



Council Work Session Agenda

Rich Slack, Presiding
Tuesday, January 21, 2025

5:30 pm

Dallas City Hall, 187 SE Court St, Dallas, OR 97338

COUNCIL

Mayor

Rich Slack

Council President

Larry Briggs

Councilor

Carlos Barrientos

Councilor

Anthony Blosser

Councilor

Kim Fitzgerald

Councilor

Micah Jantz

Councilor

Michael Schilling

Councilor

David Shein

Councilor

Debbie Virden

CITY STAFF

City Manager

Brian Latta

Asst. City Manager

Emily Gagner

City Attorney

Lane Shetterly

Police Chief

Tom Simpson

Fire & EMS Chief

April Wallace

Economic &

Community

Development Director

Charlie Mitchell

Public Works Director

Gary Marks

Library Director

Mark Johnson

Finance Director

Cecilia Ward

City Recorder

Kim Herring

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<https://www.dallasor.gov/community/page/dallasyoutube>


AGENDA ITEM

1.	ROLL CALL	
2.	Police Station Polling Results	p.2
3.	Discussion of Accessory Structure setbacks	p.39
4.	Economic & Community Development Annual Report, Part 1	p.41
5.	OTHER BUSINESS	
6.	ADJOURNMENT	

**Our Mission: We are a welcoming, safe and livable community
dedicated to people and business.**



CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: January 21, 2025
AGENDA ITEM NO. 2
TOPIC: Police Station Polling Results
PREPARED BY:  Brian Latta, City Manager
ATTACHMENTS: A – Topline Results
B – Crosstab Results

RECOMMENDED ACTION:

No action is required. This is an information sharing item.

BACKGROUND:

This City Council has been working towards the development of a Police Station on the property adjacent to City Hall. The conceptual plans, rendering and preliminary cost estimation by the development team have been completed. All of this information has been shared with the public and the City Council. In early January 2025, the city contracted with Nelson Research to conduct polling for the project. The polling included 28 questions, in six series as follows:

1. Baseline / Introductory
2. Initial Ballot
3. If you knew
4. Agree / Disagree
5. Informed Ballot
6. Demographic

The consultant with Nelson Research will be in attendance at the work session to discuss the results of the polling. The results are included with this report in two attachments. **Attachment A** are the Topline Results. These results include an aggregated summary of each question. **Attachment B** are the Crosstab Results. These results are broken down using the demographic information and can provide further insight into the data.

Following the work session, the City Council during their business meeting will consider whether or not to direct staff to prepare a ballot measure resolution for discussion at the February 3, 2025 Council meeting.

SUMMARY TIMELINE:

1/21/2025 – Polling results reviewed by City Council in work session.

FISCAL IMPACT:

None

ATTACHMENTS:

A – Topline Results

B – Crosstab Results

ATTACHMENT A.1



OR-City of Dallas
Field Dates: 1/6-1/9/2025
Registered Voters, N=381
Margin of Error, 5.0%
V.Final

Hello, my name is _____. I'm with Nelson Research, a public opinion research firm. We are conducting a brief survey in your area today and would like to include your household's opinion. May I please take a few minutes of your time? I promise your responses will remain confidential.

First of all, are you registered to vote in the state of Oregon? **(INTERVIEWER: IF NO, POLITELY TERMINATE)**

1. Taking everything into consideration, how would you rate the operation and performance of the City of Dallas~ EXCELLENT, PRETTY GOOD, ONLY FAIR or POOR?

1. Excellent	10.8
2. Pretty Good	43.3
3. Only Fair	26.5
4. Poor	11.8
5. Unsure	7.6

2. Please tell me how would you rate the operation and performance of the Dallas Police Department ~ EXCELLENT, PRETTY GOOD, ONLY FAIR or POOR?

1. Excellent	32.8
2. Pretty Good	44.1
3. Only Fair	11.3
4. Poor	3.1
5. Unsure	8.7



ATTACHMENT A.2

3. Are you aware that the Dallas Police Department is currently housed in various rooms and sections of Dallas City Hall and does not have a dedicated police station?

1. Yes	70.9
2. No	23.6
3. Unsure	5.5

INITIAL BALLOT

4. The City of Dallas is considering a bond measure to finance the construction of a new police station and also the purchase of a new ladder truck for the fire department to replace its current 20-year old fire truck. The total bond amount would be no more than \$19.5 million, which includes \$17.2 million for the police station and \$2.3 million for the ladder truck.

The bond cost for City residents would be approximately 60 cents per \$1,000 of assessed property value. This would be an average annual cost of \$136 for the average residential home in Dallas with an assessed valued at \$227,000.

If an election were held today, would you vote 'yes' to support or vote 'no' to oppose a bond measure that would build a new, dedicated police station and purchase a new ladder truck for the fire department at a cost of \$0.60 cents per thousand of assessed property value? **(STRONGLY/SOMEWHAT)**

1. Strongly Yes	31.0
2. Somewhat Yes	22.8
(Total Yes)	53.8
3. Somewhat No	13.9
4. Strongly No	21.5
(Total No)	35.4
5. Unsure	10.8

A. Why would you **(FAVOR)** or **(OPPOSE)** a bond measure for construction of a new police station and purchase of a new ladder fire truck at a cost of \$0.60 cent per thousand of assessed property value?

ATTACHMENT A.3

Yes		N=205
It's needed		19%
Support police & fire department		7%
Growing population		6%
Police need own building		4%
Favor bond measure		3%
Public safety is important		3%
Reasonable cost		3%
Age of fire truck		2%
Oppose a fire truck		1%
No		N=135
Taxes are already too high		10%
Unnecessary		8%
Mismanage money		5%
Cost of the bond measure		5%
Support fire truck only		3%
Oppose any measure brought forward		2%
Can't afford		1%
Need more information		1%
Property owners shouldn't bear the burden		1%
Current economic climate		1%

IF YOU KNEW SERIES

Now I am going to ask you a variety of questions concerning the City of Dallas's \$19.5 million bond measure proposal. For each one, I will give you some information and ask whether with that information, you would FAVOR or OPPOSE the bond measure.

(Randomize Q 5-12)

ATTACHMENT A.4

5. If you knew the Dallas Police Department does not currently have a dedicated police station and instead is housed in various rooms, floors and sections of Dallas City Hall, would you FAVOR or OPPOSE a \$19.5 million bond that includes constructing a new, dedicated police station? **(STRONGLY/SOMEWHAT)**

1. Strongly Favor		40.9
2. Somewhat Favor		22.0
(Total Favor)	62.9	
3. Somewhat Oppose		9.7
4. Strongly Oppose		18.4
(Total Oppose)	28.1	
5. Unsure		8.9

6. If you knew Dallas's current police facility does not meet current seismic requirements to ensure public safety operations can continue after a natural disaster such as an earthquake, would you FAVOR or OPPOSE a \$19.5 million bond that includes constructing a new, dedicated police station? **(STRONGLY/SOMEWHAT)**

1. Strongly Favor		40.4
2. Somewhat Favor		24.4
(Total Favor)	64.8	
3. Somewhat Oppose		10.2
4. Strongly Oppose		16.5
(Total Oppose)	26.7	
5. Unsure		8.4

7. If you knew that the Dallas Police Department currently does not have private interview rooms for crime victims, resulting in sensitive discussions being held in public areas, would you FAVOR or OPPOSE a \$19.5 million bond that includes constructing a new, dedicated police station? **(STRONGLY/SOMEWHAT)**

1. Strongly Favor		44.1
2. Somewhat Favor		21.0
(Total Favor)	65.1	
3. Somewhat Oppose		8.7
4. Strongly Oppose		17.1
(Total Oppose)	25.8	
5. Unsure		9.2

ATTACHMENT A.5

8. If you knew that the Dallas Police Department currently lacks dedicated spaces for staff meetings, trainings and collaborative casework with other agencies to solve local crimes—would you FAVOR or OPPOSE a \$19.5 million bond that includes constructing a new, dedicated police station? **(STRONGLY/SOMEWHAT)**

1.	Strongly Favor		37.5
2.	Somewhat Favor		27.0
	(Total Favor)	64.5	
3.	Somewhat Oppose		8.4
4.	Strongly Oppose		18.1
	(Total Oppose)	26.5	
5.	Unsure		8.9

9. If you knew that the Dallas Police Department currently lacks a secure parking area for police vehicles and the private vehicles of officers, and that a new police station would include secured parking to enhance safety and security, would you FAVOR or OPPOSE a \$19.5 million bond that includes constructing a new, dedicated police station? **(STRONGLY/SOMEWHAT)**

1.	Strongly Favor		37.3
2.	Somewhat Favor		23.4
	(Total Favor)	60.7	
3.	Somewhat Oppose		10.2
4.	Strongly Oppose		19.9
	(Total Oppose)	30.1	
5.	Unsure		9.2

10. If you knew that the Dallas Police Department's current facilities make it difficult to recruit and retain officers, and that a new police station would help attract and retain the best officers, would you FAVOR or OPPOSE a \$19.5 million bond that includes constructing a new, dedicated police station? **(STRONGLY/SOMEWHAT)**

1.	Strongly Favor		39.9
2.	Somewhat Favor		21.5
	(Total Favor)	61.4	
3.	Somewhat Oppose		10.8
4.	Strongly Oppose		18.1
	(Total Oppose)	28.9	
5.	Unsure		9.7

ATTACHMENT A.6

11. If you knew that the construction of a new police station would enhance the Dallas Police Department's ability to effectively combat local crime by providing better resources, improving officer training and communication, and allowing for more efficient operations, would you FAVOR or OPPOSE a \$19.5 million bond that includes constructing a new, dedicated police station? **(STRONGLY/SOMEWHAT)**

1.	Strongly Favor	40.4
2.	Somewhat Favor	27.6
	(Total Favor)	68.0
3.	Somewhat Oppose	8.1
4.	Strongly Oppose	17.6
	(Total Oppose)	25.7
5.	Unsure	6.3

12. If you knew that the construction of a new police station would keep the Dallas Police Department centrally located within the community, enabling quicker responses to emergencies and incidents across the entire city, would you FAVOR or OPPOSE the bond measure? **(STRONGLY/SOMEWHAT)**

1.	Strongly Favor	41.7
2.	Somewhat Favor	24.7
	(Total Favor)	66.4
3.	Somewhat Oppose	7.6
4.	Strongly Oppose	17.3
	(Total Oppose)	24.9
5.	Unsure	8.7

13. If you knew that the \$19.5 million bond proposal includes \$2.3 million for the purchase of a new ladder fire truck for the fire department to replace the current 20-year-old fire truck, would you FAVOR or OPPOSE the \$19.5 million bond levy? **(STRONGLY/SOMEWHAT)**

1.	Strongly Favor	40.7
2.	Somewhat Favor	21.0
	(Total Favor)	61.7
3.	Somewhat Oppose	9.4
4.	Strongly Oppose	16.8
	(Total Oppose)	26.2
5.	Unsure	12.1

ATTACHMENT A.7

14. If you knew that the \$19.5 million bond measure to build a new police station and purchase a new ladder fire truck would cost the average Dallas homeowner approximately \$136 per year, or about \$12 per month on their monthly mortgage payment, would you FAVOR or OPPOSE the bond measure? **(STRONGLY/SOMEWHAT)**

1. Strongly Favor		35.2
2. Somewhat Favor		21.5
(Total Favor)	56.7	
3. Somewhat Oppose		11.3
4. Strongly Oppose		21.0
(Total Oppose)	32.3	
5. Unsure		11.0

AGREE/DISAGREE SERIES

Now I am going to read you several statements people have made regarding the City of Dallas’s \$19.5 million bond proposal to build a new, dedicated police station and purchase a new ladder fire truck. For each statement, I would like you to tell me if you AGREE or DISAGREE with the statement **(STRONGLY/SOMEWHAT)**

15. The existing police facility doesn’t meet current seismic requirements to ensure public safety operations can continue after a natural disaster. I support the \$19.5 million bond to build a new, dedicated police station that would meet seismic standards and allow public safety functions to remain operational during a natural disaster. **(STRONGLY/SOMEWHAT)**

1. Strongly Agree		42.5
2. Somewhat Agree		20.5
(Total Agree)	63.0	
3. Somewhat Disagree		9.2
4. Strongly Disagree		16.2
(Total Disagree)	25.4	
5. Unsure		11.3

ATTACHMENT A.8

16. It's time for Dallas to modernize and upgrade both its police facility and its fire truck to meet the city's public safety needs into the future. I favor the \$19.5 million bond measure to build a new police facility and purchase a new ladder fire truck.

(STRONGLY/SOMEWHAT)

1. Strongly Agree		41.7
2. Somewhat Agree		19.9
(Total Agree)	61.6	
3. Somewhat Disagree		11.5
4. Strongly Disagree		18.1
(Total Disagree)	29.6	
5. Unsure		8.7

17. In this current economic climate, I can't afford another 60-cents per thousand property tax increase for a new police facility and ladder fire truck. I would vote no.

(STRONGLY/SOMEWHAT)

1. Strongly Agree		31.0
2. Somewhat Agree		12.1
(Total Agree)	43.1	
3. Somewhat Disagree		17.3
4. Strongly Disagree		31.8
(Total Disagree)	49.1	
5. Unsure		7.9

18. The construction of a new, dedicated police station will enable quicker responses to all locations throughout the city by ensuring the Police Department remains centrally located within the community. I'm voting yes on the bond measure. **(STRONGLY/SOMEWHAT)**

1. Strongly Agree		40.4
2. Somewhat Agree		19.9
(Total Agree)	60.3	
3. Somewhat Disagree		11.0
4. Strongly Disagree		19.2
(Total Disagree)	30.2	
5. Unsure		9.4

ATTACHMENT A.9

19. I do not support including \$2.3 million for the replacement of the fire department’s ladder truck in this measure. I would oppose including the new fire truck in this bond measure.
(STRONGLY/SOMEWHAT)

1.	Strongly Agree	18.4
2.	Somewhat Agree	11.5
	(Total Agree)	29.9
3.	Somewhat Disagree	15.7
4.	Strongly Disagree	43.0
	(Total Disagree)	58.7
5.	Unsure	11.3

20. A new police station will improve our local police force and enhance the recruitment and retention of the best police officers to serve Dallas by providing modern facilities, better security and improved working conditions. I’m voting yes on the \$19.5 million bond.
(STRONGLY/SOMEWHAT)

1.	Strongly Agree	38.3
2.	Somewhat Agree	21.5
	(Total Agree)	59.8
3.	Somewhat Disagree	9.4
4.	Strongly Disagree	20.5
	(Total Disagree)	29.9
5.	Unsure	10.2

21. The construction of a new police station will improve the city's ability to fight crime by providing better resources, enhanced training facilities, and more efficient operations for the police department. I support the \$19.5 million bond proposal.
(STRONGLY/SOMEWHAT)

1.	Strongly Agree	40.7
2.	Somewhat Agree	19.4
	(Total Agree)	60.1
3.	Somewhat Disagree	9.7
4.	Strongly Disagree	19.7
	(Total Disagree)	29.4
5.	Unsure	10.5

ATTACHMENT A.10

22. I don't believe that a new police station or ladder truck are necessary at this time. I would vote no on the \$19.5 million bond proposal. **(STRONGLY/SOMEWHAT)**

1. Strongly Agree		19.9
2. Somewhat Agree		9.2
(Total Agree)	29.1	
3. Somewhat Disagree		18.4
4. Strongly Disagree		43.0
(Total Disagree)	61.4	
5. Unsure		9.4

INFORMED BALLOT

23. After listening to all the pros and cons, if an election were held today, would you vote 'yes' to support or vote 'no' to oppose a \$19.5 million bond measure that would build a new, dedicated police station and purchase a new ladder truck for the fire department at a cost of 60 cents per thousand of assessed property value? **(STRONGLY/SOMEWHAT)**

1. Strongly Yes		39.6
2. Somewhat Yes		19.2
(Total Yes)	58.8	
3. Somewhat No		7.9
4. Strongly No		25.2
(Total No)	33.1	
5. Unsure		8.2

DEMOGRAPHICS

24. GENDER:

1. Male		45.9
2. Female		54.1

25. AGE: Are you between the ages of ?

1. 18-39		15.7
2. 40-64		38.3
3. 65+		45.9

ATTACHMENT A.11

26. OWN or RENT: Do you currently OWN or RENT your home?

1. Own	81.1
2. Rent	13.4
3. Refused	5.5

INTERVIEWER, POLITELY END SURVEY AND ANSWER THE FOLLOWING QUESTIONS FROM THE PHONE LIST PER THE INSTRUCTIONS ON YOUR INSTRUCTION SHEET

27. POLITICAL PARTY: **(INTERVIEWER: COMPLETE FROM PHONE LIST)**

1. Democrat	33.3
2. Republican	43.8
3. Independent/NAV	22.8

28. VOTER HISTORY: **(INTERVIEWER: COMPLETE FROM PHONE LIST)**

1. 1 Of 4 Elections	9.4
2. 2 Of 4 Elections	20.2
3. 3 Of 4 Elections	21.0
4. 4 Of 4 Elections	47.2
5. New Voters	2.1

ATTACHMENT B.1

1. Taking everything into consideration how would you rate the operation and performance of the City of Dallas

Total (381)	Excellent	Pretty Good	Only Fair	Poor	Unsure
	10.8	43.3	26.5	11.8	7.6

Gender					
Male	10.3	46.3	24.6	11.4	7.4
Female	11.2	40.8	28.2	12.1	7.8

Age					
18-39	6.7	46.7	25.0	8.3	13.3
40-64	8.9	43.2	26.0	15.1	6.8
65+	13.7	42.3	27.4	10.3	6.3

OWN/RENT					
Own	10.4	44.7	28.2	11.7	5.2
Rent	11.8	39.2	23.5	11.8	13.7
Refused	14.3	33.3	9.5	14.3	28.6

Party					
Democrat	15.7	40.9	26.8	7.1	9.4
Republican	9.6	42.5	26.9	16.2	4.8
Independent/NAV	5.7	48.3	25.3	10.3	10.3

Voter History					
1 of 4	11.1	27.8	27.8	19.4	13.9
2 of 4	7.8	41.6	36.4	10.4	3.9
3 of 4	15.0	38.8	28.8	7.5	10.0
4 of 4	10.6	48.9	21.1	13.3	6.1
New Voter	0.0	50.0	25.0	0.0	25.0

ATTACHMENT B.2

2. Please tell me how would you rate the operation and performance of the Dallas Police Department

Total (381)	Excellent	Pretty Good	Only Fair	Poor	Unsure
	32.8	44.1	11.3	3.1	8.7

Gender

Male	36.0	40.6	12.0	2.9	8.6
Female	30.1	47.1	10.7	3.4	8.7

Age

18-39	21.7	41.7	18.3	3.3	15.0
40-64	27.4	50.7	10.3	4.8	6.8
65+	41.1	39.4	9.7	1.7	8.0

OWN/RENT

Own	34.6	45.3	10.0	3.2	6.8
Rent	25.5	41.2	17.6	2.0	13.7
Refused	23.8	33.3	14.3	4.8	23.8

Party

Democrat	29.1	44.9	10.2	3.9	11.8
Republican	40.1	41.3	12.0	3.0	3.6
Independent/NAV	24.1	48.3	11.5	2.3	13.8

Voter History

1 of 4	27.8	41.7	11.1	5.6	13.9
2 of 4	32.5	50.6	10.4	0.0	6.5
3 of 4	28.8	42.5	8.8	3.8	16.3
4 of 4	36.7	41.7	13.3	3.3	5.0
New Voter	12.5	62.5	0.0	12.5	12.5

ATTACHMENT B.3

3. Are you aware that the Dallas Police Department is currently housed in various rooms and sections of Dallas City Hall and does not have a dedicated police station

Total (381)	Yes	No	Unsure
	70.9	23.6	5.5

Gender			
Male	73.1	19.4	7.4
Female	68.9	27.2	3.9

Age			
18-39	63.3	31.7	5.0
40-64	70.5	21.9	7.5
65+	73.7	22.3	4.0

OWN/RENT			
Own	73.5	21.4	5.2
Rent	64.7	35.3	0.0
Refused	47.6	28.6	23.8

Party			
Democrat	77.2	18.9	3.9
Republican	71.3	24.0	4.8
Independent/NAV	60.9	29.9	9.2

Voter History			
1 of 4	72.2	19.4	8.3
2 of 4	72.7	22.1	5.2
3 of 4	68.8	28.8	2.5
4 of 4	71.7	22.2	6.1
New Voter	50.0	37.5	12.5

ATTACHMENT B.4

4. If an election were held today would you vote yes to support or vote no to oppose a bond measure that would build a new dedicated police station and purchase a new ladder truck

	Strongly Yes	Somewhat Yes	Somewhat No	Strongly No	Unsure
Total (381)	31.0	22.8	13.9	21.5	10.8

Gender

Male	29.7	19.4	12.6	28.6	9.7
Female	32.0	25.7	15.0	15.5	11.7

Age

18-39	21.7	36.7	13.3	18.3	10.0
40-64	30.8	22.6	16.4	21.2	8.9
65+	34.3	18.3	12.0	22.9	12.6

OWN/RENT

Own	31.1	22.3	13.6	23.3	9.7
Rent	31.4	29.4	19.6	7.8	11.8
Refused	28.6	14.3	4.8	28.6	23.8

Party

Democrat	39.4	20.5	14.2	12.6	13.4
Republican	26.3	24.6	11.4	28.7	9.0
Independent/NAV	27.6	23.0	18.4	20.7	10.3

Voter History

1 of 4	36.1	19.4	13.9	13.9	16.7
2 of 4	31.2	23.4	14.3	19.5	11.7
3 of 4	28.8	21.3	13.8	21.3	15.0
4 of 4	32.2	23.3	13.3	23.9	7.2
New Voter	0.0	37.5	25.0	25.0	12.5

ATTACHMENT B.5

5. If you knew the Dallas Police Department does not currently have a dedicated police station and instead is housed in various rooms, floors and sections of Dallas City Hall

Total (381)	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
	40.9	22.0	9.7	18.4	8.9

Gender					
Male	35.4	22.9	8.0	25.1	8.6
Female	45.6	21.4	11.2	12.6	9.2

Age					
18-39	45.0	25.0	5.0	18.3	6.7
40-64	38.4	23.3	13.7	15.8	8.9
65+	41.7	20.0	8.0	20.6	9.7

OWN/RENT					
Own	39.5	22.0	11.0	19.7	7.8
Rent	52.9	21.6	3.9	9.8	11.8
Refused	33.3	23.8	4.8	19.0	19.0

Party					
Democrat	44.1	25.2	12.6	8.7	9.4
Republican	37.7	21.6	9.6	24.6	6.6
Independent/NAV	42.5	18.4	5.7	20.7	12.6

Voter History					
1 of 4	47.2	16.7	11.1	13.9	11.1
2 of 4	41.6	18.2	19.5	14.3	6.5
3 of 4	37.5	26.3	7.5	18.8	10.0
4 of 4	41.7	23.3	6.1	20.6	8.3
New Voter	25.0	12.5	12.5	25.0	25.0

ATTACHMENT B.6

6. If you knew Dallas's current police facility does not meet current seismic requirements to ensure public safety operations can continue after a natural disaster such as an earthquake

Total (381)	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
	40.4	24.4	10.2	16.5	8.4

Gender					
Male	33.1	24.0	10.9	22.9	9.1
Female	46.6	24.8	9.7	11.2	7.8

Age					
18-39	40.0	28.3	8.3	13.3	10.0
40-64	38.4	24.7	13.0	14.4	9.6
65+	42.3	22.9	8.6	19.4	6.9

OWN/RENT					
Own	39.5	23.6	11.7	17.5	7.8
Rent	51.0	31.4	3.9	9.8	3.9
Refused	28.6	19.0	4.8	19.0	28.6

Party					
Democrat	48.8	26.8	9.4	8.7	6.3
Republican	34.1	24.0	12.0	22.2	7.8
Independent/NAV	40.2	21.8	8.0	17.2	12.6

Voter History					
1 of 4	41.7	16.7	13.9	16.7	11.1
2 of 4	37.7	28.6	13.0	14.3	6.5
3 of 4	38.8	28.8	8.8	16.3	7.5
4 of 4	42.8	23.3	8.9	17.2	7.8
New Voter	25.0	0.0	12.5	25.0	37.5

ATTACHMENT B.7

7. If you knew that the Dallas Police Department currently does not have private interview rooms for crime victims resulting in sensitive discussions being held in public areas

Total (381)	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
	44.1	21.0	8.7	17.1	9.2

Gender

Male	37.7	21.7	7.4	24.6	8.6
Female	49.5	20.4	9.7	10.7	9.7

Age

18-39	51.7	23.3	3.3	15.0	6.7
40-64	42.5	19.9	13.0	14.4	10.3
65+	42.9	21.1	6.9	20.0	9.1

OWN/RENT

Own	42.1	22.0	8.7	18.4	8.7
Rent	60.8	15.7	7.8	7.8	7.8
Refused	33.3	19.0	9.5	19.0	19.0

Party

Democrat	49.6	23.6	8.7	10.2	7.9
Republican	40.7	21.0	10.2	22.8	5.4
Independent/NAV	42.5	17.2	5.7	16.1	18.4

Voter History

1 of 4	44.4	16.7	11.1	13.9	13.9
2 of 4	42.9	23.4	13.0	15.6	5.2
3 of 4	41.3	28.8	5.0	17.5	7.5
4 of 4	46.7	17.8	7.8	17.8	10.0
New Voter	25.0	12.5	12.5	25.0	25.0

ATTACHMENT B.8

8. If you knew that the Dallas Police Department currently lacks dedicated spaces for staff meetings trainings and collaborative casework with other agencies to solve local crimes

	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
Total (381)	37.5	27.0	8.4	18.1	8.9

Gender					
Male	33.1	26.3	7.4	24.6	8.6
Female	41.3	27.7	9.2	12.6	9.2

Age					
18-39	40.0	36.7	0.0	16.7	6.7
40-64	35.6	25.3	12.3	15.1	11.6
65+	38.3	25.1	8.0	21.1	7.4

OWN/RENT					
Own	35.9	27.5	9.1	19.7	7.8
Rent	51.0	25.5	5.9	9.8	7.8
Refused	28.6	23.8	4.8	14.3	28.6

Party					
Democrat	43.3	29.9	9.4	9.4	7.9
Republican	33.5	25.1	8.4	25.7	7.2
Independent/NAV	36.8	26.4	6.9	16.1	13.8

Voter History					
1 of 4	38.9	25.0	8.3	19.4	8.3
2 of 4	40.3	22.1	14.3	18.2	5.2
3 of 4	31.3	35.0	3.8	17.5	12.5
4 of 4	39.4	26.1	8.3	17.8	8.3
New Voter	25.0	25.0	0.0	25.0	25.0

ATTACHMENT B.9

9. If you knew that the Dallas Police Department currently lacks a secure parking area for police vehicles and the private vehicles of officers, and that a new police station would include secured parking to enhance safety and security

Total (381)	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
	37.3	23.4	10.2	19.9	9.2

Gender					
Male	34.9	21.1	8.6	26.3	9.1
Female	39.3	25.2	11.7	14.6	9.2

Age					
18-39	31.7	26.7	11.7	20.0	10.0
40-64	37.0	20.5	13.0	18.5	11.0
65+	39.4	24.6	7.4	21.1	7.4

OWN/RENT					
Own	36.6	23.3	10.7	20.7	8.7
Rent	45.1	23.5	7.8	13.7	9.8
Refused	28.6	23.8	9.5	23.8	14.3

Party					
Democrat	38.6	26.8	10.2	11.8	12.6
Republican	36.5	22.2	9.6	26.3	5.4
Independent/NAV	36.8	20.7	11.5	19.5	11.5

Voter History					
1 of 4	41.7	19.4	11.1	16.7	11.1
2 of 4	39.0	23.4	13.0	19.5	5.2
3 of 4	31.3	30.0	7.5	21.3	10.0
4 of 4	38.9	22.2	9.4	20.0	9.4
New Voter	25.0	0.0	25.0	25.0	25.0

ATTACHMENT B.10

10. If you knew that the Dallas Police Departments current facilities make it difficult to recruit and retain officers and that a new police station would help attract and retain the best officers

Total (381)	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
	39.9	21.5	10.8	18.1	9.7

Gender

Male	34.9	20.6	9.1	26.3	9.1
Female	44.2	22.3	12.1	11.2	10.2

Age

18-39	41.7	26.7	8.3	13.3	10.0
40-64	37.0	23.3	11.6	16.4	11.6
65+	41.7	18.3	10.9	21.1	8.0

OWN/RENT

Own	39.5	21.0	12.0	19.4	8.1
Rent	47.1	21.6	5.9	7.8	17.6
Refused	28.6	28.6	4.8	23.8	14.3

Party

Democrat	43.3	22.8	9.4	11.8	12.6
Republican	38.3	23.4	12.0	22.2	4.2
Independent/NAV	37.9	16.1	10.3	19.5	16.1

Voter History

1 of 4	41.7	19.4	11.1	16.7	11.1
2 of 4	45.5	19.5	14.3	14.3	6.5
3 of 4	35.0	27.5	10.0	18.8	8.8
4 of 4	40.0	20.0	9.4	20.0	10.6
New Voter	25.0	25.0	12.5	12.5	25.0

ATTACHMENT B.11

11. If you knew that the construction of a new police station would enhance the Dallas Police Departments ability to effectively combat local crime by providing better resources, improving officer training and communication, and allowing for more efficient operations

Total (381)	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
	40.4	27.6	8.1	17.6	6.3

Gender					
Male	36.6	24.0	8.6	24.0	6.9
Female	43.7	30.6	7.8	12.1	5.8

Age					
18-39	38.3	36.7	1.7	15.0	8.3
40-64	39.7	26.7	10.3	16.4	6.8
65+	41.7	25.1	8.6	19.4	5.1

OWN/RENT					
Own	39.5	26.5	9.4	19.1	5.5
Rent	49.0	31.4	3.9	7.8	7.8
Refused	33.3	33.3	0.0	19.0	14.3

Party					
Democrat	43.3	29.9	7.9	11.0	7.9
Republican	37.1	26.3	10.2	23.4	3.0
Independent/NAV	42.5	26.4	4.6	16.1	10.3

Voter History					
1 of 4	38.9	27.8	11.1	16.7	5.6
2 of 4	44.2	24.7	10.4	16.9	3.9
3 of 4	36.3	32.5	7.5	17.5	6.3
4 of 4	41.7	26.7	6.7	18.3	6.7
New Voter	25.0	25.0	12.5	12.5	25.0

ATTACHMENT B.12

12. If you knew that the construction of a new police station would keep the Dallas Police Department centrally located within the community, enabling quicker responses to emergencies and incidents across the entire city

Total (381)	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
	41.7	24.7	7.6	17.3	8.7

Gender					
Male	34.3	25.7	5.7	24.0	10.3
Female	48.1	23.8	9.2	11.7	7.3

Age					
18-39	41.7	31.7	3.3	13.3	10.0
40-64	39.0	24.7	10.3	15.8	10.3
65+	44.0	22.3	6.9	20.0	6.9

OWN/RENT					
Own	41.1	23.9	8.1	18.1	8.7
Rent	52.9	27.5	3.9	9.8	5.9
Refused	23.8	28.6	9.5	23.8	14.3

Party					
Democrat	46.5	24.4	7.9	11.8	9.4
Republican	37.7	25.1	8.4	22.2	6.6
Independent/NAV	42.5	24.1	5.7	16.1	11.5

Voter History					
1 of 4	41.7	19.4	8.3	19.4	11.1
2 of 4	44.2	23.4	13.0	15.6	3.9
3 of 4	37.5	33.8	5.0	16.3	7.5
4 of 4	43.3	22.8	6.1	18.3	9.4
New Voter	25.0	12.5	12.5	12.5	37.5

ATTACHMENT B.13

13. If you knew that the \$19.5 million bond proposal includes 2.3 million for the purchase of a new ladder fire truck for the fire department to replace the current 20-year-old fire truck

	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
Total (381)	40.7	21.0	9.4	16.8	12.1

Gender					
Male	36.6	18.3	9.7	25.1	10.3
Female	44.2	23.3	9.2	9.7	13.6

Age					
18-39	45.0	25.0	3.3	18.3	8.3
40-64	38.4	20.5	13.0	13.0	15.1
65+	41.1	20.0	8.6	19.4	10.9

OWN/RENT					
Own	39.8	20.7	10.4	18.1	11.0
Rent	49.0	25.5	2.0	9.8	13.7
Refused	33.3	14.3	14.3	14.3	23.8

Party					
Democrat	45.7	25.2	7.9	7.9	13.4
Republican	36.5	19.2	9.6	24.0	10.8
Independent/NAV	41.4	18.4	11.5	16.1	12.6

Voter History					
1 of 4	44.4	16.7	11.1	16.7	11.1
2 of 4	40.3	22.1	14.3	14.3	9.1
3 of 4	40.0	25.0	5.0	17.5	12.5
4 of 4	41.7	20.0	8.3	17.2	12.8
New Voter	12.5	12.5	25.0	25.0	25.0

ATTACHMENT B.14

14. If you knew that the \$19.5 million bond measure to build a new police station and purchase a new ladder fire truck would cost the average Dallas homeowner approximately \$136 per year, or about \$12 per month on their monthly mortgage payment

Total (381)	Strongly Favor	Somewhat Favor	Somewhat Oppose	Strongly Oppose	Unsure
	35.2	21.5	11.3	21.0	11.0

Gender					
Male	30.9	18.9	10.3	29.1	10.9
Female	38.8	23.8	12.1	14.1	11.2

Age					
18-39	33.3	31.7	8.3	20.0	6.7
40-64	34.9	17.8	15.8	19.2	12.3
65+	36.0	21.1	8.6	22.9	11.4

OWN/RENT					
Own	34.3	21.4	12.0	23.3	9.1
Rent	43.1	25.5	9.8	9.8	11.8
Refused	28.6	14.3	4.8	14.3	38.1

Party					
Democrat	37.8	24.4	14.2	12.6	11.0
Republican	31.7	21.0	10.2	28.7	8.4
Independent/NAV	37.9	18.4	9.2	18.4	16.1

Voter History					
1 of 4	38.9	16.7	8.3	25.0	11.1
2 of 4	35.1	24.7	11.7	19.5	9.1
3 of 4	36.3	25.0	7.5	20.0	11.3
4 of 4	35.0	20.6	12.2	21.1	11.1
New Voter	12.5	0.0	37.5	25.0	25.0

ATTACHMENT B.15

15. The existing police facility doesnt meet current seismic requirements to ensure public safety operations can continue after a natural disaster. I support the \$\$19.5 million bond

Total (381)	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Unsure
	42.5	20.5	9.2	16.5	11.3

Gender

Male	34.9	24.0	8.6	22.9	9.7
Female	49.0	17.5	9.7	11.2	12.6

Age

18-39	45.0	28.3	5.0	16.7	5.0
40-64	40.4	18.5	11.6	13.7	15.8
65+	43.4	19.4	8.6	18.9	9.7

OWN/RENT

Own	42.4	19.7	9.7	17.8	10.4
Rent	49.0	25.5	5.9	9.8	9.8
Refused	28.6	19.0	9.5	14.3	28.6

Party

Democrat	47.2	24.4	9.4	10.2	8.7
Republican	39.5	17.4	10.2	21.6	11.4
Independent/NAV	41.4	20.7	6.9	16.1	14.9

Voter History

1 of 4	47.2	11.1	19.4	11.1	11.1
2 of 4	42.9	18.2	11.7	14.3	13.0
3 of 4	40.0	27.5	7.5	16.3	8.8
4 of 4	43.3	21.1	6.1	18.3	11.1
New Voter	25.0	0.0	25.0	25.0	25.0

ATTACHMENT B.16

16. Its time for Dallas to modernize and upgrade both its police facility and its fire truck to meet the city's public safety needs into the future

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Unsure
Total (381)	41.7	19.9	11.5	18.1	8.7

Gender

Male	35.4	17.1	12.6	24.6	10.3
Female	47.1	22.3	10.7	12.6	7.3

Age

18-39	41.7	26.7	11.7	15.0	5.0
40-64	39.0	19.9	13.0	17.1	11.0
65+	44.0	17.7	10.3	20.0	8.0

OWN/RENT

Own	41.4	19.4	11.7	19.7	7.8
Rent	49.0	23.5	13.7	7.8	5.9
Refused	28.6	19.0	4.8	19.0	28.6

Party

Democrat	48.0	22.8	9.4	11.0	8.7
Republican	38.3	16.2	15.0	23.4	7.2
Independent/NAV	39.1	23.0	8.0	18.4	11.5

Voter History

1 of 4	47.2	16.7	13.9	11.1	11.1
2 of 4	44.2	18.2	14.3	15.6	7.8
3 of 4	36.3	26.3	10.0	17.5	10.0
4 of 4	43.3	19.4	8.9	21.1	7.2
New Voter	12.5	0.0	50.0	12.5	25.0

ATTACHMENT B.17

17. In this current economic climate I cant afford another 60-cents per thousand property tax increase for a new police police facility and ladder fire truck. I would vote no

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Unsure
Total (381)	31.0	12.1	17.3	31.8	7.9

Gender					
Male	33.1	6.3	19.4	32.0	9.1
Female	29.1	17.0	15.5	31.6	6.8

Age					
18-39	30.0	11.7	26.7	26.7	5.0
40-64	32.9	13.0	15.1	30.8	8.2
65+	29.7	11.4	16.0	34.3	8.6

OWN/RENT					
Own	32.0	9.7	17.5	33.0	7.8
Rent	25.5	19.6	19.6	29.4	5.9
Refused	28.6	28.6	9.5	19.0	14.3

Party					
Democrat	21.3	16.5	18.9	35.4	7.9
Republican	40.7	8.4	14.4	29.9	6.6
Independent/NAV	26.4	12.6	20.7	29.9	10.3

Voter History					
1 of 4	25.0	11.1	8.3	47.2	8.3
2 of 4	26.0	14.3	19.5	29.9	10.4
3 of 4	28.8	8.8	26.3	30.0	6.3
4 of 4	35.0	13.3	13.3	31.1	7.2
New Voter	37.5	0.0	37.5	12.5	12.5

ATTACHMENT B.18

18. The construction of a new dedicated police station will enable quicker responses to all locations throughout the city ensuring the Police Department remains centrally located within the community. I'm voting yes

Total (381)	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Unsure
	40.4	19.9	11.0	19.2	9.4

Gender					
Male	36.0	16.0	12.6	24.6	10.9
Female	44.2	23.3	9.7	14.6	8.3

Age					
18-39	41.7	23.3	6.7	16.7	11.7
40-64	35.6	21.2	12.3	19.9	11.0
65+	44.0	17.7	11.4	19.4	7.4

OWN/RENT					
Own	39.5	20.1	12.0	20.7	7.8
Rent	49.0	21.6	5.9	9.8	13.7
Refused	33.3	14.3	9.5	19.0	23.8

Party					
Democrat	44.1	19.7	13.4	12.6	10.2
Republican	37.7	20.4	11.4	23.4	7.2
Independent/NAV	40.2	19.5	6.9	20.7	12.6

Voter History					
1 of 4	50.0	8.3	16.7	13.9	11.1
2 of 4	48.1	16.9	13.0	16.9	5.2
3 of 4	33.8	32.5	8.8	17.5	7.5
4 of 4	38.9	18.9	8.9	22.2	11.1
New Voter	25.0	0.0	37.5	12.5	25.0

ATTACHMENT B.19

19. I do not support including \$2.3 million for the replacement of the fire departments ladder truck in this measure

Total (381)	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Unsure
	18.4	11.5	15.7	43.0	11.3

Gender					
Male	21.1	10.3	14.3	42.3	12.0
Female	16.0	12.6	17.0	43.7	10.7

Age					
18-39	20.0	8.3	20.0	41.7	10.0
40-64	16.4	11.0	11.0	50.0	11.6
65+	19.4	13.1	18.3	37.7	11.4

OWN/RENT					
Own	18.8	12.6	14.6	43.0	11.0
Rent	11.8	5.9	27.5	45.1	9.8
Refused	28.6	9.5	4.8	38.1	19.0

Party					
Democrat	10.2	7.9	20.5	51.2	10.2
Republican	26.9	15.6	10.8	35.9	10.8
Independent/NAV	13.8	9.2	18.4	44.8	13.8

Voter History					
1 of 4	13.9	8.3	16.7	47.2	13.9
2 of 4	16.9	14.3	14.3	42.9	11.7
3 of 4	16.3	11.3	22.5	38.8	11.3
4 of 4	19.4	11.7	13.9	45.0	10.0
New Voter	50.0	0.0	0.0	25.0	25.0

ATTACHMENT B.20

20. A new police station will improve our local police force and enhance the recruitment and retention of the best police officers to serve Dallas by providing modern facilities, better security and improved working conditions. I'm voting yes

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Unsure
Total (381)	38.3	21.5	9.4	20.5	10.2

Gender

Male	32.0	21.1	9.1	26.3	11.4
Female	43.7	21.8	9.7	15.5	9.2

Age

18-39	36.7	30.0	6.7	18.3	8.3
40-64	35.6	19.2	12.3	19.9	13.0
65+	41.1	20.6	8.0	21.7	8.6

OWN/RENT

Own	38.5	21.4	10.4	22.7	7.1
Rent	41.2	23.5	5.9	7.8	21.6
Refused	28.6	19.0	4.8	19.0	28.6

Party

Democrat	42.5	22.0	7.9	15.7	11.8
Republican	35.3	21.0	10.2	25.1	8.4
Independent/NAV	37.9	21.8	10.3	18.4	11.5

Voter History

1 of 4	44.4	16.7	13.9	11.1	13.9
2 of 4	42.9	20.8	13.0	16.9	6.5
3 of 4	32.5	25.0	7.5	23.8	11.3
4 of 4	38.3	21.7	7.2	22.8	10.0
New Voter	25.0	12.5	25.0	12.5	25.0

ATTACHMENT B.21

21. The construction of a new police station will improve the city's ability to fight crime by providing better resources, enhanced training facilities, and more efficient operations for the police department. I support the \$19.5 million bond

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Unsure
Total (381)	40.7	19.4	9.7	19.7	10.5

Gender					
Male	36.0	18.9	10.9	24.6	9.7
Female	44.7	19.9	8.7	15.5	11.2

Age					
18-39	41.7	21.7	6.7	20.0	10.0
40-64	38.4	17.8	12.3	21.2	10.3
65+	42.3	20.0	8.6	18.3	10.9

OWN/RENT					
Own	39.8	19.4	10.7	21.7	8.4
Rent	49.0	21.6	5.9	7.8	15.7
Refused	33.3	14.3	4.8	19.0	28.6

Party					
Democrat	42.5	24.4	8.7	15.0	9.4
Republican	38.3	16.2	11.4	24.6	9.6
Independent/NAV	42.5	18.4	8.0	17.2	13.8

Voter History					
1 of 4	38.9	11.1	19.4	13.9	16.7
2 of 4	44.2	19.5	14.3	16.9	5.2
3 of 4	36.3	25.0	8.8	20.0	10.0
4 of 4	42.2	19.4	5.0	22.2	11.1
New Voter	25.0	0.0	37.5	12.5	25.0

ATTACHMENT B.22

22. I dont believe that a new police station or ladder truck are necessary at this time. I would vote no on the \$19.5 million bond

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Unsure
Total (381)	19.9	9.2	18.4	43.0	9.4

Gender					
Male	23.4	8.0	19.4	39.4	9.7
Female	17.0	10.2	17.5	46.1	9.2

Age					
18-39	21.7	8.3	30.0	36.7	3.3
40-64	19.2	9.6	15.8	43.8	11.6
65+	20.0	9.1	16.6	44.6	9.7

OWN/RENT					
Own	21.7	10.0	17.8	41.4	9.1
Rent	9.8	5.9	25.5	54.9	3.9
Refused	19.0	4.8	9.5	38.1	28.6

Party					
Democrat	12.6	7.9	23.6	48.8	7.1
Republican	25.7	10.2	15.6	38.9	9.6
Independent/NAV	19.5	9.2	16.1	42.5	12.6

Voter History					
1 of 4	25.0	2.8	13.9	47.2	11.1
2 of 4	16.9	3.9	18.2	48.1	13.0
3 of 4	20.0	8.8	23.8	37.5	10.0
4 of 4	20.6	12.2	16.7	43.3	7.2
New Voter	12.5	25.0	25.0	25.0	12.5

ATTACHMENT B.23

23. After listening to all the pros and cons if an election were held today would you vote yes to support or vote no to oppose a \$19.5 million bond measure

	Strongly Yes	Somewhat Yes	Somewhat No	Strongly No	Unsure
Total (381)	39.6	19.2	7.9	25.2	8.2

Gender

Male	32.0	19.4	8.0	31.4	9.2
Female	46.1	18.9	7.8	19.9	7.3

Age

18-39	36.7	30.0	8.3	20.0	5.0
40-64	37.0	19.9	9.6	24.7	8.9
65+	42.9	14.9	6.3	27.4	8.6

OWN/RENT

Own	38.5	18.4	7.4	27.8	7.7
Rent	49.0	23.5	11.8	9.8	5.9
Refused	33.3	19.0	4.8	23.8	19.0

Party

Democrat	45.7	19.7	11.0	15.0	8.7
Republican	35.3	19.8	7.2	32.3	5.4
Independent/NAV	39.1	17.2	4.6	26.4	12.6

Voter History

1 of 4	47.2	11.1	5.6	25.0	11.1
2 of 4	44.2	14.3	6.5	24.7	10.4
3 of 4	38.8	22.5	6.3	23.8	8.8
4 of 4	38.3	21.1	8.9	26.1	5.6
New Voter	0.0	25.0	25.0	25.0	25.0

ATTACHMENT B.24

Demographic Totals

	Responses	Percent of Total
Total	381	100

Gender		
Male	175	45.9
Female	206	54.1

Age		
18-39	60	15.7
40-64	146	38.3
65+	175	45.9


OWN/RENT		
Own	309	81.1
Rent	51	13.4
Refused	21	5.5

Party		
Democrat	127	33.3
Republican	167	43.8
Independent/NAV	87	22.8

Voter History		
1 of 4	36	9.4
2 of 4	77	20.2
3 of 4	80	21.0
4 of 4	180	47.2
New Voter	8	2.1



**CITY COUNCIL
STAFF REPORT**

MEETING DATE: January 21, 2025
AGENDA ITEM NO. 3
TOPIC: Discussion of Accessory Structure setbacks
PREPARED BY: Chase Ballew, City Planner
APPROVED BY:  City Manager
ATTACHMENTS: 1) Staff Report to Planning Commission

RECOMMENDED ACTION:

Direct city staff to initiate the code amendment process.

BACKGROUND:

City staff have identified a development code standard relating to setbacks for accessory structures that is problematic from a compliance and code enforcement standpoint.

On January 9, 2025, the Dallas Planning Commission discussed this issue, and voted to forward to City Council their recommendation that a code amendment be considered.

SUMMARY TIMELINE:

As described in Chapter 4.7 of the Dallas Development Code, code amendments shall follow the Type IV procedure as governed by DDC.4.1.050. Under this procedure, the Planning Commission shall hold a public hearing and make a recommendation to the City Council, after which the City Council shall hold a public hearing and decide on the proposal. If the City Council approves, the City Attorney will prepare the draft ordinance, which is then subject to first and second reading.

FISCAL IMPACT:

None.

RECOMMENDED MOTION:

I move to direct city staff to initiate the code amendment process on this issue.

ATTACHMENTS:

- 1) Staff Report to Planning Commission

CITY OF DALLAS PLANNING COMMISSION STAFF REPORT

Meeting Date: January 9, 2025
Topic: Development Code Updates

RECOMMENDED ACTION

Recommend to City Council that the code update process be initiated.

BACKGROUND:

The Dallas Development Code regulates development within the city, and is regularly updated as community conditions change and as required by changes in state and federal law.

Lately the Code Services division has been dealing with an uptick in pre-fabricated accessory structures being constructed without the necessary building permits. While not all accessory structures require building permits, for those that do, the Building division is usually able to issue the necessary structural permits and perform the necessary inspections retroactively. However the Planning division is frequently not able to approve these permits, as the structures do not meet the required setback from property lines.

Compounding this issue, some accessory structures are pre-existing non-conforming under DDC 5.1 and are allowed to remain as-is (“grandfathered”) so long as they were legal when constructed. Both Code Services and Planning sometimes have difficulty identifying when an accessory structure was constructed, which is relevant for determining the pre-existing “grandfathered” status.

As a result, Dallas has a significant number of accessory structures which do not conform to current zoning requirements; examining air photos of a randomly selected city block found 39% of houses (11 of 28) have accessory structures which appear to not meet setbacks. Assuming this percentage is representative citywide, addressing the issue would pose an enormous drain on code enforcement resources, and calls into question the purpose of the setback requirement.


The Dallas Development Code does not specify a purpose for this specific regulation, and the overarching purpose and applicability of DDC 2.2.010 also does not directly address this matter. As an exercise of the government’s enforcement power for the public welfare, a reasonable extrapolation could be that this provision relates to fire separation between structures. Indeed the fire code, as expressed through the Oregon Residential Structural Code, has reduced fire resistance standards for structures constructed three feet or more from the property line, which aligns with the zoning setbacks.

However, the ORSC specifically allows for structures to be constructed less than three feet from a property line, subject to the appropriate construction standards, for example non-combustible building materials such as is commonly found in prefabricated metal carports.

Given the difficulty in enforcing the zoning requirement, that non-compliance of this issue is commonplace, that no specific purpose for the setback is identified, and that other relevant codes allow for the practice of a reduced setback while maintaining public safety, city staff recommend the setback for accessory structures be eliminated from the zoning code.



**CITY COUNCIL WORK SESSION
STAFF REPORT**

MEETING DATE: January 21, 2025
AGENDA ITEM NO. 4
TOPIC: Economic & Community Development Annual Updates, Pt. 1 (Planning, Code Services, Historic Preservation)
PREPARED BY: Charlie Mitchell
APPROVED BY:  City Manager
ATTACHMENTS: A – Power Point slides

RECOMMENDED ACTION:

No action is required. This is an information sharing item only.

BACKGROUND:

Each year the City’s departments provide an annual update to the City Council. For the months of January and February, the Economic & Community Development department will be presenting their annual report. This month is Part One – Planning, Code Services and Historic Preservation. Next month will be Part Two – Building, Economic Development and Urban Renewal.

SUMMARY TIMELINE:

September 3, 2024 – Finance Department and City Manager’s Office
October 21, 2024 – Parks & Recreation
November 4, 2024 – Public Works
December 9, 2024 – Library
January 21, 2025 – Economic & Community Development, Part One
February 18, 2025 – Economic & Community Development, Part Two

FISCAL IMPACT:

None

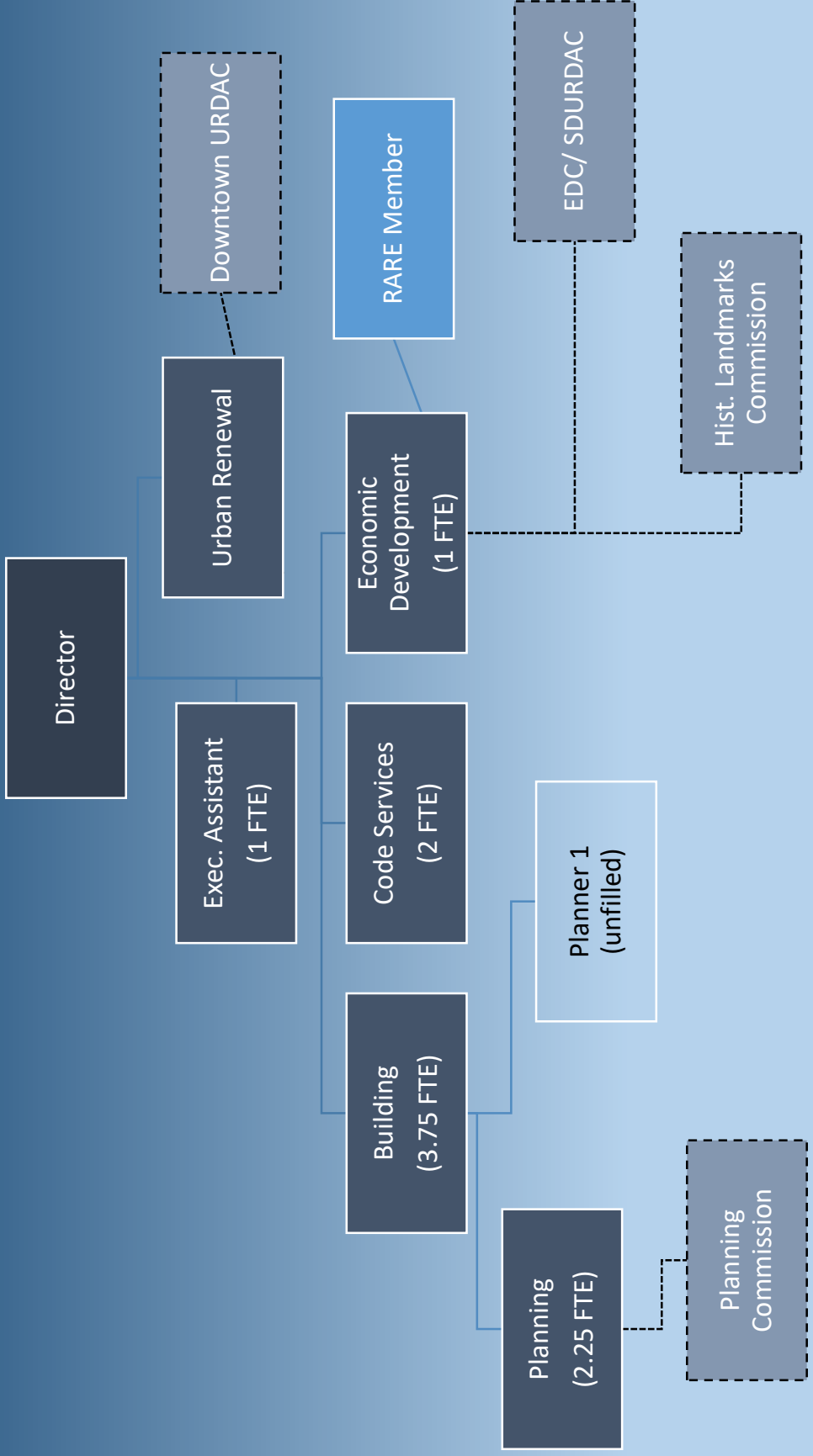


ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT

**Part 1: Planning, Code Services,
and Historic Preservation**

Overview

- Organizational Structure/ Components



Overview

- **2024 Accomplishments**
 - National Historic District designation
 - Full launch of Dallas Business Inventory (DBI)
 - Launch of Business Retention & Expansion (BR&E) program
 - Mill Site master plan
 - 791 Main Street design
 - Transportation System Plan (TSP) update begins
 - La Creole Node master plan nearing full implementation
 - Transition staff away from DDA
 - Farmer's Market

Overview

- **2025 Opportunities/ Challenges/ Constraints**
 - **Building Official transition**
 - **Code Services staffing transition**
 - **Hiring a Planner 1**
 - **Staffing space in City Hall**
 - **Continued support for DDA, Chamber, Visitors Center**
 - **New Visitors Center & enhanced tourism strategies**
 - **Mill Site plan completion; securing funding for next phases**
 - **La Creole Node master plan completion**
 - **TSP update completion**
 - **Finding a developer for 791 Main Street**

Planning Division

- The Planning Division is involved in planning for the current and future growth of the city.
- We provide assistance to the Planning Commission and City Council in preparing and maintaining the Dallas Comprehensive Plan, which serves as a policy guide for the overall development of the community, as well as the Dallas Development Code and zoning map, which guides implementation of the plans, policies and goals.
- Our staff reviews and processes various land use applications, with the assistance of the Planning Commission, the City Council, as well as the city's internal Development Review Team, consisting of representatives from other city departments involved in the development process.
- Recognizing that even the best-laid plans require clear communication in order to succeed, we strive to provide informative and useful customer service to the general public, including homeowners, realtors, and developers.

Planning Division

Planning Commission

- The seven members of the Planning Commission are appointed by the City Council to serve as the land use decision making body for the City.
- The Commission makes recommendations to the City Council on comprehensive plan amendments, zoning code amendments, and zone changes.
- The Commission also considers studies and reports regarding land use issues.



John Swanson, President
Andy Groh, Vice President
Tory Banford
Carol Kowash
Mary Newell
John Schulte
Chris Spofford

Planning Division

Land Use Applications

- Processing land use applications is a core responsibility of the Planning Division, and for most types state law requires a decision be made within 120 days of receiving a complete application. Applications are reviewed and approved through one of four process types. Process types are defined in code based on the amount of discretion required in reviewing the application.

Application Process Types	
Type 1	Decided by city staff
Type 2	Decided by staff following 14 day public comment period
Type 3	Decided by Planning Commission following public hearing
Type 4	Decided by City Council following public hearing

Planning Division

Subdivision Applications	
Oakdale Estates 3-7	59 lots
West Valley Industrial Park	18 lots
Gleanns at Barberry 12	20 lots
Total	97 lots

Land Use Applications

- The Planning Division received 106 land use applications in the 2024 calendar year.
- Three subdivision applications were received this year, consisting of a combined 97 lots. These are primarily for single-family homes, but we also approved a new industrial park subdivision, which is a first for Dallas. Due to the long lead time for infrastructure construction, it generally takes 1-2 years following the application for approved subdivisions to be completed and available for the construction of buildings.
- Two multi-family developments received Site Design Review approval, with a combined 100 apartments.
- The Planning Division also reviews new building permits for compliance with zoning standards; these permits are tracked by the Building Department and are not reflected in this statistic.

Planning Division

2024 Land Use Applications

Annexations	3
Comprehensive Plan Amendments	1
Conditional Use Permits	2
Detailed Development Master Plans	0
Floodplain Development Permits	2
Home Occupations	4
Legal Lot Determinations	0
Legislative Amendments	1
Partitions	3
Pre-Applications	10
Property Line Adjustments	6
Right-of-Way Vacation	0
Site Design Review	6
Subdivisions	3
Urban Growth Boundary Amendments	0
Variances / Adjustments	12
Zone Changes	5

Zoning Compliance Review

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Tuesday, January 21, 2025

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Total

48

106

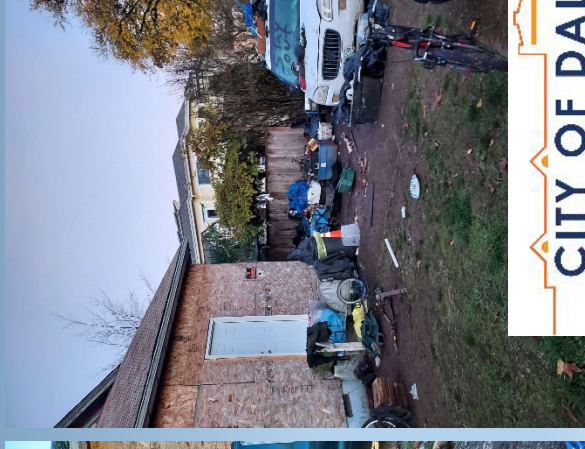
Code Services

- **Violations of Dallas City Codes will happen!**
 - We strive to address in a timely manner. Complaints are addressed usually same day or within 24 hours.
- **Most cases will have violations that fall within the Municipal Code.**
 - Occasionally there will be cases that are violations of the Development Code.
- **The goal of Code Services is to bring about compliance without issuing citations.**
 - We strive to treat both the complainant and the party in violation with courtesy and respect.
- **Some violations can be resolved the same day; others can take months.**

When we are not able to resolve violations by voluntary compliance, citations are issued and sometimes a violation is closed by an abatement.

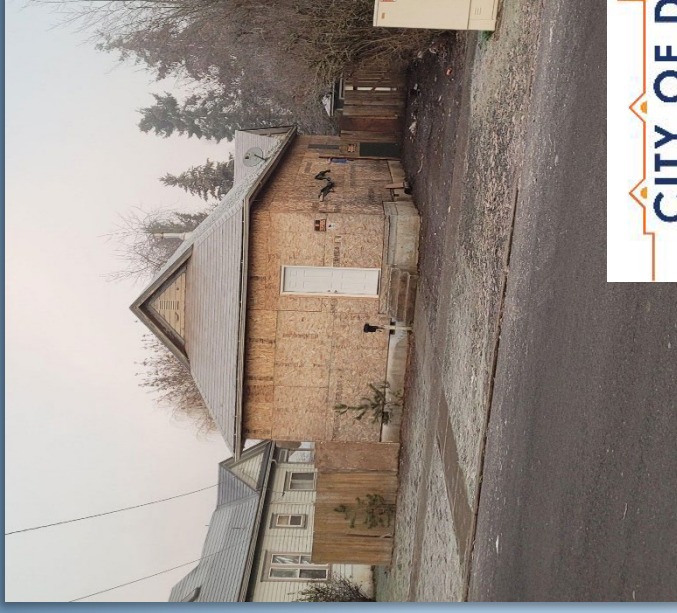
Code Services

- **Abatement**
 - Tenants were asked to clean up the property, they did not. They were cited and the property was posted for abatement. Estimates were obtained, a contractor hired, and the property was cleaned up. It took 3 days and 3 dumpsters.
 - Property owner is working with the Building Division to remodel this house or replace it with new construction.



Code Services

- **Abatement**
 - The property is now clean and the owner has had the tenants removed from the property.



Code Services

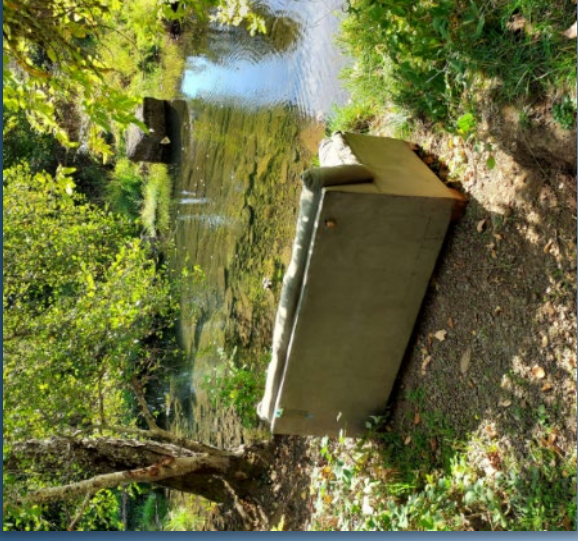
- **Teamwork!**
- Code Services works together with other City Divisions to Enforce both the Municipal and the Development Codes of the City of Dallas.
 - Public Works
 - Street Division
 - Parks Division
 - Building Division
 - Planning Division
 - Finance
 - Municipal Court
 - Dallas Police Department

Code Services

- **Teamwork gets it done!**
- When we need bigger equipment or a taller ladder, we are fortunate enough to be able to call on our coworkers in other departments for a little help.
- Working together to keep Dallas a beautiful community!



Public Works assisting in removing a massive pile of abandoned property from the 800 block of SE Jefferson St



Parks assisted us in removing a large couch dumped on bank of Rickreall Creek



Public Works took down this sign and several others that were just out of reach for us to remove.

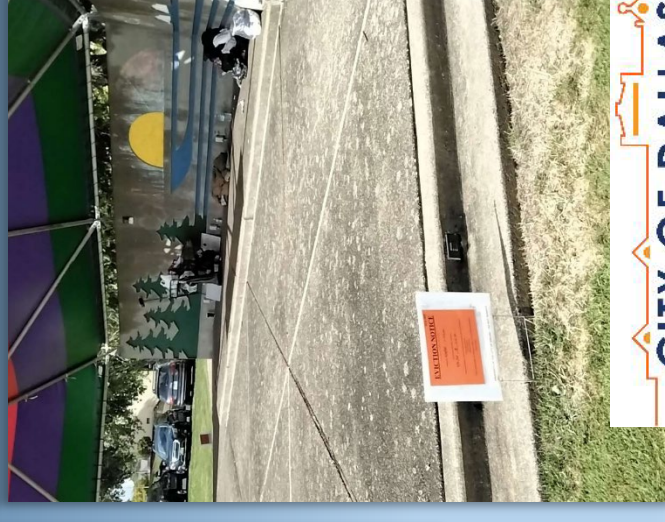
Code Services

- **Abandoned Property**
 - We often come across property that is determined to be abandoned. Items must be photographed and inventoried. Any items in an unsanitary condition are disposed of and any item with a value of over \$250 is retained. A sign is posted advising that property was removed from the area.



Code Services

- ORS 195.500 Camp Removal
 - The City of Dallas follows the law regarding the removal of homeless camps. The 72-hour notice provision is in section 195.505(3).
 - It reads, except as provided in subsection (9) of this section, at least 72 hours before removing homeless individuals from an established camping site, law enforcement officials shall post written notice, in English and Spanish, at all entrances to the camping site to the extent that entrances can reasonably be identified.



Code Services

Top Violations for 2024				
5.452 Obnoxious Vegetation	6.320(1) (Storage, for Sale, Repair)	6.505 Abandoned Vehicles	6.320(6) (registration) Additional Parking unregistered or expired tags	6.305(1) Method of Parking
441 Violations	303 Violations	158 Violations	107 Violations	95 Violations

A large number or violations are related to **vehicles**. As of December 10, 2024, we had a total of 2,009 violations. Those involving vehicles = 1,266 (63%).

Code Services



This car moved around town for months and accumulated many complaints and below are just some of the cases for this car. The car had been warned for storage and cited several times. It was also posted to be towed multiple times but, would move just prior to being towed. It was full of junk. Each time this happens the process has to start over. It was towed finally in June.

Case Number	Address
CE-24-631	200 Southwest Walnut Avenue, Dallas, OR 97338
CE-24-430	1100 Southwest Church Street, Dallas, OR 97338
CE-24-361	300 Southeast Maple Street, Dallas, OR 97338
CE-24-179	1500 Se Holman Ave, Dallas, OR 97338
CE-24-172	1378 Southeast Godsey Road, Dallas, OR 97338

Code Services

Most vehicles are towed at no expense to the City like the car in the previous slide. Recreational vehicles we do have to pay to have removed and abated. **Six travel trailers or motorhomes have been towed at a cost of approximately \$8000.**



This RV cost the General Fund \$1,200 in disposal fees for all of the tires, vehicle parts, trash, and junk inside.

Code Services

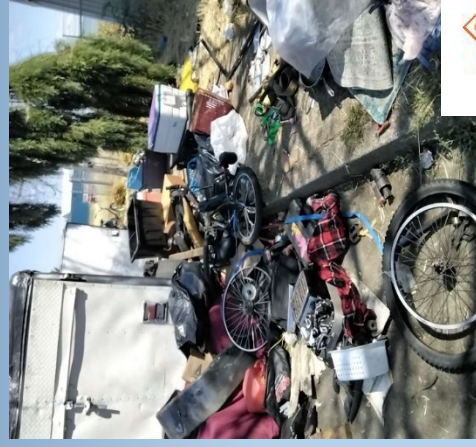
We have towed 26 vehicles from the streets of Dallas in 2024



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Code Services

Obstructing Street and Sidewalks - Encroachments



Code Services

Building without Permits

- Many homeowners feel it is their house and they can do what they want. **This is not true.**
- Example: An entire addition was built under an unpermitted carport over many years. The carport was not structurally sound to begin with and then the addition was done also without permits over many years until finally a complaint came in. We worked with the property owner over the last couple years to remove the unsafe structure, get the necessary permits and build it right. Even though the addition had not been there long, mold was growing behind the sheetrock. The homeowner was shocked to see this while removing the unpermitted work. This was because it was not built to Code.



Mold in the master bedroom ceiling



Code Services

Building without Permits

- The property owner contacted a couple contractors and a structural engineer to try to retrofit what he had. Each one we met with came to the same conclusion, it all had to go. All the way down to the concrete pad. The cost to retrofit what he had built would have been extremely high.



Code Services

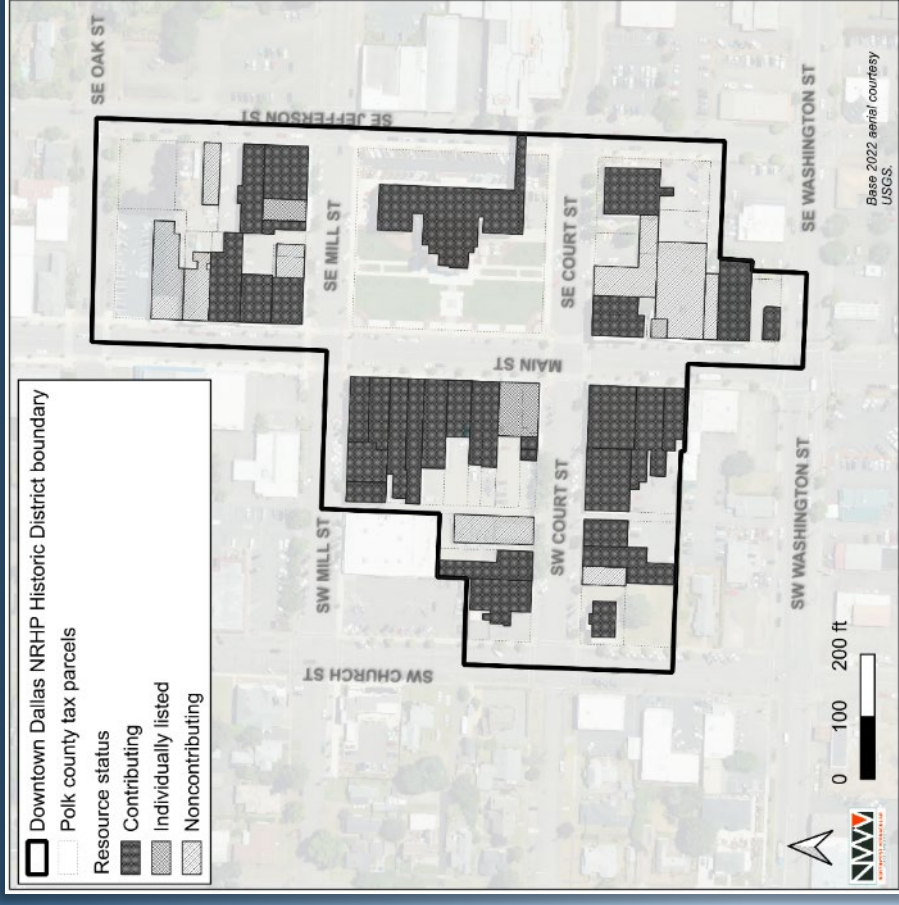
Building without Permits

- Code Services worked with the Building Division and the homeowner to bring the property into compliance. It took months and lots of work but the property owner now has a beautiful, legal, safe and permitted home.



Historic Preservation

- **Our Goals**
 - Preserve historic buildings and stories in Dallas
 - Educate and engage residents on city history and historic people
- Efforts are led by the Historic Preservation Commission (HPC), who advise the Planning Commission and City Council on issues related to historic preservation when they arise.



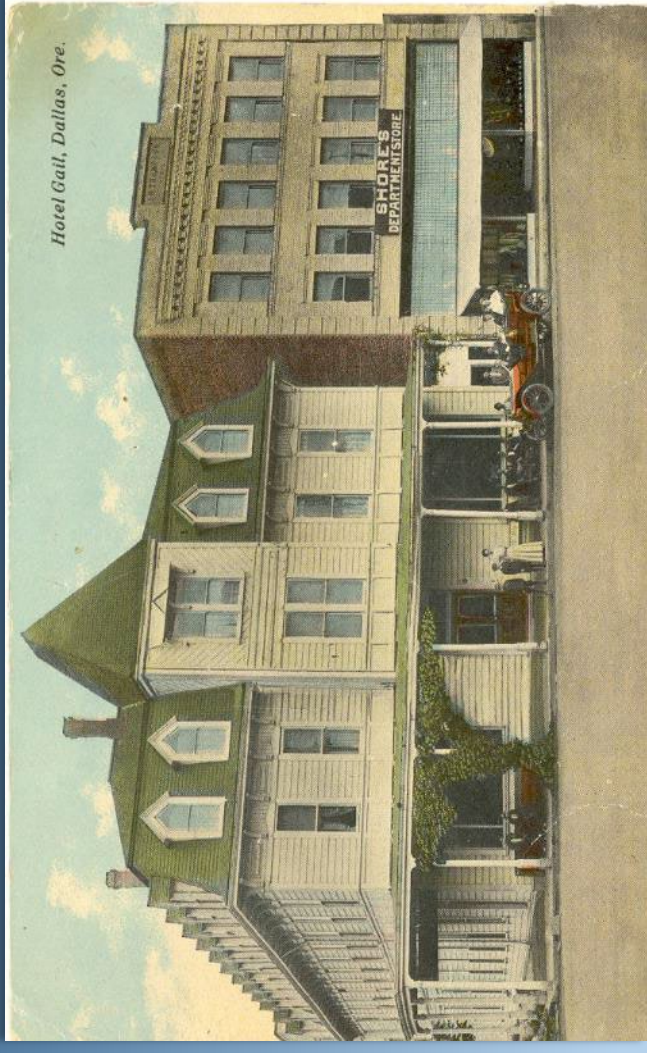
Historic Preservation

- 2024 Accomplishments
 - Successfully worked with the State Historic Preservation Office and National Parks Service to designate Downtown Dallas has a **National Historic District**, which included new signage downtown
 - Created new downtown walking map that provides a history of downtown buildings
 - Collaborated with the Dallas Downtown Association to finalize/publish a short history book about the Blue Garden. The book is now for sale in Wards Auction



Historic Preservation

- 2025 Opportunities
 - Working with the Salem Chapter of Daughters of the American Revolution (DAR) to restore and properly place the First Courthouse Monument
 - Working with building owners to educate them on funding opportunities available for buildings in the new historic district



Historic Preservation

- **Future Constraints**
 - Funding for Historic Preservation Projects
 - Building owners not interested/able to improve their buildings in a historically appropriate manner
 - Aging population brings risk of losing Dallas history before it is properly recorded.





ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT

THANK YOU! We look forward to great things in 2025!

**Don't miss Part Two – Coming in February!
(ECONOMIC DEVELOPMENT, URBAN RENEWAL, BUILDING)**