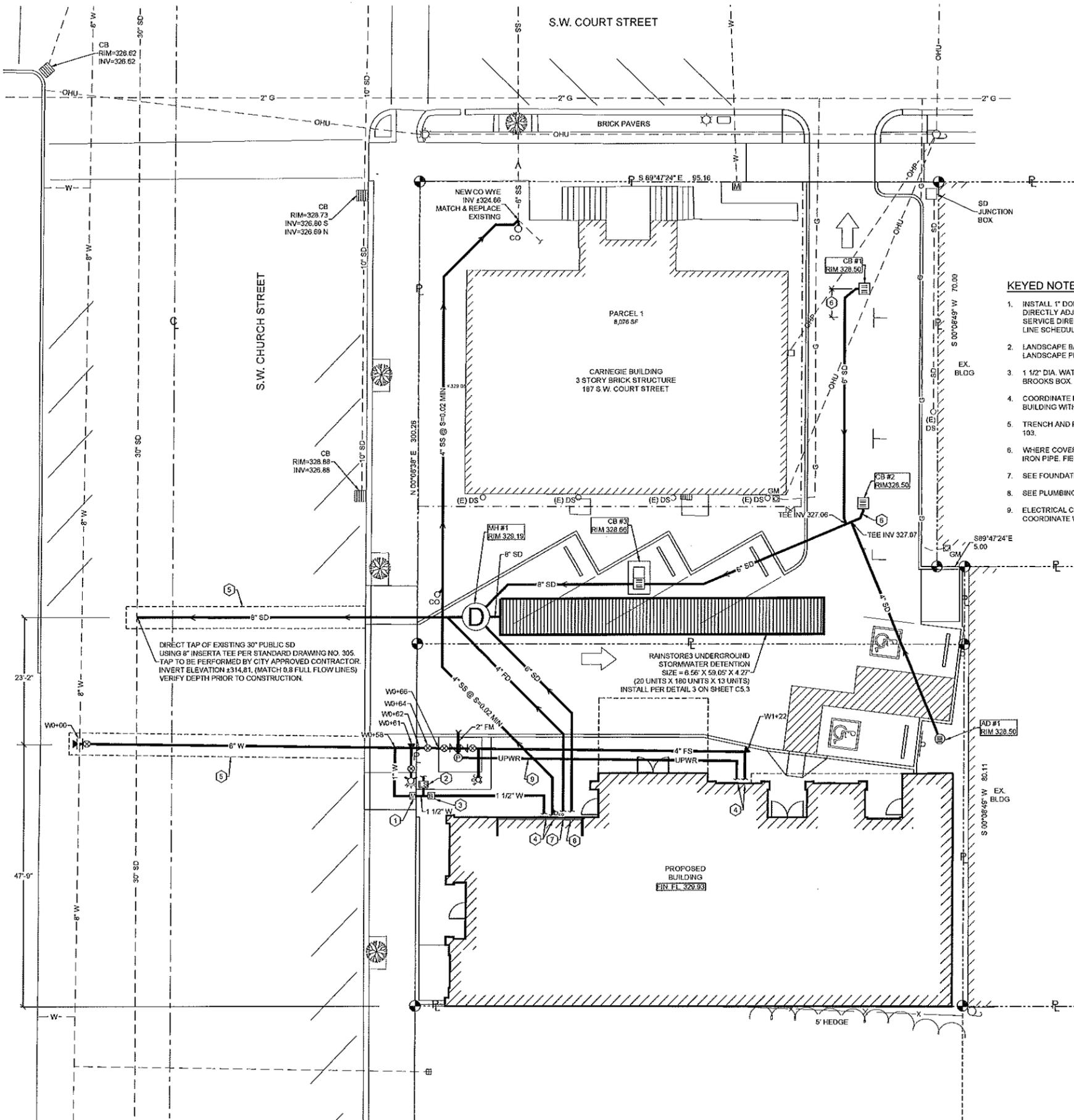
Site light fixtures per COD standards (2) at \$3500 each

Total = \$32,550

I hope this is what you needed.

Rex

Rex Price



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|------|------|-------------|

WATER LINE SCHEDULE

USE CLASS 50 BACKFILL IN TRENCH AND PATCH ASPHALT PER STANDARD DRAWING NO. 102 AND 103 IN PUBLIC RIGHT-OF-WAY.

| STATION | DESCRIPTION |
|---------|--|
| WO#00 | 6"x8" TAPPING TEE AND 6" GATE VALVE INSTALLED BY CITY APPROVED TAPPING COMPANY. CONTRACTOR TO EXCAVATE, BACKFILL, PROVIDE THRUST BLOCK, TRAFFIC CONTROL, VALVE BOX AND REPAIR STREET. THRUST BLOCK PER STANDARD DRAWING NO. 402. VALVE BOX PER STANDARD DRAWING NO. 405. INSTALL CORPORATION STOP FOR WATER MAIN DISINFECTION PER CITY OF DALLAS CONSTRUCTION SPECIFICATIONS. |
| WO#58 | 1" DOMESTIC SERVICE TAP AND METER. CONTRACTOR TO PROVIDE EXCAVATION, BACKFILL, 1" TYPE K COPPER TUBING SERVICE, METER BASE PLUMBING AND METER VAULT PER STANDARD DRAWING NO. 408. |
| WO#61 | 6" FLXLMJ TEE AND 6" FLXLMJ GATE VALVE WITH HYDRANT AND THRUST BLOCKS PER STANDARD DRAWING NO. 407 & 402. |
| WO#62 | 4" REDUCER IMMEDIATELY DOWNSTREAM OF TEE BEFORE LINE ENTERS DCDA VAULT IF FIRE SERVICE LINE IS SIZED AS A 4" BY FIRE SPRINKLER DESIGNER. |
| WO#64 | 4" FLXFL GATE VALVE PER STANDARD DRAWING NO. 405. |
| WO#66 | BEGINNING OF 4" DOUBLE DETECTOR CHECK VALVE ASSEMBLY AND VAULT. UTILITY VAULT MODEL 578-WA VAULT AND MODEL 5558-4242AL TOP SLAB WITH SINGLE LEAF PEDESTRIAN RATED ACCESS DOOR. DDCVA TO BE 4" WILKINS MODEL 350ADA OR APPROVED EQUAL. ALL EQUIPMENT AND INSTALLATION SHALL MEET THE STATE OF OREGON, DEPARTMENT OF HUMAN RESOURCES, HEALTH DIVISION REQUIREMENTS. VAULT MUST ALSO MEET NFPA 13 REQUIREMENTS. SEE DETAIL 4 ON SHEET C5.2 FOR ADDITIONAL REQUIREMENTS. |
| W1+22 | INSTALL 6" FLXFL 90 DEG. HORIZONTAL BEND. THRUST BLOCKING PER STANDARD DRAWING NO. 402. |

KEYED NOTES

- INSTALL 1" DOMESTIC WATER METER & BOX IN SIDEWALK DIRECTLY ADJACENT TO ROW. TRANSITION TO 1 1/2" BUILDING SERVICE DIRECTLY DOWNSTREAM OF METER. SEE WATER LINE SCHEDULE.
- LANDSCAPE BACKFLOW VALVE IN BROOKS BOX. SEE LANDSCAPE PLANS FOR CONTINUATION OF SYSTEM.
- 1 1/2" DIA. WATTS 007 DOUBLE CHECK VALVE ASSEMBLY IN BROOKS BOX.
- COORDINATE EXACT LOCATION FOR SERVICES TO COME INTO BUILDING WITH PLUMBING AND ELECTRICAL PLANS.
- TRENCH AND PATCH PER STANDARD DRAWING NO. 102 AND 103.
- WHERE COVER IS LESS THAN 12", USE CLASS 50 DUCTILE IRON PIPE. FIELD VERIFY EXTENTS.
- SEE FOUNDATION PLAN FOR FOOTING DRAIN LOCATION.
- SEE PLUMBING PLAN FOR ROOF DRAIN LOCATION.
- ELECTRICAL CONDUIT FOR POWER LINE TO SUMP PUMP. COORDINATE WITH ELECTRICAL PLANS.

STORM WATER STRUCTURE SCHEDULE

- MH #1
NEW 60" FLOW CONTROL MANHOLE PER DETAIL C5.2.
2 YEAR ORIFICE DIA. 1 1/2" AT ELEVATION 322.89
10 YEAR ARC LENGTH WEIR WIDTH 0.5' AT CREST ELEVATION 326.67
12" DIA. OVERFLOW STANDPIPE CREST ELEVATION 326.92
BOTTOM OF FLAT TOP MANHOLE LID MINIMUM ELEVATION 327.40
RIM = 329.19
INVERT 6" IN NORTHEAST 325.07
INVERT 6" IN SOUTHEAST 325.07
INVERT 8" IN EAST 322.89
INVERT 8" OUT WEST 322.79
- CB #1
24" SQUARE CATCH BASIN PER DETAIL C5.2.
RIM = 328.50
INVERT 6" OUT SOUTH 327.50
- CB #2
24" SQUARE CATCH BASIN PER DETAIL C5.2.
RIM = 328.50
INVERT 6" OUT SOUTH 327.50
- CB #3
STEEL 1" CARTRIDGE STORMFILTER CATCH BASIN WITH PERLITE MEDIA PER DETAIL C5.3.
RIM = 328.66
INVERT 6" IN EAST 326.66
INVERT 8" OUT WEST 325.36
- AD #1
18" DIA. NYLOPLAST INLINE DRAIN WITH STANDARD GRATE PER DETAIL C5.3.
RIM = 328.50
INVERT 4" OUT NORTHWEST 327.50

NOTE: ALL STORM DRAIN AND SANITARY SEWER PIPE TO BE PVC ASTM D3034 SDR35 PIPE UNLESS NOTED OTHERWISE. USE ASTM 1785 SCHEDULE 40 PVC PIPE WHERE WITHIN 5 FEET OF BUILDING AND WHERE COVER IS 12-24 INCHES. USE ANSI CLASS 50 DUCTILE IRON PIPE FOR COVER OF LESS THAN 12 INCHES.

ALL STORM DRAIN AND SANITARY SEWER PIPE SLOPES TO BE 0.01'/FT. MINIMUM UNLESS NOTED OTHERWISE.

ALL STORM DRAIN SIZING PER OPSC DESIGN METHOD UNLESS PIPE IS MARKED WITH A SLOPE LESS THAN 0.01'/FT.

PIPE SLOPES INDICATED ARE APPROXIMATE MINIMUM SLOPES BASED ON THE STATED INVERTS. INSTALL PIPES ACCORDING TO INVERTS NOTED ON PLAN AND IN STRUCTURE SCHEDULE.

CONSTRUCT PRIVATE UTILITY TRENCH BEDDING AND BACKFILL PER DETAIL C5.3.

NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. FIELD VERIFY ALL LOCATIONS.

UTILITY PLAN
SCALE: 1"=10'-0"

1/5/17
21 of 60
BENCHMARK NOTE
ELEVATIONS ARE BASED ON A NGS BENCH MARK, A BRASS DISK FOUND IN THE STEPS OF DALLAS CITY HALL. THE ELEVATION IS 324.6, NAVD88 DATUM. A PK NAIL WAS ALSO FOUND AT THE NORTHWEST CORNER OF S.W. COURT STREET

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION
PLOT DATE: 19 Oct 2015
LOCKE ENGINEERS

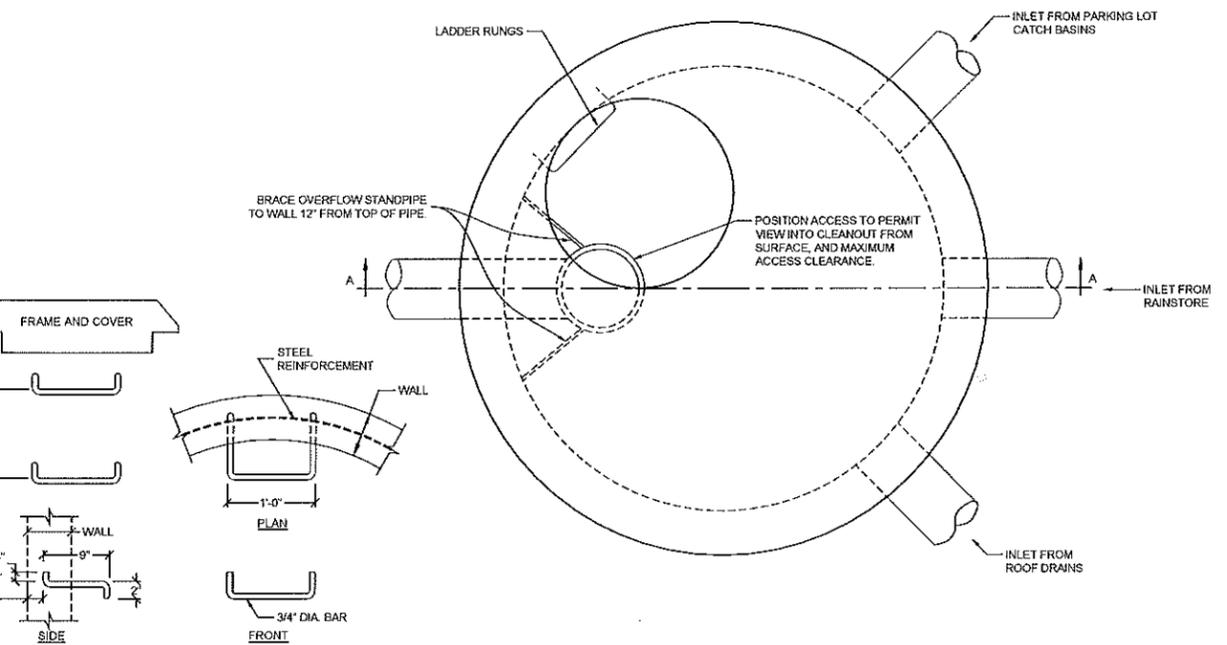
Drawings produced by this engineer are instruments of service for the project only and are the property of the engineer. Unpublished drawings shall not be reproduced, stored in a retrieval system, or used for any other project without the prior written permission of the engineer. The engineer shall be at the user's sole risk. User agrees to defend, indemnify and hold harmless this engineer, its employees and agents from and against any and all claims, damages, and expenses (including attorney fees and costs at trial, arbitration and litigation) that may be asserted against or incurred by the engineer or its employees or agents in connection with the performance of the services provided hereunder. This limitation shall not be construed to limit the engineer's liability for professional malpractice. The user shall be responsible for the unauthorized use of these drawings. All unauthorized use should be reported to the engineer immediately.

Locke CIVIL & STRUCTURAL ENGINEERS
1375 Liberty St., SE, Salem, Oregon 97302
Voice 503.364.8207 Fax 503.364.0735
www.LockeEngineers.com

DALLAS SENIOR CENTER - NEW BUILDING
POLK COMMUNITY DEVELOPMENT CORPORATION
SW CHURCH STREET & SW COURT STREET
DALLAS, OREGON
UTILITY PLAN

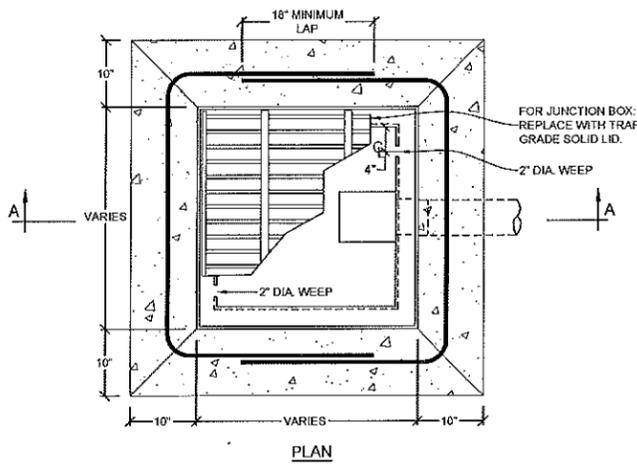
JOB NO. 15002-1
DATE 19 OCT 2015
DESIGN BY RM

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

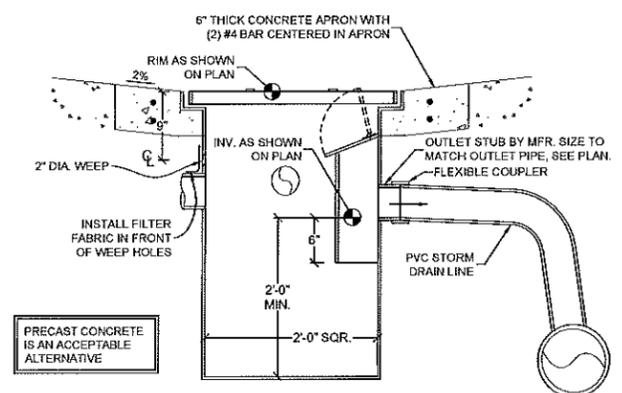


LADDER DETAIL

PLAN



PLAN



2 CATCH BASIN / WITH APRON
1"=1'-0"

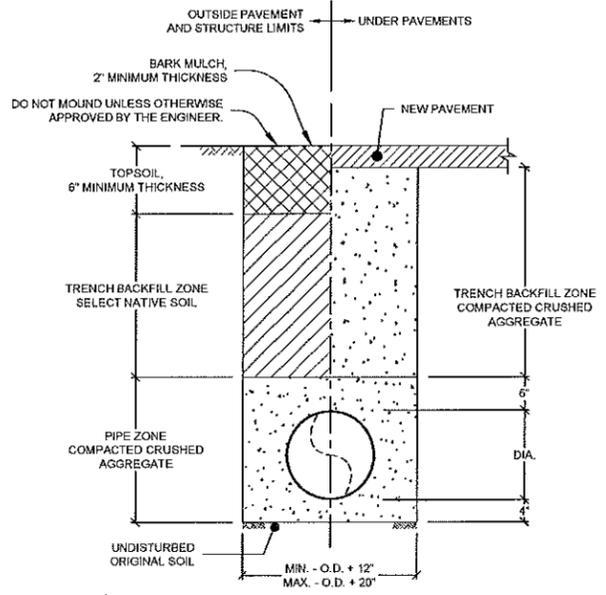
BASIN AS MANUFACTURED BY:
GIBSON STEEL BASINS
EUGENE, OREGON
(541)484-7200

WELDED 10 GA. MILD STEEL,
COATED ALL SURFACES WITH
ASPHALTIC PAINT.

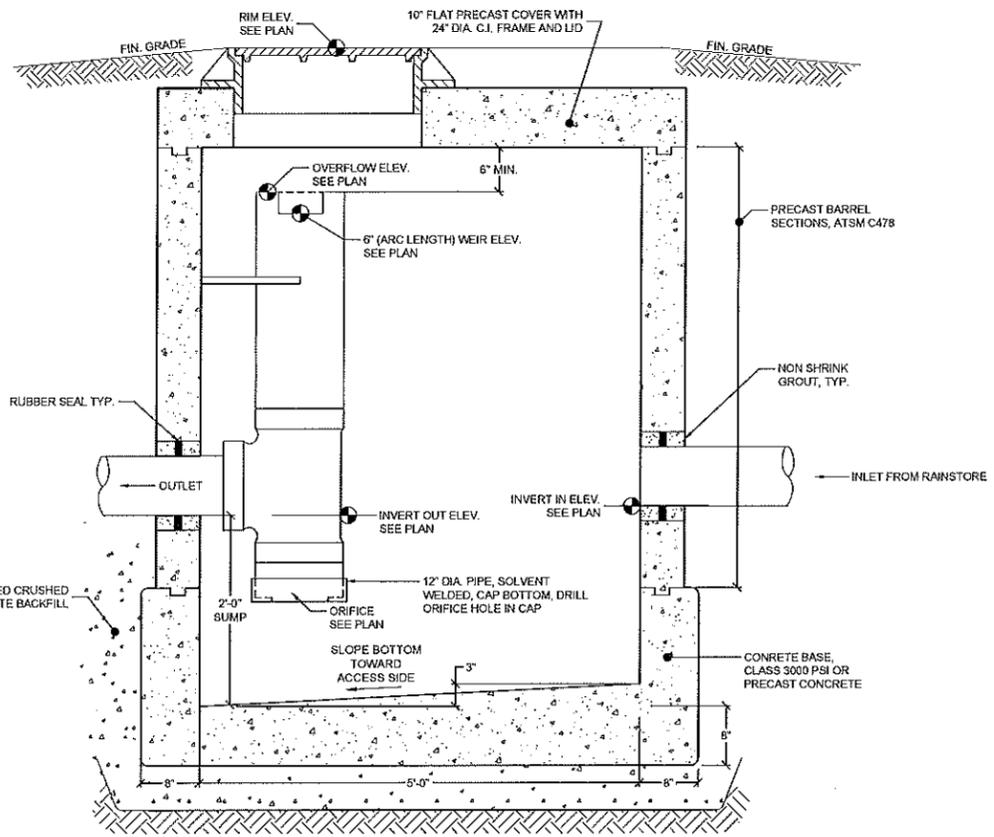
GRATE:
WELDED STEEL DROP-IN BAR
GRATE (ASTM A36)
END BARS: 1/2"x2"
CROSS BARS: 1/2"x2" AT 2' O.C.
BIKE STRAPS: 18"x1"
H-25 LOAD CAPACITY

ADA GRATE:
GIBSON STEEL BASIN MODEL
#SM-77-ADA FOR 24" SQ. BASIN
#14-SQ-CKR FOR 12" SQ. BASIN

FLEXIBLE COUPLER AS
MANUFACTURED BY:
FERNCO
300 S. DAYTON ST.
DAVISON MI 48423
1-800-521-1283
OR APPROVED EQUAL

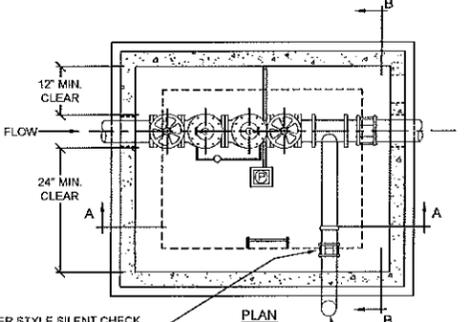


3 TYPICAL TRENCH SECTION
N.T.S.

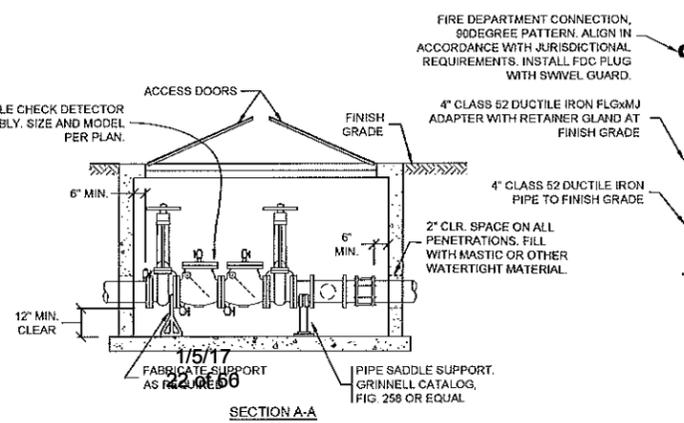


SECTION A-A

ORIFICE MANHOLE 1
1"=1'-0"



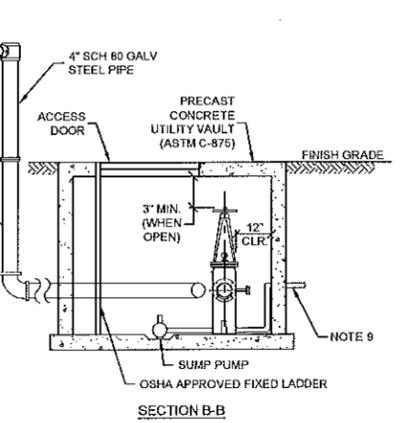
PLAN (TOP SLAB NOT SHOWN)



SECTION A-A

NOTES:

1. CONNECTIONS MUST BE FLANGED AS SHOWN.
2. USE DUCTILE IRON PIPE LEAVING A MAXIMUM 1" GAP, CONNECT WITH FLEXIBLE COUPLING (SIMILAR TO STYLE 38 DRESSER COUPLING) WITH 3/4" TIE BOLT HARNESS FOR 4" AND 6" SERVICES.
3. INSTALLATIONS SHOULD BE LOCATED IN A PROTECTED AREA.
4. VAULT SHALL BE PLACED ADJACENT TO BUT OUTSIDE OF RIGHT-OF-WAY UNLESS OTHERWISE APPROVED.
5. BENDS, CROSSES, AND TEES SHALL BE A MINIMUM OF 5 FEET FROM THE OUTSIDE WALL OF THE VAULT.
6. ACCESS DOOR SIZE: (2) EACH, 3'-0" WIDE BY 3'-0" LONG, SPRING-ASSISTED, GALVANIZED DIAMOND PLATE WITH FACTORY-APPLIED, NON-SKID COATING.
7. DC ASSEMBLIES INSTALLED AT 24" MIN. BELOW GRADE DO NOT REQUIRE ADDED INSULATION FOR FREEZE PROTECTION.
8. SUMP PUMP REQUIRED WITH HIGH WATER ALARM NEAR THE MAIN ALARM PANEL (EACH WIRED TO A SEPARATE CIRCUIT) IN THEIR SERVICE AREA.
9. 2" SCH 40 PVC SUMP PUMP DISCHARGE PIPE SHALL RUN TO CURBLINE DAYLIGHT. REPAIR CURB PER STANDARD DETAILS. ALTERNATE DISPOSAL LOCATION PER JURISDICTION APPROVAL.
10. VAULT AND BACKFLOW TO COMPLY WITH ORS 333-061-0071.



SECTION B-B

PRELIMINARY
NOT FOR
CONSTRUCTION,
RECORDING
PURPOSES, OR
IMPLEMENTATION
PLOT DATE: 19 Oct 2015
LOCKE ENGINEERS

Drawings produced by this engineer are instruments of service for this project only and are the property of the engineer. Unauthorized use, reproduction, or distribution of these drawings without the prior written permission of the engineer shall be at the user's sole risk. User agrees to defend, indemnify and hold harmless this engineer, its employees and agents from and against any and all claims, damages, and expenses (including attorney fees and costs at trial, arbitration and litigation) arising from or due to the use of these drawings, whether or not caused in whole or in part by the negligence of the engineer. All unauthorized use should be reported to the engineer immediately.

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1375 Liberty St., SE, Salem, Oregon 97302
Voice 503.364.8207 Fax 503.364.0735
www.LockeEngineers.com

DALLAS SENIOR CENTER - CORNER PARKING LOT
POLK COMMUNITY DEVELOPMENT CORPORATION
SW CHURCH STREET & SE WASHINGTON STREET
DALLAS, OREGON
CIVIL DETAILS

| | |
|-----------|-------------|
| JOB NO. | 15002-1 |
| DATE | 19 OCT 2015 |
| DESIGN BY | RM |



Community Development Department

December 1, 2016

Rex Price
400 SE Jackson Street
Roseburg, Oregon 97470
Sent by email: rex@rexpricearchitecture.com

RE: Site Design Review16-03 Application – New Senior Center

Dear Rex,

Thank you for submitting a Site Design Review application for a new senior center to the City of Dallas on November 17, 2016. City staff completed a review of the Site Design Review application and has deemed the application incomplete due to the need to submit additional information regarding the items listed below.

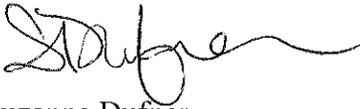
- **Application Fee** – Please submit the application filing fee. There is a \$250.00 credit available from the last unused portion of the Site Design Review application fee submitted in March, which leaves a balance due of **\$250.00** for the current Site Design Review application.
- **Property Deed**
- **Proposed Utility Plan**
- **Planters** – The site plan shows four planters placed around the proposed parking and driveway area. Please clarify the height and materials used for the proposed planters.
- **Building Design Standards (DDC 2.3.080)** –
 - **K. Mechanical Equipment** –
 - Please clarify whether there are any plans to install small-scale renewable energy equipment on the building now or in the future. If proposed, please provide specifications as to the location, size, etc.
 - Please clarify whether there will be any mechanical equipment mounted on the ground or walls (e.g. generator, air compressors, utility cabinets, electrical transformers, etc.). If proposed, please provide specifications on the size, location, etc.
 - **Pedestrian Amenities** – Please confirm the types of pedestrian amenities provided in the civic space and provide a cost estimate for the proposed

improvements. Pedestrian amenities shall be provided in an amount equal to or greater than one-half of one percent (0.5%) of the estimated construction cost of the proposed building (DDC 2.3.090.C.2).

- **Walkways Design** – Please confirm the walkways and ramps from the sidewalk to the primary building entrance and from the ADA parking area to the entrance comply with ADA requirements.

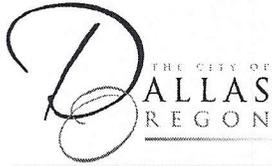
If you have any questions about the items listed above, please feel free to contact me at (503) 831-3572 or suzanne.dufner@dallasor.gov. Once the application is deemed complete, City staff will schedule the application for a public hearing before the City Planning Commission. Please note, in order to schedule the public hearing on January 10th, 2017, you will need to submit the missing application information by **Friday, December 9th**.

Sincerely,



Suzanne Dufner
Senior Planner

cc: file
Jason Locke, Community Development Director



Site Design Review Application
Dallas Planning Department
Development Code Type III Review

Official Use Only:
 File No.: _____
 Date: _____
 Fee: _____ PAID

A Type III Site Design Review is a discretionary review conducted by the Planning Commission with a public hearing when one or more adjustments to code standard(s) are proposed and such adjustments are not otherwise allowed as Class A Variances under Dallas Development Code Chapter 5.1. Site Design Review ensures compliance with the land use and development standards in Article 2, the design standards and public improvement requirements in Article 3, and other applicable regulations. A pre-application conference is required before an application is submitted.

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): REX PRICE
 Mailing Address: 400 SE JACKSON ST. ROSEBURG, OR 97470
 Email: rex@rexpricearchitecture.com Phone Number: 541 440 3838 Cell Number: 541 440 3838

Section 2 – Property Owner Information (If not applicant)

Property Owner(s): CITY OF DALLAS, OREGON
 Mailing Address: 187 SE COURT STREET
 Email: rwfoggin@dallasor.gov Phone Number: 503 623 2338 Cell Number: _____

Section 3 – Project Description

Please describe your project: NEW BUILDING FOR THE "DALLAS AREA SENIORS"
TWO STORY, 7248 SF BUILDING WITH SITE IMPROVEMENTS
 Site Address: 950 SW CHURCH ST. Total Land Area: PARCEL 2 = 6,609 SF
PARCEL 1 = 8,076 SF
 Assessor Map/Taxlot No. 7532 AD TL 16100 Zoning: CBD
TL 16101
 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.

- Application Form.
- Application Fee.
- Property Deed and all existing and proposed restrictions or covenants, including those for access control.
- Narrative that addresses the relevant criteria in sufficient detail for review and decision-making (see Section 6, page 3).
- Traffic Impact Analysis when required, shall be prepared in accordance with the road authority's requirements. See Section 4.1.090, and Section 3.4.010 for relevant standards. N.A.

- Proposed Site Plan. The site plan shall contain the following information:
 - The proposed development site, including boundaries, dimensions, and gross area;
 - Features identified on the existing site analysis maps that are proposed to remain on the site;
 - Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;
 - The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;
 - The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;
 - The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;
 - The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);
 - Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;
 - Loading and service areas for waste disposal, loading and delivery;
 - Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;
 - Location, type, and height of outdoor lighting;
 - Location of mail boxes, if known;
 - Name and address of project designer, if applicable;
 - Locations of bus stops and other public or private transportation facilities;
 - Locations, sizes, and types of signs
- Architectural drawings. Architectural drawings showing one or all of the following shall be required for new commercial, commercial/residential, industrial and multifamily buildings, and major remodels of the same:
 - Building elevations (as determined by the City Planning Official) with building height and width dimensions;
 - Building materials, colors and type; *ASD*
 - The name of the architect or designer.
- Preliminary grading plan. A preliminary grading plan prepared by a registered engineer shall be required for development sites one-half (1/2) acre or larger. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required, in accordance with Section 3.4.040. *NA.*
- Landscape plan. Where a landscape plan is required, it shall show the following:
 - The location and height of existing and proposed fences, buffering or screening materials;
 - The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;
 - The location, size, and species of the existing and proposed plant materials (at time of planting);
 - Existing and proposed building and pavement outlines;
 - Specifications for soil at time of planting, irrigation if plantings are not drought-tolerant (may be automatic or other approved method of irrigation) and anticipated planting schedule;
 - Other information as deemed appropriate by the City Planning Official. An arborist's report may be required for sites with mature trees that are protected under Chapter 3.2. Landscape, Street Trees, Fences and Walls of this Code.
- 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, noise, 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:

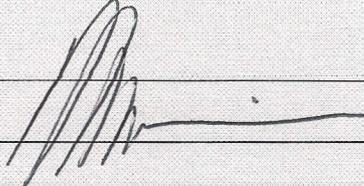
PROPERTY OWNER(S)

Property Owner's Signature: _____ Date: _____

Property Owner's Signature: _____ Date: _____

APPLICANT(S)

Applicant's Signature: _____ Date: _____

Applicant's Signature:  _____ Date: 11/15/10

Section 6 – Application Review Criteria

Approval Criteria. An application for Site Design Review shall be approved if the proposal meets all of the following criteria. The City decision making body may, in approving the application may impose reasonable conditions of approval, consistent with the applicable criteria:

1. The application is complete, as determined in accordance with Chapter 4.1 - Types of Applications and Section 4.2.050, above.
2. The application complies with all of the applicable provisions of the underlying Land Use District (Article 2), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
3. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 5.2, Non-Conforming Uses and Development.
4. The proposal complies with all of the Design Standards in Article 3:
 - a. Chapter 3.1 - Access and Circulation;
 - b. Chapter 3.2 - Landscaping, Significant Vegetation, Street Trees, Fences and Walls;
 - c. Chapter 3.3 - Parking and Loading, for automobiles and bicycles;
 - d. Chapter 3.4 - Public Facilities and Franchise Utilities;
 - e. Chapter 3.5 - Signs;
 - f. Chapter 3.6 - Other Standards.
5. Existing conditions of approval required as part of a prior land use decision, including Land Divisions (Chapter 4.3), Conditional Use Permits (Chapter 4.4), Master Planned Developments (Chapter 4.5) or other approval, shall be met.

Note: Compliance with other City codes and requirements, though not applicable land use criteria, may be required prior to issuance of building permits.

SEE ATTACHED NARRATIVE - 3 PAGES



Date: November 15, 2016
Project: Dallas Area Senior Center

Subject: Site Design Review Application, City of Dallas Planning Department

Narrative per Section 6 page 3, of Application:

Our intent is to conform to all of the local planning codes and standards:

Approval Criteria:

1. All items have been submitted per application requirements.

2. Project complies with provisions and underlying Land Use District (Article 2) Including setbacks, lot area, density, dimensions and floor area, lot coverage, building height, building orientation, architecture and other application standards.

Since our original Planning Commission Hearing (SDR 16-2) we have addressed an easement concern arising from the property owner (Buhler) directly south. The solution we agreed upon included moving our proposed building to the North 2'-7" and we also obtained an easement of 2'-7" from the southern neighbor, as indicated on A1.1

Other comments addressed from original Planning Commission Hearing (SDR 16-2): The Eastern adjoining neighbor (Johnson) had concerns about the 2 foot building setback creating an unattractive nuisance. We have provided fencing enclosing the space on both ends with motion activated lights as noted on A1.1

Regarding a comment that the pedestrian wall becomes an access barrier to the pedestrian space, is completely false. The sidewalk at the end the pedestrian wall leads directly into a covered pedestrian plaza. See A1.1

All Mechanical equipment is located at a roof well 2 stories above the ground level and does not impact the Eastern adjoining neighbor. See A3.1

A color schedule has been added to sheet A3.0. We do not intend to replicate the same colors or brick used on the Northern adjacent building.

The style of this building is not a western style facade, in the vein of Post Modernism, it borrows from the styles of Federal and Classical Revival which are abundantly found in the downtown area. It is not our intent to replicate the style used on the Northern adjacent building.



We have revised our on-site parking per comments to provide parallel parking and increase the area of the rear yard of the Northern adjacent building. This should address any issues associated with barrier free access for the Northern adjacent building. See A1.1

We have provided open space, lot coverage and landscaping calculations for Parcels 1 and 2, per drawings A1.1 and L1.1

A (3) car que space is indicated for the loading/drop off area at the front doors per A1.1

3. Other findings from this application procedure: we will comply if COD finds any applicable requirements.

4. The Intent of this application is to comply with all of the Design Standards in Article 3.

Per Planning Commission Hearing (SDR 16-2) comments:

We have identified door/glass mounted building signage 2" high letters, shown on A3.0

Pedestrian safety has been addressed at the entrance and exit of the proposed driveway by making sure clear vision triangle at the driveway entrance have been keep clear of vegetation. At the driveway exit to Court Street we are proposing a one-way-out traffic maneuver to the East. We have also added a pavement mounted stop bar and signage "Stop", "Right turn only" and "Do not enter" at the sidewalk/Court Street intersection of our driveway to address pedestrian safety. We propose removal of (3) street parking spaces at each end of the driveway and the relocation of one street tree grate Eastward of the driveway exit, to provide better vision paths to Westerly traffic/pedestrians. See A1.1

Ron Foggin has been working with the Southern neighbor to mitigate his parking concerns. He can best address the progress made to resolve those concerns.

We have addressed the Southern neighbor's concerns regarding his Arborvitae, which might be damaged due to the proposed building; by moving the building (and providing an easement) Northward by 2'-7". These two easements will provide the 5ft plus separation, required for a limited number of windows between the proposed building and any future building on the South property. See A1.1 and L1.1

An existing tree to be removed has been identified on L1.1

The new light poles/lights proposed for this project will be the same ones used by the City of Dallas for their street improvements along Court Street. See A1.1



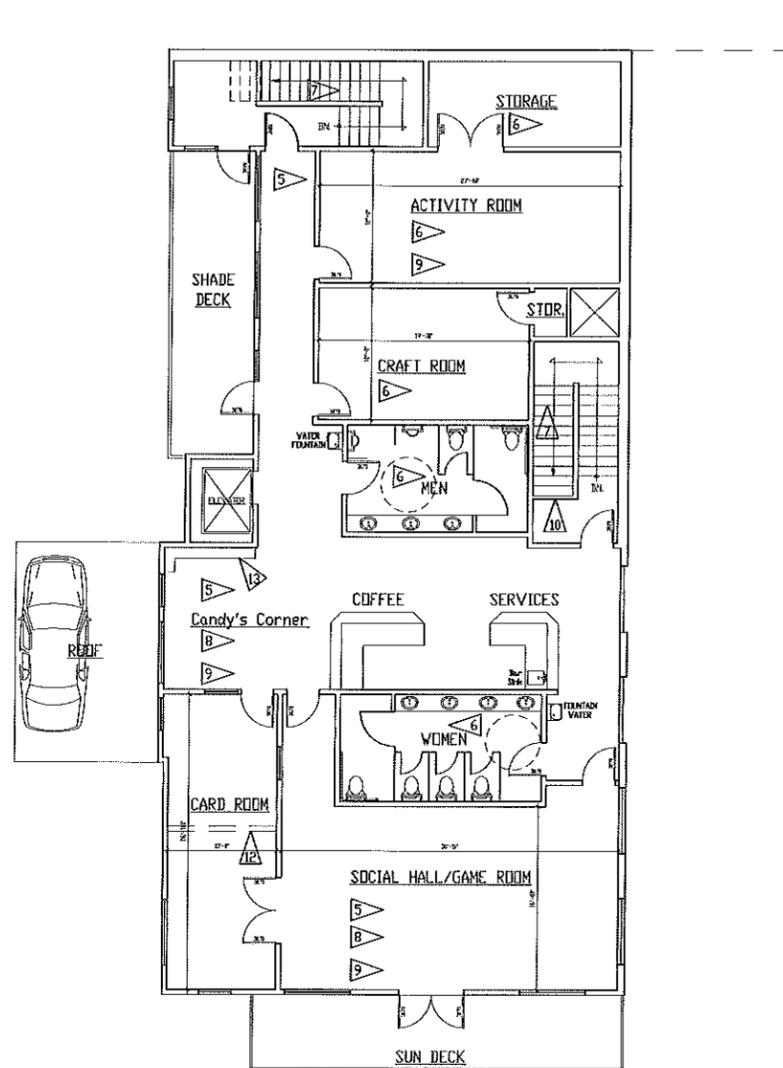
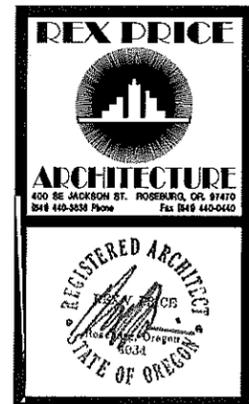
5. Our Intent is to comply with the Existing Conditions of approval required as part of a prior land use decision, including Land Divisions (Chapter 4.3), Conditional Use Permits (Chapter 4.4), Master Planned Developments (Chapter 4.5) or other approval, shall be met, where they apply.

Thank you for the opportunity to serve you. I hope this narrative meets with your approval.

Sincerely,

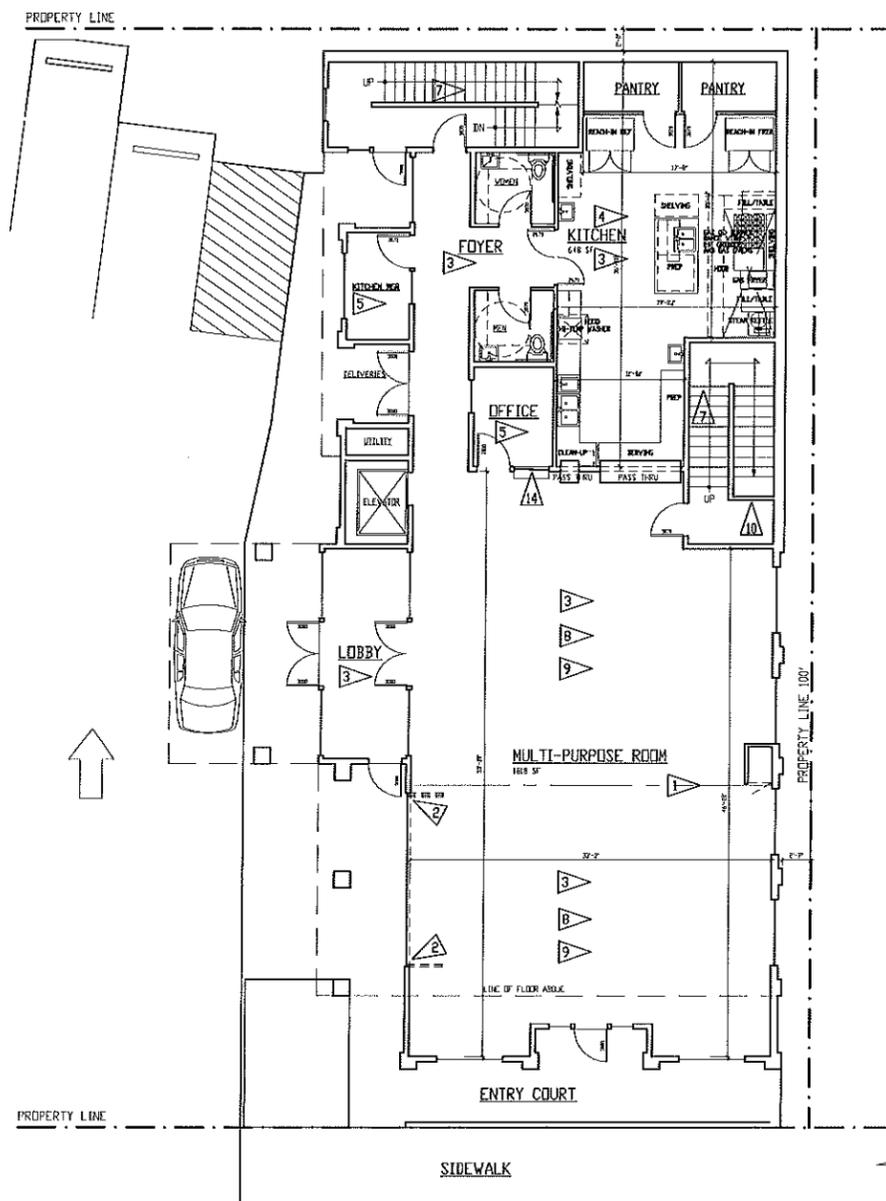


Rex V. Price, Architect



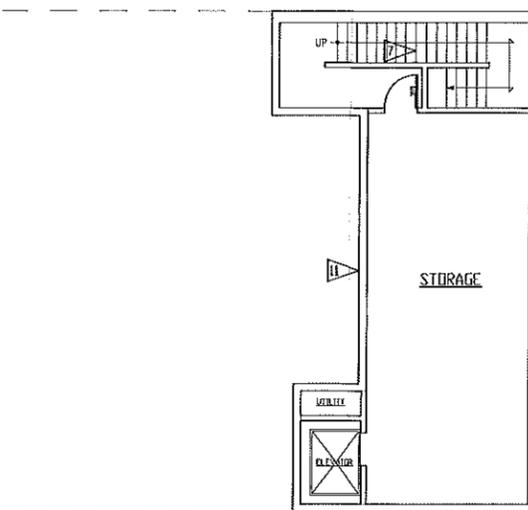
3 UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

3,050 SF GROSS UPPER FLR.



2 GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

3,513 SF GROSS GROUND FLR
3,050 SF GROSS UPPER FLR
111 SF GROSS BASEMENT FLR
1,248 SF GROSS TOTAL AREA



1 BASEMENT PLAN
SCALE: 1/8"=1'-0"

111 SF GROSS BASEMENT FLR.

CONSTRUCTION NOTES

- 1 ACUSTICAL ROOM DIVIDER WITH TRACK OVER HEAD AND POCKET FOR DIVIDER STORAGE
- 2 5 PANEL HINGED TRACK DOOR SYSTEM WITH STACKABLE HARDWARE, PROVIDES FULL OPENING
- 3 POLISHED AND STAINED CONCRETE FLOOR SYSTEM WITH PATTERNED CONTROL JOINTS TYPICAL AT GROUND FLOOR SPACES, UNLESS NOTED OTHERWISE
- 4 FULL SERVICE COMMERCIAL KITCHEN FOR MEALS ON WHEELS VENDOR. INCLUDES COMMERCIAL KITCHEN EQUIPMENT, HOOD, FIRE SUPPRESSION SYSTEM, GREASE TRAP, FLOOR DRAIN AND HVAC SYSTEM
- 5 CARPET FLOORING - GLUE DOWN, TYPICAL AT SECOND FLOOR, UNLESS NOTED OTHERWISE
- 6 VINYL FLOORING OR TERRAFLEX FLOORING (ALT)
- 7 CONCRETE TREADS IN METAL PAN WITH RUBBER NOSINGS
- 8 FABRIC WALL COVERINGS WITH LOWER CHAIR RAIL AND WAINSCOTE
- 9 ACUSTICAL CEILING TILE WITH SUPPORTING GRID SYSTEM, TYPICAL IN ALL ROOMS
- 10 STORAGE AREAS BENEATH STAIRS WITH ACCESS
- 11 BENTONITE WATERPROOFING SYSTEM ALL ALL EASEMENT WALLS
- 12 HEADER AT CEILING FOR FUTURE DIVIDER WALL
- 13 BOOKSHELVES FOR LENDING LIBRARY
- 14 PASS THRU SLIDING WINDOW WITH COUNTER

GENERAL NOTES

PROPOSED BUILDING:
New 2 Story New Senior Center Building at SE Corner of Church and Court Streets, 950 SW Church Street, Dallas, Oregon
This Assembly Building will be owned by City of Dallas and leased to the Dallas Area Senior Center for their use.
3573sf ground floor proposed area
3050 sf upper floor proposed area
625sf basement storage area

Occupancy Determination:
Assembly Occupancy (A-3) for Community Halls & similar. Including associated Kitchen.

Allowable building heights and areas:
(A-3) 11500 sf allowable area 2 story allowed for Type 5A (1hr) construction per the Oregon Structural Specialty Code 2014 edition

Occupancy separation wall requirements: None required.

Distance separation requirements between Property line and A-3: table 602: X <5ft for Type 5A to property line between buildings: wall on property line must be rated 1hour.

Fire sprinklering (is required): A-3 required if:
Fire area exceeds 12000 sf
Fire has an occupant load of 300 or more.
Fire area is located on a floor other than a level of exit discharge.

Fire alarm system (is required): is required in (A-3) occupancies with an occupant load of 300 or more persons.

Occupant Loads for proposed Ground Floor of building:
Lobby = 150 sf / 15 = 10 persons standing
Kitchen = 650sf/200 = 4 persons
Multipurpose = 1600sf/5 = 320 persons standing
Offices = 160sf /100 = 2 persons standing
Total Ground Floor occupancy = 336 persons
34 of 50

Occupant Loads for proposed Upper Floor of building:
Sitting Coffee services = 480 sf / 15 = 32 persons standing
Coffet = 580sf/15 = 16 persons
Activity = 378sf/5 = 135 persons standing
Offices = 120sf /100 = 1 person
Card room = 140sf/15 = 9 persons
Social Hall/game room = 570sf / 15 = 38 persons
Total Upper Floor occupancy = 231 persons

Plumbing Requirements:
Occupant load per sex is 283 persons for proposed building
A-3 = 1 toilet per 125 persons per males (2) required toilets
A-3 = 1 toilet per 65 persons per female (4) required toilets
1 drinking fountain required per floor.

DALLAS SENIOR CENTER
NEW BUILDING STUDY
 950 SW Church Street
 Dallas, Oregon 97338

A-21

FLOOR PLANS

11/14/16
DATE

PERMIT DOCUMENT



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

CONSTRUCTION NOTES

- 1 BRICK VANSICOTE WITH COPING AT 30" HIGH - TAN COLOR
- 2 BRICK COLUMN BASE WITH COPING AT 30" HIGH - TAN COLOR
- 3 STUCCO COLUMN FACING WITH CONTROL JOINTS
- 4 STUCCO BELLY BAND WITH FLASHINGS AT SIDING
- 5 STUCCO FACED STEEL FRAMED CANOPY - CANTILEVERED
- 6 WOOD BEAM ENCLOSURE - TRIMED
- 7 HORIZONTAL LAPPED SIDING - 6" EXPOSURE
TPO/VINYL ROOFING WITH INTERNAL DRAINS AND DOWNSPOUTS
- 8 PLYWOOD SOFFIT RETURNS
- 9 CONTINUOUS METAL GUTTER WITH DOWNSPOUTS
- 10 WOOD TRIM WITH PLANT-ON AT WINDOWS/DOORS
- 11 2X4 ALUM. (BRONZE) STOREFRONT GLAZING SYSTEM
- 12 MEDIUM STYLE ALUM. (BRONZE) STOREFRONT DOOR ASSEMBLIES
- 13 ALUMINUM (BRONZE) RAILING ASSEMBLY WITH VERTICAL PICKETS
- 14 WATERPROOF DECK ASSEMBLIES
- 15 CONCRETE CURB AT BRICK PAVER WALKWAY
- 16 BRICK WALL ASSEMBLY WITH COPING AT 30" HIGH AT ENTRY COURT - TAN COLOR
- 17 STUCCO CORNER FACING WITH CONTROL JOINTS
- 18 5 PANEL HINGED TRACK DOOR SYSTEM WITH STACKABLE HARDWARE, PROVIDES FULL OPENING AT WALL FOR OUTDOOR EVENTS
- 19 SIGNAGE (2" LETTERS) "DALLAS SENIOR CENTER" APPLIED TO GLAZING OF EACH ENTRANCE DOOR
- 20 40 YEAR ASPHALT SHINGLE ROOFING OVER UNDERLAYMENTS
ARCHITECTURAL STYLED SHINGLES - WEATHERED WOOD COLOR

PAINT COLORS

Lighter body, Upper floor siding, entry ceilings and eaves: Satin B458 Sail Cloth

Darker body, Lower floor siding, Steel members and porch railings: Satin B455 Tropic Tan

Stucco bands, columns, corner trim, door and window trim, fascia/gutters and Columns: Satin Unique II White



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

DALLAS SENIOR CENTER
NEW BUILDING STUDY
 950 SW Church Street
 Dallas, Oregon 97338

| | |
|----------------------------|------------|
| EXTERIOR ELEVATIONS | |
| DATE: 11/14/16 | PERMIT SET |
| A3.0 | SHEET NO. |

1 2 3 4 5 6 7 8 9 10 11

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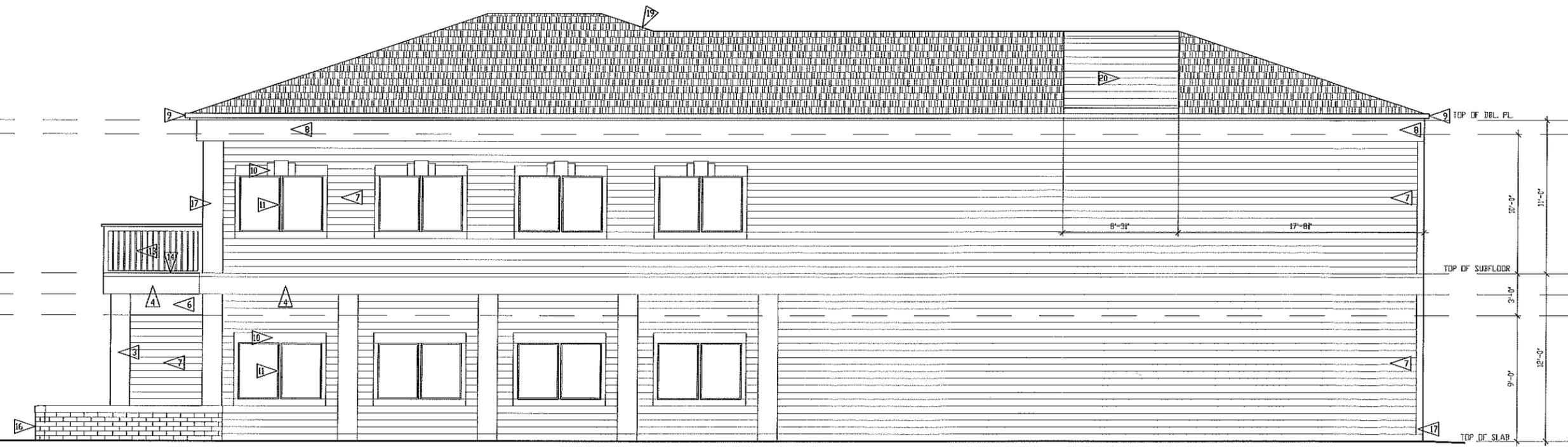
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DALLAS SENIOR CENTER
 NEW BUILDING STUDY
 950 SW Church Street
 Dallas, Oregon 97338

A-31
 EXTERIOR ELEVATIONS

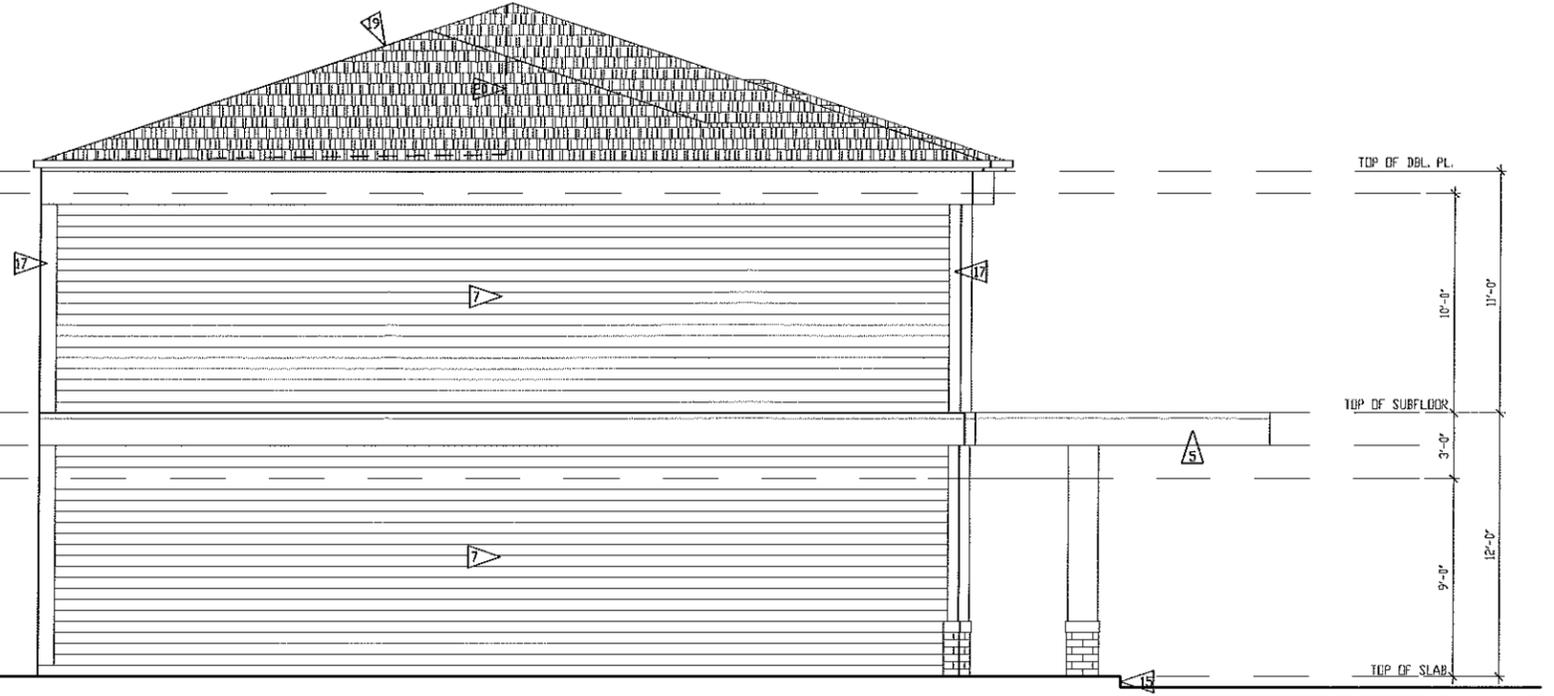
DATE: 11/14/15 PERMIT SET



1 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

CONSTRUCTION NOTES

- 1 BRICK WAINSCOTE WITH COPING AT 30" HIGH
- 2 BRICK COLUMN BASE WITH COPING AT 30" HIGH
- 3 STUCCO COLUMN FACING WITH CONTROL JOINTS
- 4 STUCCO BELLY BAND WITH FLASHINGS AT SIDING
- 5 STUCCO FACED STEEL FRAMED CANOPY - CANTILEVERED
- 6 WOOD BEAM ENCLOSURE - TRIMED
- 7 HORIZONTAL LAPPED SIDING - 6" EXPOSURE
 TPO/VINYL ROOFING WITH INTERNAL DRAINS AND DOWNSPOUTS
- 8 PLYWOOD SOFFIT RETURNS
- 9 CONTINUOUS METAL GUTTER WITH DOWNSPOUTS
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- 13 ALUMINUM (BRONZE) RAILING ASSEMBLY WITH VERTICAL PICKETS
- 14 WATERPROOF DECK ASSEMBLIES
- 15 CONCRETE CURB AT BRICK PAVER WALKWAY
- 16 BRICK WALL ASSEMBLY WITH COPING AT 30" HIGH AT ENTRY COURT
- 17 STUCCO CORNER FACING WITH CONTROL JOINTS
- 18 5 PANEL HINGED TRACK DOOR SYSTEM WITH STACKABLE HARDWARE,
 PROVIDES FULL OPENING AT WALL FOR OUTDOOR EVENTS
- 19 40 YEAR ASPHALT SHINGLE ROOFING OVER UNDERLAYMENTS
 ARCHITECTURAL STYLED SHINGLES
- 20 MECHANICAL ROOF WELL FOR KITCHEN EQUIPMENT AND
 MECHANICAL EQUIPMENT



2 EAST ELEVATION
 SCALE: 1/4"=1'-0"

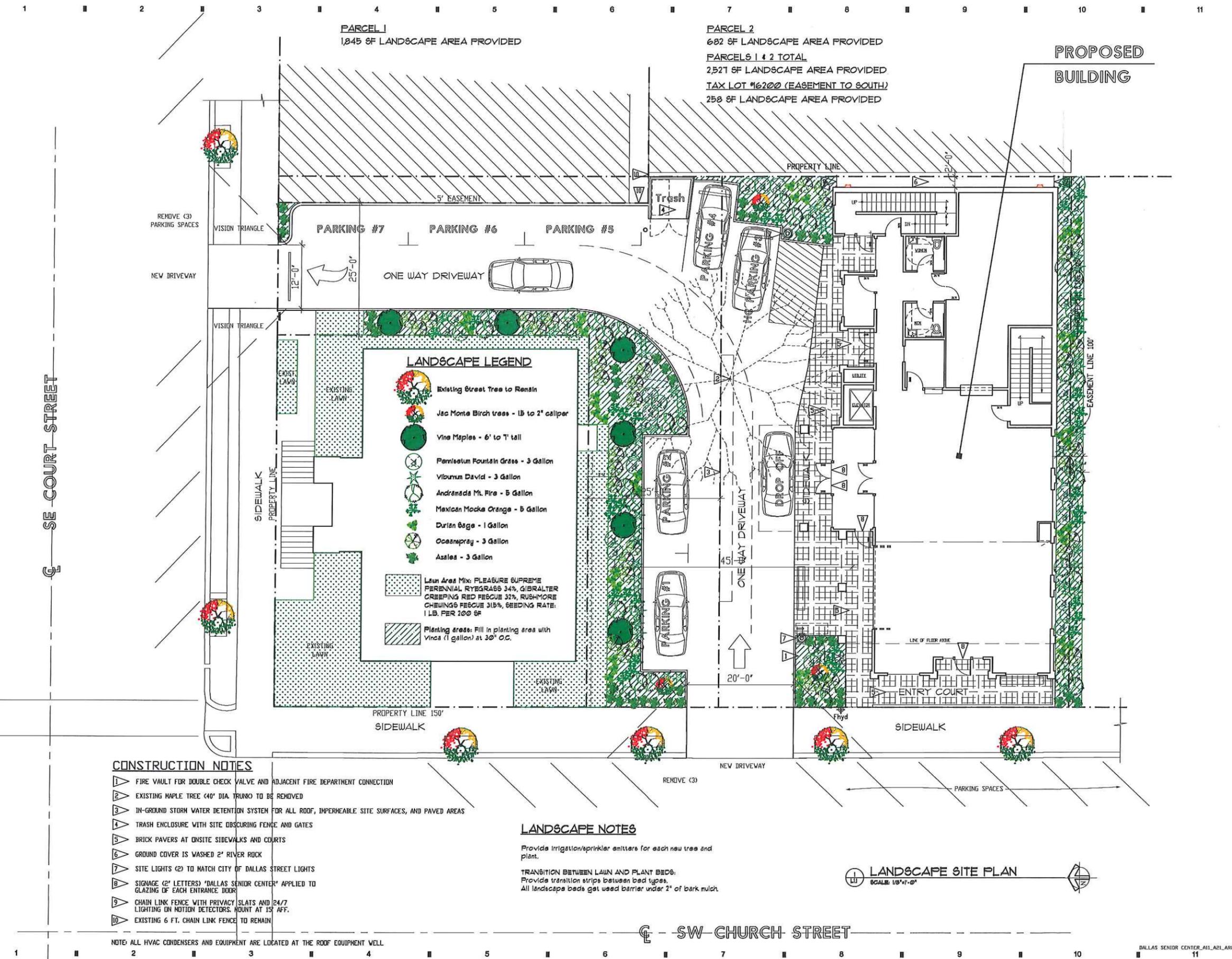


DALLAS SENIOR CENTER
 NEW BUILDING STUDY
 950 SW Church Street
 Dallas, Oregon 97338

LANDSCAPE SITE PLAN

DATE: 11/14/16
 CODE: CDSite/Review

REVISIONS: L 1.1
 SHEET NO.



PARCEL 1
 1,845 SF LANDSCAPE AREA PROVIDED

PARCEL 2
 682 SF LANDSCAPE AREA PROVIDED
 PARCELS 1 & 2 TOTAL
 2,527 SF LANDSCAPE AREA PROVIDED
 TAX LOT #16200 (EASEMENT TO SOUTH)
 258 SF LANDSCAPE AREA PROVIDED

PROPOSED BUILDING

LANDSCAPE LEGEND

- Existing Street Tree to Remain
 - Jac Monte Birch trees - 15 to 2" caliper
 - Vine Maples - 6' to 7' tall
 - Permisetum Fountain Grass - 3 Gallon
 - Viburnum David - 3 Gallon
 - Andromeda Mt. Fire - 5 Gallon
 - Mexican Mocke Orange - 5 Gallon
 - Durian Sage - 1 Gallon
 - Oceanpray - 3 Gallon
 - Azales - 3 Gallon
- Lawn Area Mix: PLEASURE SUPREME PERENNIAL RYEGRASS 34%, GIBBERALTER CREEPING RED FESCUE 32%, RUSHMORE CHEWINGS FESCUE 31.5%, SEEDING RATE: 1 LB. PER 200 SF
- Planting area: Fill in planting area with vinca (1 gallon) at 30" O.C.

CONSTRUCTION NOTES

- 1 FIRE VAULT FOR DOUBLE CHECK VALVE AND ADJACENT FIRE DEPARTMENT CONNECTION
- 2 EXISTING MAPLE TREE (40" DIA. TRUNK) TO BE REMOVED
- 3 IN-GROUND STORM WATER DETENTION SYSTEM FOR ALL ROOF, IMPERMEABLE SITE SURFACES, AND PAVED AREAS
- 4 TRASH ENCLOSURE WITH SITE OBSCURING FENCE AND GATES
- 5 BRICK PAVERS AT ONSITE SIDEWALKS AND COURTS
- 6 GROUND COVER IS WASHED 2" RIVER ROCK
- 7 SITE LIGHTS (2) TO MATCH CITY OF DALLAS STREET LIGHTS
- 8 SIGNAGE (2" LETTERS) "DALLAS SENIOR CENTER" APPLIED TO GLAZING OF EACH ENTRANCE DOOR
- 9 CHAIN LINK FENCE WITH PRIVACY SLATS AND 24/7 LIGHTING ON MOTION DETECTORS. MOUNT AT 15' AFF.
- 10 EXISTING 6 FT. CHAIN LINK FENCE TO REMAIN

LANDSCAPE NOTES

Provide irrigation/sprinkler emitters for each new tree and plant.

TRANSITION BETWEEN LAWN AND PLANT BEDS:
 Provide transition strips between bed types.
 All landscape beds get weed barrier under 2" of bark mulch.

LANDSCAPE SITE PLAN
 SCALE: 1/8"=1'-0"

NOTE: ALL HVAC CONDENSERS AND EQUIPMENT ARE LOCATED AT THE ROOF EQUIPMENT WELL.



Community Development Department

Memo

To: Planning Commission
From: Suzanne Dufner, Senior Planner
Date: 1/3/17
Re: Overview of the UGB Amendment Process

In February the Planning Commission is scheduled to hold a public hearing to consider an expansion of the Urban Growth Boundary (UGB) for the Dallas Golf Course property. The following information is intended to provide background to the Planning Commission on the UGB amendment **review process** and the **decision criteria** used to review a UGB amendment in advance of the public hearing. Substantive issues specifically related to the Golf Course property will be discussed at the February meeting upon opening the public hearing.

What is an Urban Growth Boundary?

Under Oregon law, each city is required to create an urban growth boundary (UGB) around its perimeter. A UGB is a land use planning tool that controls urban expansion onto farm and forest lands. Land inside a UGB provides land needed for urban development (residential, commercial, industrial, public). The amount of land needed inside the UGB is typically projected for a 20 year time period. The UGB includes both land inside the citylimits that has already been developed, and unincorporated land outside the citylimits that is under the County jurisdiction and cooperatively managed under an agreement with the city.

Can a city change its UGB?

Yes, a city may amend its UGB, but only upon demonstrating a specific need for the type and amount of land brought into the UGB. UGB amendments may be initiated by the city, usually as part of a Comprehensive Plan update, or by an individual property owner. A UGB amendment may be for one type of land use need (e.g. school), or for multiple uses (e.g. residential, industrial, commercial).

Who may initiate a UGB amendment?

In the City of Dallas, a UGB amendment is a Type IV (legislative) procedure that may be initiated either by the City Council or an individual property owner. Legislative requests are not subject to the 120-day review period.

What is the process for amending a UGB?

The review procedure for amending an UGB is summarized as follows:

1. **Initiation:** Submission of an application by an individual property owner or Council resolution to initiate a UGB amendment. A concurrent application is also submitted to the County consistent with Statewide planning Goal 14, which requires that UGB amendments be adopted by the city and the county within which the boundary is located.
2. **Staff Review:** City and County planning staff conduct a review to determine whether or not an application initiated by an individual property owner is complete.
3. **Notice:** Upon determining application completeness, submit notice of the proposed change to the State Department of Land Conservation and Development (DLCD) at least 35 days prior to the first public hearing. Notice of a legislative decision is also published in a newspaper of general circulation.
4. **Planning Commission Review:** Conduct a public hearing before the **City Planning Commission**. The Planning Commission's role is to make a recommendation to the City Council on whether or not to approve the proposed UGB amendment. After the City Planning Commission conducts a public hearing, the County Planning Commission conducts a public hearing to make a recommendation to the County Board of Commissioners.
5. The **City Council** and **County Board of Commissioners** conduct public hearings to review and make a final decision on whether or not to approve the proposed UGB amendment. A decision to approve a UGB amendment must be adopted by an ordinance.
6. If the UGB amendment involves less than 50 acres, **notice of the decision** is sent to DLCD and interested parties with notice of how to appeal the decision to the State Land Use Board of Appeals (LUBA). The City and County's decisions become final if not appealed within 21 days of the mailed decision.

What are the criteria used to approve a UGB amendment?

A UGB amendment is one of the most complex land use decisions that must address decision criteria found in local ordinances, state statutes, administrative rules and case law reviewed by the Land Use Board of Appeals (LUBA). A summary of the main decision criteria used to review and approve a UGB amendment is provided below.

City of Dallas Development Code Type IV Decision-Making Criteria (DDC 4.1.050.G):

1. Approval of the request is consistent with the Statewide Planning Goals;
2. Approval of the request is consistent with the Comprehensive Plan; and
3. The property and affected area is presently provided with adequate public facilities and services, including transportation, sewer and water systems, to support the use, or such facilities and services are provided for in adopted City plans and can be provided concurrently with the development of the property.

**State of Oregon UGB Amendment Decision-Making Criteria:
Statewide Planning Goal 14 – Urbanization**

Land Need

Establishment and change of urban growth boundaries shall be based on the following:

- (1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and*
- (2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2). In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.*

Boundary Location

The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298 and with consideration of the following factors:

- (1) Efficient accommodation of identified land needs;
- (2) Orderly and economic provision of public facilities and services;
- (3) Comparative environmental, energy, economic and social consequences; and
- (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

Community Development

December 2016

Activity Report to Planning Commission



| Land Use | Permit # | Applicant | Activity | Action |
|--|-----------|---|--|-------------------|
| Adjustments | None | | | |
| Demolition Permits | None | | | |
| Home Occupations | None | | | |
| Itinerant Merchant | None | | | |
| Property Line Adjustment | PLA 16-05 | Ken Perkins Freedom Estates P.O. Box 74 Independence, OR 97351 | 182 NW Bonanza Ave #4 | Under Review |
| Outside Water Requests | None | | | |
| Partitions | PTN 16-05 | Michael Barnes for James Vick 698 12 th St. SE #200 Salem, OR 97301 | Partition 1 lot into 2 384 Hankel St Dallas, OR 97338 | Under review |
| | PTN 16-16 | Paul Trahan Fife Rental Property P.O. Box 909 Dallas, OR 97338 | Partition 2 lots into three 436 SW Oakdale & 1571 SW Hayter St, Dallas, OR | Under review |
| Pre-Applications | PRE 16-16 | Brittany Randakk Project Delivery Group 3772 Portland Rd. NE Salem, OR 97305 | 520 SE Hawthorne Ave 30 lot subdivision within Barberry Node | Under review |
| Sign Applications | None | | | |
| Type 1 (Zone Compliance Review) | ZCR 16-56 | Pacific Power Josh Lee P.O. Box 788 Lincoln City, OR | Install new lights @ SE Oak St. | Approved 12/20/16 |
| | ZCR 16-57 | Adrienne Esquivel Family Building Blocks 182 SW Academy ST Dallas, OR 97338 | Remodel existing rooms | Approved 12/19/16 |



Permits Issued

CITY OF DALLAS
187 SE Court St
Dallas, OR 97338
503-831-3571
FAX: 503-623-2339

12/1/2016 through 12/31/2016

Includes all valuations

dallasor.gov

Record Types Selected: -All-

| Commercial Alarm or Suppression Systems | | | |
|---|---------------------------------|-----------------------------|-------------------------------|
| 233-16-000525-FIRE | Issued: 12/28/16 | Fees: \$414.83 | Valuation: \$19,932.00 |
| Address: 103 SW COURT ST 1, DALLAS, OR 97338 | | Parcel: 07532AD15500 | |
| Owner: LAWSON DAVID M & JACQUELINE Y | | | |
| Licensed Prof: | | | |
| Category of Construction: Mixed Use | Type of Work: Alteration | | |
| Work Description: Install fire alarm | | | |

| Commercial Alarm or Suppression Systems | 1 permits issued | \$414.83 | \$19,932.00 |
|---|------------------|----------|-------------|
|---|------------------|----------|-------------|

Permits Issued:

| Commercial Mechanical | | | |
|---|-------------|-------------------------|--------------------|
| Permit Number | Issued Date | Fees | Valuation |
| 233-16-000508-MECH | 12/8/16 | \$125.83 | \$6,900.00 |
| Address: 240 SW WASHINGTON ST, DALLAS, OR 97338 | | | |
| Owner: TAWNEY JOHN & THEDA | | | |
| Licensed Prof: | | | |
| Category of Construction: | Commercial | Type of Work: | Replacement |
| Work Description: replace roof top packaged heat pump with new unit, direct replacement | | | |
| 233-16-000518-MECH | 12/8/16 | \$125.83 | \$7,000.00 |
| Address: 289 E ELLENDALE AVE, DALLAS, OR 97338 | | | |
| Owner: CUMMINGS JULIA A, REVOCABLE LIVING TR | | | |
| Licensed Prof: | | | |
| Category of Construction: | Commercial | Type of Work: | Replacement |
| Work Description: replace roof top packaged H/P unit with same size | | | |
| 233-16-000541-MECH | 12/27/16 | \$125.83 | \$6,800.00 |
| Address: 250 NW ORCHARD DR, DALLAS, OR 97338 | | | |
| Owner: PATEL I M & S I | | | |
| Licensed Prof: | | | |
| Category of Construction: | Commercial | Type of Work: | Alteration |
| Work Description: Install Ductless Heat Pump | | | |
| 233-16-000566-MECH | 12/29/16 | \$92.53 | \$50.00 |
| Address: 240 SW WASHINGTON ST, DALLAS, OR 97338 | | | |
| Owner: TAWNEY JOHN & THEDA | | | |
| Licensed Prof: SEE PROPERTY OWNER INFORMATION | | | |
| Category of Construction: | Commercial | Type of Work: | New |
| Work Description: bath fan installed | | | |
| Commercial Mechanical | | 4 permits issued | \$470.02 |
| | | | \$20,750.00 |

Permits Issued:

| Commercial Plumbing | | | |
|---|--|-------------------------|--------------------|
| Permit Number | Issued | Fees | Valuation |
| 233-16-000530-PLM | 12/7/16 | \$123.20 | \$0.00 |
| Address: 762 SE ASH ST 2, DALLAS, OR 97338 | | | |
| Owner: CLAASSEN LIVING TRUST, THE | | Parcel: 07533DB02901 | |
| Licensed Prof: | | | |
| Category of Construction: | Multi-family | Type of Work: | Replacement |
| Work Description: | 200 ft sewer replacement | | |
| 233-16-000532-PLM | 12/9/16 | \$92.53 | \$2,000.00 |
| Address: 182 SW ACADEMY ST, DALLAS, OR 97338 | | | |
| Owner: POLK COUNTY | | Parcel: 07532AA04200 | |
| Licensed Prof: | | | |
| Category of Construction: | Commercial | Type of Work: | Alteration |
| Work Description: | Add bar sink and dishwasher | | |
| 233-16-000537-PLM | 12/8/16 | \$93.63 | \$5,400.00 |
| Address: 240 SW WASHINGTON ST, DALLAS, OR 97338 | | | |
| Owner: TAWNEY JOHN & THEDA | | Parcel: 07532AD15300 | |
| Licensed Prof: | | | |
| Category of Construction: | Commercial | Type of Work: | Addition |
| Work Description: | Addition of ADA Bathroom and Break room sink | | |
| 233-16-000545-PLM | 12/20/16 | \$92.53 | \$3,500.00 |
| Address: 357 MAIN ST, DALLAS, OR 97338 | | | |
| Owner: SCS INVESTMENT PROPERTIES LLC | | Parcel: 07533BB02800 | |
| Licensed Prof: | | | |
| Category of Construction: | Commercial | Type of Work: | Replacement |
| Work Description: | New water service - aprox 70 ft | | |
| Commercial Plumbing | | 4 permits issued | \$401.89 |
| | | | \$10,900.00 |

Permits Issued:

| | | | |
|---|--------------------------|--|-------------------------------|
| Commercial Structural | | | |
| 233-16-000520-STR | Issued: 12/22/16 | Fees: \$427.52 | Valuation: \$15,000.00 |
| Address: 453 E Ellendale AVE 118, Dallas, OR 97338 | | Parcel: 07528DC01000 | |
| Owner: WEAVER'S WAY LLC | | | |
| Licensed Prof: GRAND & BENEDICTS CONSTRUCTION INC | | | |
| Category of Construction: Accessory Structure | Type of Work: New | Census Code: Other Nonresidential Buildings | |
| Work Description: Build a 22'X 14' storage bldg | | | |

| | | | |
|------------------------------|-------------------------|-----------------|--------------------|
| Commercial Structural | 1 permits issued | \$427.52 | \$15,000.00 |
|------------------------------|-------------------------|-----------------|--------------------|

Permits Issued:

| Residential 1 & 2 Fam Dwelling (New Only) Limited | | | |
|--|---|-------------------------|-------------------------|
| 233-16-000279-DWL | Issued: 12/5/16 | Fees: \$16,804.48 | Valuation: \$250,000.00 |
| Address: 1540 SE MILLER AVE, DALLAS, OR 97338 | | Parcel: 07534CB05300 | |
| Owner: WEBSTER JAMES C & TERI L | | | |
| Licensed Prof: PERRYDALE HOMES INC | | | |
| Category of Construction: | Single Family Dwelling | Type of Work: | New |
| Work Description: | sfd | | |
| 233-16-000489-DWL | Issued: 12/8/16 | Fees: \$17,297.33 | Valuation: \$293,948.62 |
| Address: 504 NE Fern AVE, Dallas, OR 97338 | | Parcel: | |
| Owner: | | | |
| Licensed Prof: DAVID KERNS CONSTRUCTION INC | | | |
| Category of Construction: | Single Family Dwelling | Type of Work: | New |
| Work Description: | new construction | | |
| 233-16-000500-DWL | Issued: 12/30/16 | Fees: \$16,737.86 | Valuation: \$286,500.00 |
| Address: 734 SE STONERIDGE LN, DALLAS, OR 97338 | | Parcel: 07534AD10300 | |
| Owner: HANNEGAN & SONS INC | | | |
| Licensed Prof: HANNEGAN & SONS INC | | | |
| Category of Construction: | Single Family Dwelling | Type of Work: | New |
| Work Description: | new SFD | | |
| 233-16-000524-DWL | Issued: 12/13/16 | Fees: \$17,451.80 | Valuation: \$320,000.00 |
| Address: 521 NW HILLCREST DR, DALLAS, OR 97338 | | Parcel: 07529AD20000 | |
| Owner: VICK JAMES D, TRUST | | | |
| Licensed Prof: MRB ENTERPRISES INC | | | |
| Category of Construction: | Single Family Dwelling | Type of Work: | New |
| Work Description: | Single Family New Construction - 1999 SF Single Story | | |
| Residential 1 & 2 Fam Dwelling (New Only) Limited | | 4 permits issued | \$68,291.47 |
| | | | \$1,099,848.62 |

Permits Issued:

| Residential Manufactured Dwelling | | | |
|--|---------------------------|----------------------|------------------------|
| 233-16-000493-MD | Issued: 12/5/16 | Fees: \$486.35 | Valuation: \$20,188.00 |
| Address: 450 SE LACROLE DR, DALLAS, OR 97338 | | Parcel: 07533A000107 | |
| Owner: GREENWAY | | | |
| Licensed Prof: | | | |
| Category of Construction: Manufactured Dwelling | Type of Work: Replacement | | |
| Work Description: Space #12 - New home set 24x44 with factory added 6' deck making it a 24x50, tie-downs, skirt, steps, Heat pump, gutters | | | |
| Residential Manufactured Dwelling | 1 permits issued | \$486.35 | \$20,188.00 |

Permits Issued:

Residential Mechanical

233-16-000522-MECH Issued: 12/17/16 Fees: \$92.53 Valuation: \$3,038.89
 Address: 664 SE JEFFERSON ST, DALLAS, OR 97338 Parcel: 07533BC01200
 Owner: HEALTH CARE REIT INC
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: Replacement
 Work Description: Replace heat pump

233-16-000531-MECH Issued: 12/6/16 Fees: \$92.53 Valuation: \$3,000.00
 Address: 1180 SE MASON ST, DALLAS, OR 97338 Parcel: 07533DB06901
 Owner: JOHNSON TRENTON H D
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: Replacement
 Work Description: Replace old wood stove with a new wood stove.

233-16-000535-MECH Issued: 12/7/16 Fees: \$92.53 Valuation: \$6,771.00
 Address: 1451 SW CHURCH ST, DALLAS, OR 97338 Parcel: 07532DD01900
 Owner: MCMANUS ELLEN B
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: Alteration
 Work Description: Installing Gas Furnace and Gas Piping

233-16-000538-MECH Issued: 12/12/16 Fees: \$92.53 Valuation: \$0.00
 Address: 390 NE EVERGREEN CT, DALLAS, OR 97338 Parcel: 07528BD08900
 Owner: PRETIUM MORTGAGE ACQUISITION TRUST
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: Alteration
 Work Description: Install of gas insert and venting, use existing gas line.

233-16-000542-MECH Issued: 12/19/16 Fees: \$92.53 Valuation: \$2,389.00
 Address: 2300 SW CRESTWOOD CT, DALLAS, OR 97338 Parcel: 08505B001450
 Owner: GREGORY LARRY W & PATRICIA S
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: New
 Work Description: NEW GAS LINE

Permits Issued:

Residential Mechanical

233-16-000543-MECH Issued: 12/19/16 Fees: \$92.53 Valuation: \$5,913.00
 Address: 511 E ELLENDALE AVE 32, DALLAS, OR 97338 Parcel: 07528DC00500
 Owner: TIDWELL RALPH LEE
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: Alteration
 Work Description: INSTALL FURNACE

233-16-000544-MECH Issued: 12/19/16 Fees: \$127.48 Valuation: \$0.00
 Address: 1112 SW KINGS PL, DALLAS, OR 97338 Parcel: 07532BB10500
 Owner: TORNOW MATTHEW T & KRISTINA J
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: New
 Work Description: Install ductless mini-split heat pump single zone

233-16-000547-MECH Issued: 12/23/16 Fees: \$92.53 Valuation: \$0.00
 Address: 398 SE STONE ST, DALLAS, OR 97338 Parcel: 07528DC01700
 Owner: CROWE MICHAEL B
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: Alteration
 Work Description: Install of wood stove and chimney.

233-16-000548-MECH Issued: 12/27/16 Fees: \$92.53 Valuation: \$5,000.00
 Address: 629 SE ROSEWOOD LN, DALLAS, OR 97338 Parcel: 07533AB02800
 Owner: BUCHHOLZ DARREN D & LINDSEY M
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: Replacement
 Work Description: REPLACE GAS FURNACE

233-16-000558-MECH Issued: 12/28/16 Fees: \$92.53 Valuation: \$7,300.00
 Address: 1187 SE UGLOW AVE, DALLAS, OR 97338 Parcel: 07533CA03900
 Owner: WILL LARRY GENE
 Licensed Prof:
 Category of Construction: Single Family Dwelling Type of Work: Replacement
 Work Description: replace heat/cool package unit

Permits Issued:

| Residential Mechanical | | | |
|---|---|----------------------|-----------------------|
| 233-16-000560-MECH | Issued: 12/28/16 | Fees: \$127.48 | Valuation: \$5,130.00 |
| Address: 209 NW CARD AVE, DALLAS, OR 97338 | | | |
| Owner: NELSON DENNIS LEE ETAL | | Parcel: 07528CB03600 | |
| Licensed Prof: | | | |
| Category of Construction: | Single Family Dwelling | Type of Work: | Replacement |
| Work Description: | replace gas furnace, add on A/C | | |
| 233-16-000561-MECH | Issued: 12/28/16 | Fees: \$92.53 | Valuation: \$3,000.00 |
| Address: 300 SE LACREOLE DR 209, DALLAS, OR 97338 | | | |
| Owner: GREENWAY | | Parcel: 07528D004300 | |
| Licensed Prof: | | | |
| Category of Construction: | Single Family Dwelling | Type of Work: | New |
| Work Description: | Instal Woodstove | | |
| 233-16-000562-MECH | Issued: 12/28/16 | Fees: \$92.53 | Valuation: \$800.00 |
| Address: 796 SW MILL ST, DALLAS, OR 97338 | | | |
| Owner: ARRAS MICHAEL & JO | | Parcel: 07532AC06750 | |
| Licensed Prof: | | | |
| Category of Construction: | Single Family Dwelling | Type of Work: | Addition |
| Work Description: | Adding 2 gas outlets, fire place and range. | | |
| Residential Mechanical | 13 permits issued | \$1,272.79 | \$42,341.89 |

Permits Issued:

Residential Plumbing

233-16-000521-PLM Issued: 12/1/16 Fees: \$92.53 Valuation: \$2,200.00
Address: 210 SE IRONWOOD AVE, DALLAS, OR 97338 Parcel: 07533BA04000
Owner: SMITH MELVIN E & SMITH JANICE R, LVG TR
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: Alteration
Work Description: bath remodel

233-16-000523-PLM Issued: 12/1/16 Fees: \$249.57 Valuation: \$5,000.00
Address: 565 SW CLAY ST, DALLAS, OR 97338 Parcel: 07532DB03100
Owner: SLIVKOFF LONA E
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: Replacement
Work Description: repipe home and new water service

233-16-000526-PLM Issued: 12/2/16 Fees: \$92.53 Valuation: \$500.00
Address: 482 SE Isenberg ST, Dallas, OR 97338 Parcel:
Owner:
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: New
Work Description: Landscape irrigation double check back-flow prevention device

233-16-000527-PLM Issued: 12/2/16 Fees: \$92.53 Valuation: \$500.00
Address: 488 SE Isenberg ST, Dallas, OR 97338 Parcel:
Owner:
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: New
Work Description: Landscape irrigation double check back-flow prevention device

233-16-000528-PLM Issued: 12/2/16 Fees: \$92.53 Valuation: \$500.00
Address: 496 SE Isenberg ST, Dallas, OR 97338 Parcel:
Owner:
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: New
Work Description: Landscape irrigation double check back-flow prevention device

Permits Issued:

Residential Plumbing

233-16-000529-PLM Issued: 12/2/16 Fees: \$92.53 Valuation: \$500.00
Address: 1708 SE LOGANBERRY ST, DALLAS, OR 97338 Parcel: 07534AC00800
Owner: FOWLER HOMES LLC
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: New
Work Description: Landscape irrigation double check back-flow prevention device

233-16-000533-PLM Issued: 12/7/16 Fees: \$92.53 Valuation: \$2,500.00
Address: 580 SE WASHINGTON ST, DALLAS, OR 97338 Parcel: 07533BD02000
Owner: JACOBSEN PAUL S & SHAWN M
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: Other Census Code: Single Family Houses Attached
Work Description: Replace existing potable water piping with pex

233-16-000551-PLM Issued: 12/27/16 Fees: \$92.53 Valuation: \$500.00
Address: 471 SE Isenberg ST, Dallas, OR 97338 Parcel:
Owner:
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: New
Work Description: Landscape irrigation double-check back-flow prevention device

233-16-000552-PLM Issued: 12/27/16 Fees: \$92.53 Valuation: \$500.00
Address: 485 SE Isenberg ST, Dallas, OR 97338 Parcel:
Owner:
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: New
Work Description: Landscape irrigation double-check back-flow prevention device

233-16-000553-PLM Issued: 12/27/16 Fees: \$92.53 Valuation: \$500.00
Address: 479 SE Isenberg ST, Dallas, OR 97338 Parcel:
Owner:
Licensed Prof:
Category of Construction: Single Family Dwelling Type of Work: New
Work Description: Landscape irrigation double-check back-flow prevention device

Permits Issued:

Residential Plumbing

233-16-000554-PLM Issued: 12/27/16 Fees: \$92.53 Valuation: \$500.00

Address: 491 SE Isenberg ST, Dallas, OR 97338 Parcel:

Owner:

Licensed Prof:

Category of Construction: Single Family Dwelling Type of Work: New

Work Description: Landscape irrigation double-check back-flow prevention device

233-16-000555-PLM Issued: 12/27/16 Fees: \$92.53 Valuation: \$500.00

Address: 499 SE Isenberg ST, Dallas, OR 97338 Parcel:

Owner:

Licensed Prof:

Category of Construction: Single Family Dwelling Type of Work: New

Work Description: Landscape irrigation double-check back-flow prevention device

233-16-000556-PLM Issued: 12/27/16 Fees: \$92.53 Valuation: \$500.00

Address: 1872 SE Blackberry AVE, Dallas, OR 97338 Parcel:

Owner:

Licensed Prof:

Category of Construction: Single Family Dwelling Type of Work: New

Work Description: Landscape irrigation double-check back-flow prevention device

233-16-000557-PLM Issued: 12/27/16 Fees: \$92.53 Valuation: \$500.00

Address: 1884 SE Blackberry AVE, Dallas, OR 97338 Parcel:

Owner:

Licensed Prof:

Category of Construction: Single Family Dwelling Type of Work: New

Work Description: Landscape irrigation double-check back-flow prevention device

Residential Plumbing 14 permits Issued \$1,452.46 \$15,200.00

Permits Issued:

| | | | |
|---|--------------------------|---|-------------------------------|
| Residential Structural | | | |
| 233-16-000427-STR-01 | Issued: 12/1/16 | Fees: \$559.89 | Valuation: \$24,636.24 |
| Address: 1409 SE ACADEMY ST, DALLAS, OR 97338 | | Parcel: 07534BD08900 | |
| Owner: CONDON JOHN W & CONDON LINDA M, TR | | | |
| Licensed Prof: GARY R RETTLER | | | |
| Category of Construction: Detached Accessory Structure | Type of Work: New | Census Code: Single Family Houses Detached | |
| Work Description: Detached Shop/RV storage | | | |

| | | | |
|-------------------------------|-------------------------|-----------------|--------------------|
| Residential Structural | 1 permits issued | \$559.89 | \$24,636.24 |
|-------------------------------|-------------------------|-----------------|--------------------|

| | | | |
|--------------------------|--|--------------------|-----------------------|
| 43 permits issued | | \$73,777.22 | \$1,268,796.75 |
|--------------------------|--|--------------------|-----------------------|