



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

March 4, 2008



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Dallas Plan Amendment
DLCD File Number 005-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 19, 2008

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Jason Locke, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner
Jerry Wyatt, City of Dallas

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PROP **2**

DLCD

Notice of Adoption

**THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18**



Jurisdiction: **City of Dallas**

Local file number: **Comp2-07**

Date of Adoption: **2/19/2008**

Date Mailed: **2/26/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **7/27/2008**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
Amending the Comprehensive Plan designation for a master plan mixed use node.

Does the Adoption differ from proposal? **Yes**, Please explain below:

Original notice was for both Comp Plan and Zone Change. This adoption is for amending the Dallas Comprehensive Plan Map for the Wyatt Mixed Use Node. It does not include a zone change, which will be processed under a separate application.

Plan Map Changed from: **Single Family**

to:

Zone Map Changed from:

to:

Location: **1130 W. Ellendale Avenue**

Acres Involved: **110**

Specify Density: Previous:

New:

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD 005-07 (16266)

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

City of Dallas

Local Contact: Jerry Wyatt

Phone: (503) 831-3502 Extension:

Address: 187 SE Court Street

Fax Number: 503-623-2339

City: Dallas

Zip: 97338-

E-mail Address: jerry.wyatt@ci.dallas.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 1684

An Ordinance amending the Dallas Comprehensive Plan Map for the Wyatt Mixed Use Node.

WHEREAS, the owners of the property designated in the Dallas Comprehensive Plan as the Wyatt Mixed Use Node have made application to amend the Comprehensive Plan Map for said node; and

WHEREAS, after due notice and public hearing, the Planning Commission recommended to the City Council that it approve the requested Comprehensive Plan Map amendment; and

WHEREAS, after due notice, the City Council held a public hearing on said application on January 22, 2008, and at the conclusion thereof found that the proposed Comprehensive Plan Map amendment was supported by substantial evidence in the record and should be approved; NOW, THEREFORE,

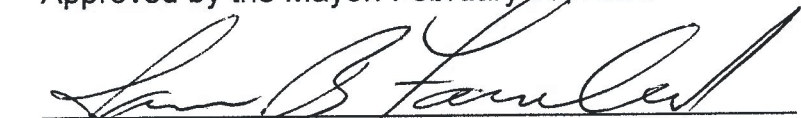
THE CITY OF DALLAS DOES ORDAIN AS FOLLOWS:

Section 1. The application of the owners of the property designated in the Dallas Comprehensive Plan as the Wyatt Mixed Use Node be, and it hereby is, approved.

Section 2. The map attached hereto and marked Exhibit A is hereby adopted as the amended Comprehensive Plan Map for the Wyatt Mixed Use Node, and the current map of said node is hereby repealed.

Section 3. The Findings and Conclusions, including the Summary and Conditions, set forth in the staff reports on this matter before the Planning Commission and the City Council are hereby adopted and approved as the Findings and Conclusions and the Summary and Conditions in support of this Comprehensive Plan Map amendment.

Read for the first time: February 4, 2008
Read for the second time: February 19, 2008
Adopted by the City Council: February 19, 2008
Approved by the Mayor: February 19, 2008



JAMES B. FAIRCHILD, MAYOR

ATTEST:



JERRY WYATT, CITY MANAGER

EXHIBIT A

PARK 7.5 ACRES
 RSL 13.3 ACRES
 RM 21.5 ACRES
 RS 59.5 ACRES
 COMMERCIAL 6.7 ACRES
 TOTAL 108.5 ACRES

ARTERIAL ———
 COLLECTOR - - -

URBAN GROWTH
BOUNDARY

LLAMK LOT 28
 ORCHARDS LOT 25

CITY LIMITS

TL 1614

CITY LIMITS

TL 1603

TL 100

TL 201

TL 300

TL 400

CITY LIMITS

TL 1400



URBAN GROWTH
BOUNDARY

TL 102

TL 200

TL 300

TL 400

TL 100

TL 202

TL 200

TL 201

CITY LIMITS

JAMES HOME ROAD

ELLENDALE ROAD

TL 707

TL 708

SW WHITT.

TL 700

TL 600

TL 601

TL 702

TL 703

TL 704

TL 705

TL 706

TL 707

TL 708

TL 709

TL 710

10F1

DATE: 8/13
 SCALE: 1" = 400'

WYATT NODE
 PROPOSED LAND USE AND TRANSPORTATION
 CITY OF DALLAS OREGON

NORTH SANTIAM PAVING COMPANY
 2000 W. BROADWAY, TULSA, OK 74106
 (918) 742-2200 FAX (918) 742-2200
 CONSTRUCTION • ENGINEERING SURVEYING



City of Dallas

P.O. Box 67
Dallas, Oregon 97338

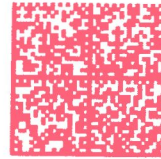
DEPT OF

FEB 28 2008

**LAND CONSERVATION
AND DEVELOPMENT**

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPT OF LAND CONSERVATION & DEVELOPMENT
635 CAPITOL ST NE, SUITE 150
SALEM OR 97301-2540

PRESORTED
FIRST CLASS



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