



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

8/13/2009

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Detroit Plan Amendment
DLCD File Number 001-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, August 26, 2009

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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Marjorie R Mattson, City of Detroit
Gloria Gardiner, DLCD Urban Planning Specialist
Steve Oulman, DLCD Regional Representative

Bill Holmstrom, DLCD Regional Representative
Chris Shirley, DLCD Regional Representative

<paa> YA

FOR 2

DLCD

DEPT OF

AUG 06 2009

LAND CONSERVATION AND DEVELOPMENT

For DLCD Use Only

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 Detroit** Local file number: **CP Amendment 2009-01**
 Date of Adoption: July 18, 2009 (Saturday meeting) Date Mailed: **August 4, 2009**
 Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date: 45 days prior to 5/26/09
 Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
 Land Use Regulation Amendment Zoning Map Amendment
 New Land Use Regulation Other: **TSP**

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The City of Detroit adopted its first Transportation System Plan and referenced the document as part of the Comprehensive Plan. Other selected updates were included in the Comp Plan including updated population information and lot size. A slope hazard area was also adopted. Code changes included measures to implement the TSP, requirements for development with slope hazard areas, and increased lot size due to allow properties to more likely combine with requirements for the installation of septic systems.

Does the Adoption differ from proposal? Please select one
More details were provided in several categories.

Plan Map Changed from: _____ to: _____
 Zone Map Changed from: _____ to: _____
 Location: _____ Acres Involved: _____
 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
X	X	<input type="checkbox"/>	X	X	X	X	X	X		X	X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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: 901-09(17502)[15658]

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

Local Contact: Marjorie Mattson, MWVCOG
Christine Pavoni, City Recorder, City of Detroit
Address: MWVCOG – 105 High Street SE
City - P O Box 589 Detroit, OR 97342
City: MWVCOG – Salem, OR Zip: 97301
City of Detroit – Detroit, OR 97342

Phone: (503) 588-6177 Extension:
503-854-3496
Fax Number: 503-588-6094
503-854-6094
E-mail Address: COG-mmattson@mwvcog.org
City – Detroit@wvi.com

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, or by emailing **larry.french@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 **larry.french@state.or.us - Attention: Plan Amendment Specialist**.

ORDINANCE NO. 218

AN ORDINANCE ADOPTING THE CITY OF DETROIT TRANSPORTATION SYSTEM PLAN AND INCLUDING ITS USE IN COMBINATION WITH THE CITY OF DETROIT COMPREHENSIVE PLAN; REVISIONS TO THE CITY'S COMPREHENSIVE PLAN, TRANSPORTATION ELEMENT; REVISIONS TO THE CITY'S COMPREHENSIVE PLAN MAP AND ZONING MAP; AND SLOPE MAP FOR THE CITY OF DETROIT AND DECLARING AN EMERGENCY

WHEREAS, the City of Detroit determined the need to implement a Transportation System Plan and to have the document for use in combination with the City of Detroit Comprehensive Plan; amend the Detroit Comprehensive Plan Ordinance 64 to revise the City of Detroit Comprehensive Plan, Transportation Element, revised the Comprehensive Plan Map and Zoning Map, and provide a slope map; and

WHEREAS, the Planning Commission conducted a public hearing to consider the requests on May 12, 2009, at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, at the close of the public hearing, the Planning Commission unanimously voted to recommend that the City Council approve the new and revised documents at the public hearing; and

WHEREAS, the City Council conducted a public hearing to consider the requests on June 9, 2009, at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, at the close of the public hearing, the City Council voted to approve the requests at the public hearing; and

WHEREAS, proper notice of the said public hearings was given to the public pursuant to applicable state statutes; and

WHEREAS, the City Council of the City of Detroit hereby adopts the findings of fact set forth in the staff report dated June 1, 2009, for the June 9, 2009, Council meeting.

NOW THEREFORE THE CITY OF DETROIT, OREGON ORDAINS AS FOLLOWS:

Section 1. The adoption and implementation of the City of Detroit Transportation System Plan; revised City of Detroit Comprehensive Plan, Transportation Element, revised Comprehensive Plan Map and Zoning Map, and Slope Map; as provided in Exhibit A (attached).

Section 2. This ordinance shall become effective July 20, 2009.

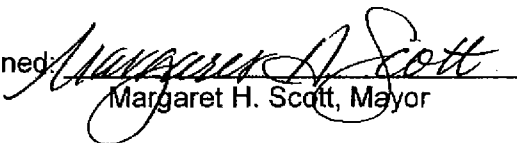
First reading before the Detroit City Council on July 18, 2009

Second reading by title before the Detroit City Council on July 18, 2009

This Ordinance adopted and passed by the Common Council of the City of Detroit, Marion County, Oregon and signed by the Mayor on this 18th day of July, 2009

Ayes: 4 Nays: 0 Absent: 3

Signed:


Margaret H. Scott, Mayor

ATTEST

By:


Christine Pavoni, City Recorder



August 7, 2009

Larry French
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

RE: DLCD Notice of Adoption filed August 4, 2009

Dear Larry,

Enclosed is City of Detroit Ordinance No. 218 per your telephone request earlier today.

I believe City Planner Marjorie Mattson of the Mid-Willamette Valley COG has submitted all other required documentation to support the adopted amendment.

Please let me know if you need additional information or documentation.

Thank you for your help and continued support,

City of Detroit

By Christine Pavoni
Christine Pavoni, City Recorder

Encl.

Tel: 503-854-3496 ~ Fax: 503-854-3232 ~ e-mail: detroit@wvi.com
Office Hours: Monday, Tuesday and Friday 8:30 AM to 5:00 PM – Closed for lunch 12:30 PM to 1:00 PM
Wednesday and Thursday 8:30 AM to 12:30 PM