

COMPREHENSIVE PLAN  
FOR THE  
CITY OF DETROIT

July 25, 1978

July 1, 2002

The Oregon Department of Land Conservation and Development provided grant funding for the 2002 amendments to the Comprehensive Plan.

July 20, 2009

The Oregon Department of Transportation and the Oregon Department of Land Conservation and Development provided funding under the Traffic-Growth Management program for the 2009 amendments to the Comprehensive Plan, Transportation Element, and the adoption of the City's Transportation System Plan

## ACKNOWLEDGEMENTS

### 1978

A special note of gratitude is due to the many Detroit citizens who committed extensive hours of their time for more than one year. Particular thanks are due to Mayor Hank Selland and other City Council members, and Planning Commission Chairman Iris Henzel and the other Planning Commission members. These people, working with the members of the Citizens Advisory Committee, gave more than their fair share of time towards making this comprehensive plan truly representative of the desires and attitudes of the citizens of Detroit.

John R. Russell  
Project Planner

Norman Bickell  
Associate Planner

### 2002

The 2002 amendments to the Detroit Comprehensive Plan required dedication and stamina from Mayor Harold Hills, the Planning Commission and the City Council. Special thanks go to City Clerk Sandra Furbish for all her help with meetings, public hearings and reviewing the amendments – thus saving the project's lead planner from several possible blunders.

The City of Detroit owes a special debt to all the comments and suggestions submitted by the concerned citizens, and business and property owners of Detroit, Oregon.

Land Use Planning, Community Development  
Mid-Willamette Valley Council of Governments

### 2009

The updated Transportation Element and the adoption of the Transportation System Plan (TSP) (referenced as an attachment to the City of Detroit Comprehensive Plan) is the result of many hours of review by City staff and members of the Planning and Technical Advisory Committees.

The consultants greatly appreciate the dedicated time and efforts of the local citizens, City staff and staff members of the various agencies in completing and adopting revised Comprehensive Plan, revised Comprehensive Plan maps, and the City's first Transportation System Plan (TSP).

Land use Planning, Community Development  
Mid-Willamette Valley Council of Governments

Parametrix

ORDINANCE NO. 63

ORDINANCE ADOPTING REVISIONS TO THE  
COMPREHENSIVE PLAN FOR THE CITY OF DETROIT  
AND THE OFFICIAL ZONE MAP


Through an oversight, certain real property located on the north side at the east end of Clester Road and certain real property located at the northwest corner of the intersection of Santiam Avenue and Short Street have been and are now used for commercial purposes and should be zoned Commercial General (CG) instead of Residential Multi-dwelling (RM); and

A public hearing and joint meeting was held by the Planning Commission and City Council of the City of Detroit on Tuesday, April 24, 1979 at 7:30 p.m., after notice, and the revisions of the comprehensive plan and official zone map were adopted at said meeting; now therefore

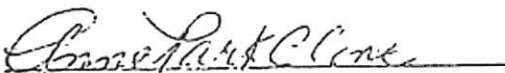
The City of Detroit, Michigan ordains as follows:

The comprehensive plan for the City of Detroit and the official zone map are hereby revised to correct the zoning classification from Residential (RM) to Commercial General (CG) on the property on the north side of Clester Road and the west side of Santiam Avenue as more particularly outlined and shown on the attached map marked Exhibit "A" and by this reference made a part of this ordinance.

Read and unanimously passed by the Council on April 24, 1979.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Recorder

ORDINANCE NUMBER 64

AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN.

This matter came before the City Council of the City of Detroit upon the recommendation of the Detroit Planning Commission for adoption of a comprehensive plan; and,

It appears that pursuant to law, and after due notice, public hearings were held by the Detroit Planning Commission and said Commission has approved the proposed comprehensive plan and has recommended that the same be adopted as the comprehensive plan of and for the City of Detroit; and,

It appears that said comprehensive plan has been carefully drafted, reviewed and amended by the Planning Commission; and,

The City Council of the City of Detroit having duly considered the recommendations of the Planning Commission and finding that the adoption of the Comprehensive plan is advisable and in the public interest; now therefore,

The City of Detroit, Oregon, ordains as follows:

1. All previously adopted comprehensive plans are repealed and superseded by the following designated plan.
2. The Comprehensive Plan for the City of Detroit dated July 25, 1978, a copy of which is attached hereto as exhibit "A" and by this reference is incorporated herein, be and the same is hereby adopted and enacted as the official Comprehensive Plan for the City of Detroit, Oregon.

Regularly passed and adopted by the City of Detroit City Council this 25th day of July, 1978.

Henry Seear  
Mayor

Carrie Clark  
Attest

ORDINANCE NO. 162

**AN ORDINANCE AMENDING THE TEXT OF THE 1978 COMPREHENSIVE PLAN ( ORDINANCE NO. 64) PERMITTING THE EXTENSION OF PUBLIC SEWER SERVICE TO THE CITY OF IDANHA, USDA FOREST SERVICE INSTALLATIONS AND OREGON STATE PARK FACILITIES.**

**WHEREAS**, notice of the proposed amendment was provided to the Department of Land Conservation and Development on March 5, 1998; and

**WHEREAS**, on June 9, 1998, the City council held a public hearing concerning the proposal at which time all interested citizens were invited to be heard on the proposal; and

**WHEREAS**, the City Council of the City of Detroit, hereby, adopts and makes and enters as its findings of fact those findings set forth in Exhibit "A" which is attached thereto and by this reference made a part of ; now therefore

**THE CITY OF DETROIT, OREGON, ORDAINS AS FOLLOWS:**


**Section 1.** The first Urban Growth Program Policy stated on Page 26 of the 1978 Comprehensive Plan which states "There shall be no extension of City Services outside the urban growth boundary." is amended to read as follows:

"There shall be no extension of City services outside the urban growth boundary with the exception of sewer collection and treatment services to the City of Idanha, USDA Forest Service installations and Oregon State Park facilities."

**PASSED** and adopted by the City Council of he City of Detroit on this 9th day of June, 1998.

Ayes 3      Naves 0      Absent 2

Approved by the Mayor on this 9th day of June, 1998.

  
Martha Millican, Mayor

Attest  
  
Alberta C. Phillips, City Recorder

ORDINANCE NO. 184

**AN ORDINANCE AMENDING ORDINANCE 97, THE DETROIT ZONING ORDINANCE, AND REPEALING ORDINANCE 177, AND DECLARING AN EMERGENCY**

**WHEREAS**, The City of Detroit deemed it necessary to amend the Zoning Ordinance to define terms found therein; and to refer to the Zoning Ordinance as the "Detroit Development Code"; and

**WHEREAS**, the Planning Commission and the City Council held a joint public hearing to consider the amendments on July 10, 2001 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, Planning Commission voted to recommend that the City Council approve the amendments to the Zoning Ordinance; and

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

**WHEREAS**, proper notice of said public hearings was duly given to the public pursuant to the State's public notice requirements;

**NOW THEREFORE THE CITY OF DETROIT ORDAINS AS FOLLOWS:**

Section 1. The City Council of the City of Detroit does hereby amend the Zoning Ordinance and now refer to it as the Detroit Development Code as set forth in Exhibit "A".

Section 2. This ordinance supersedes Ordinance 177 adopted on October 10, 2000.

Section 3. It being necessary for the peace, health, safety and sound development of the City of Detroit, an emergency is hereby declared to exist, and this ordinance shall take effect immediately upon its passage by the City Council, and signature of the Mayor.

PASSED and adopted by the City Council of the City of Detroit on this 14<sup>th</sup> day of August 2001, with a unanimous vote:

Approved by the Mayor on this 14<sup>th</sup> day of August 2001.

  
\_\_\_\_\_  
Harold Hills, Mayor

ATTEST:

  
\_\_\_\_\_  
Sandra Furbish, City Recorder

**ORDINANCE NO. 185**

**AN ORDINANCE AMENDING ORDINANCE 64, THE COMPREHENSIVE PLAN**

**WHEREAS**, the City of Detroit has developed amendments to the following elements of the Comprehensive Plan:

Land Use, Chapter 4; Housing, Chapter 5; and Public Facilities Chapter 7; and

**WHEREAS**, the City of Detroit Planning Commission and the City Council conducted a joint public hearing on the proposed amendments on July 10, 2001, at which time the public was given full opportunity to be present and heard on the matter; and

**WHEREAS**, notice of said public hearings was duly given to the public pursuant to the State's public notice requirements;

**NOW THEREFORE THE CITY OF DETROIT ORDAINS AS FOLLOWS:**

The City Council of the City of Detroit does hereby amend the Comprehensive Plan and adopts the Comprehensive Plan Elements as set forth in Exhibits "A", "B", and "C".

PASSED and adopted by the City Council of the City of Detroit on this 14<sup>th</sup> day of August 2001, with a unanimous vote.

Approved by the Mayor this 14<sup>th</sup> day of August 2001.



Harold Hills, Mayor

ATTEST:



Sandra Furbish, City Recorder

ORDINANCE NO 188

AN ORDINANCE AMENDING THE DETROIT COMPREHENSIVE PLAN, ORDINANCE NUMBER 64, BY ADDING THE NATURAL RESOURCES ELEMENT IN COMPLIANCE WITH STATEWIDE LAND USE PLANNING GOALS, AND ADDING PROVISIONS IN COMPLIANCE WITH GOAL 6, (AIR, WATER AND LAND RESOURCES QUALITY) AND GOAL 7 (AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS) AND REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHERE AS, on April 8, 2002, the Planning Commission conducted a public hearing to consider action to amend the Natural Resources, Goal 6 and Goal 7 elements of the Detroit Comprehensive Plan, and subsequently recommended to the City Council their adoption; and

WHERE AS, on May 14, 2002, the City Council of the City of Detroit conducted a public hearing to consider action to amend the Natural Resources, Goal 6 and Goal 7 elements of the Detroit Comprehensive Plan; and

NOW, THEREFORE, the City of Detroit, Oregon, Marion County ordains as follows:

**SECTION 1: Natural Resources Element of Comprehensive Plan.** City Ordinance 64 is hereby amended by adopting an updated Comprehensive Plan Natural Resources Element, which is attached hereto as Exhibit "A" and by this reference made a part of, is hereby adopted.

**SECTION 2: Goal 6 – Air, Water and Land Resources Quality.** City Ordinance 64 is hereby amended by adopting provisions in compliance with State Land Use Planning Goal 6, which is attached hereto as Exhibit "B" and by this reference made part of, is hereby adopted.

**SECTION 3: goal 7 – Areas Subject to Natural Disasters and Hazards.** City Ordinance 64 is hereby amended by adopting provision in compliance with State land Planning Goal 7, which is attached hereto as Exhibit "C" and by this reference made part of, is hereby adopted.

FIRST READING May 14, 2002

SECOND READING June 11, 2002

PASSED and by the Common Council of the City of Detroit on this 11<sup>th</sup> day of June 2002.  
Approved by the Mayor on this 11<sup>th</sup> day of June, 2002

AYES: 4

NAYS: 0

EFFECTIVE DATE: July 1, 2002

Signed:   
Harold M. Hills, Mayor

ATTEST

By:   
Sandra K. Furbish, City Recorder  
Ordinance 188 AMENDING THE DETROIT COMPREHENSIVE PLAN



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 18<sup>th</sup> day of July, 2009**

Ayes: 4 Nays: 0 Absent: 3

Signed:   
Margaret H. Scott, Mayor

ATTEST  
By:   
Christine Pavoni, City Recorder

**ORDINANCE NO. 223**  
**AN ORDINANCE ADOPTING TEXT AMENDMENTS TO THE CITY OF DETROIT DEVELOPMENT CODE AND INCLUDING THE ADDITION OF TWO MAPS TO THE CITY OF DETROIT COMPREHENSIVE PLAN**

**WHEREAS**, the City of Detroit determined the need to amend the text of the Detroit Development Code to revise regulations applicable to the temporary placement and use of recreational vehicles on individual properties, reduce minimum lot size for single-family dwellings from the current 12,000 to 10,000 square feet, require a minimum living space for site built single-family dwellings as 700 square feet, reduce the maximum lot coverage for single-family dwellings located on commercially zoned property from 70 to 60 percent, require identifying property markers for building permits, allow filing for specified variance for property access, and provide consistency in the code indicating a "significant tree" as eight (8) inches in diameter; and to add the Comprehensive Plan Map and Zoning Map and provide a slope map to the Comprehensive Plan (that were previously adopted as part of the Transportation System Plan in 2009); and

**WHEREAS**, the Planning Commission conducted a public hearing to consider the requests on March 22 & March 29, 2011, 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 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 March 22 & March 29, 2011, 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 on March 29, 2011, the City Council voted to approve the requests subject to any revisions stated 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 March 14, 2011, for the March 22 & March 29, 2011, Council meetings;

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

**Section 1.** The amendments to the City of Detroit Development Code; as provided in Attachment A (attached) and

**Section 2.** The City Council for the City of Detroit completed its first reading on April 12, 2011; and completed the 2<sup>nd</sup> reading on May 10, 2011, the City of Detroit notes that this Ordinance takes effect within thirty (30) days, and therefore, this Ordinance shall be in full force and effect May 12, 2011.

First Reading: April 12, 2011      Second Reading: May 10, 2011

**PASSED** and adopted by the City Council of the City of Detroit on this 10th day of May, 2011, by the following votes and providing an **effective date of May 12, 2011**.

Ayes 7      Nays 0      Absent 0

Signed:

Jeanette Hartwell  
Jeanette Hartwell, Mayor

Attest:

Christine Pavoni  
Christine Pavoni, City Recorder

**ORDINANCE NO 224**

**AN ORDINANCE ADOPTING TEXT AMENDMENTS TO THE CITY OF DETROIT DEVELOPMENT CODE**

**WHEREAS**, the City of Detroit determined the need to amend the text of the Detroit Development Code to revise regulations to Chapter 3.6.4 Open Camping/Tents on individual properties, and

**WHEREAS**, the Planning Commission conducted a public hearing to consider the requests on March 22, 2011, 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 voted to recommend that the City Council approve the revised document at the public hearing; and

**WHEREAS**, the City Council conducted a public hearing to consider the request on March 22, 2011; at which time the public was given full opportunity to be present and heard on the matter; and continued to March 29, 2011; and continued to April 12, 2011; for Council deliberation; and

**WHEREAS**, at the close of the public hearing, the City Council voted to approve the request subject to the revisions stated at the public hearing; and

**WHEREAS**, proper notice of the said public hearing and continuations were 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 March 14, 2011, for the March 22, 2011 Council hearing;

**NOW THEREFORE THE CITY OF DETROIT ORDAINS AS FOLLOWS:**

**Section 1.** The amendments to the City of Detroit Development Code; as provided in Exhibit A (attached); and

**Section 2.** The City Council for the City of Detroit completed its first reading on May 10, 2011; and completed its 2<sup>nd</sup> reading, by title only, on May 10, 2011; and declared an emergency. The City of Detroit notes that this Ordinance shall be in full force and effect May 12, 2011.

**Section 3. Emergency Clause.** The Council desires and deems it necessary for the preservation of the health, peace, and safety of the City of Detroit that this ordinance take effect immediately, and therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect after its passage by the Council with an effective date of May 12, 2011.

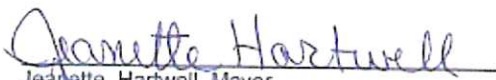
First Reading: May 10, 2011

Second Reading By Title Only: May 10, 2011

**PASSED** and adopted by the City Council of the City of Detroit on this 10th day of May, 2011, by the following votes and providing an **effective date of May 12, 2011**.

AYES: 7 NAYS: 0 ABSENT: 0

Signed:

  
Jeanette Hartwell, Mayor

Attest:

  
Christine Pavoni, City Recorder