

Legislative Amendment Proposal, City Case File LA 2024-01

PUBLIC NOTICE

This is to notify you that the City of Detroit has proposed a land use regulation that may affect the permissible uses of your property and other properties.

PUBLIC HEARINGS before the PLANNING COMMISSION and the CITY COUNCIL

The City of Detroit will hold two public hearings regarding the adoption of proposed changes to Chapters 2, 4 and 5 of the Detroit Development Code (DDC) under city case file LA-2024-01.

The first public hearing is scheduled for **Tuesday, September 17, 2024**, at 6:30 p.m. before the Detroit Planning Commission; the second public hearing is scheduled for **Tuesday, October 8, 2024**, at 6:30 p.m. before the Detroit City Council. Both meetings will be held at Detroit City Hall and Community Center, 345 Santiam Avenue W. Detroit, Oregon.

The City of Detroit has determined that adoption of proposed code updates, via ordinance, may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property. *

* The City of Detroit has not determined if or how adoption of proposed code updates could cause change to the value of property. Oregon Revised Statutes (ORS) 227.186 requires public notices to contain the text (above) across the top of face page, extending from left margin to right margin. ORS 227.186 also requires the same notice to state that *adoption of an Ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.*

This notice has been mailed to the owners of all properties within the proposed Detroit Avenue Corridor Overlay Zone (see map on page 2). Proposed changes to Chapter 2, Section 2.3.7 of the Detroit Development Code describe allowed uses, limitations on use and other development standards of the city Commercial General (CG) zone.

Below are three key changes proposed to Chapter 2 of the DDC, subject to public hearing consideration on the dates above, that necessitate notice under ORS 227.186:

1. To subsection 2.3.7 – Renames “Detroit Avenue Corridor Design Standards” to “Detroit Avenue Corridor Overlay District” to the city CG zone and introduces a mapped boundary of this overlay (Figure 2.3.7-1, page 2 of this notice).
2. To subsection 2.3.7 – Continues to allow restaurants, taverns, coffee shops and other types of eating and drinking establishments in the CG zone but would exclude drive-ins and drive-throughs as a service component in the overlay.
3. To subsection 2.3.7 – Continues to allow business and professional offices in the CG zone but only if shown to be accessory to another permitted use of the overlay / zone.

The draft proposed code amendments (Chapters 2, 4 & 5) are available for view on the following City of Detroit website: www.detroitoregon.us/downtown-vision/

Page 2 of this notice includes a Q & A, intend to explain proposed changes in further detail.

Q & A Specific to Key Changes identified to subsection 2.3.7 – Detroit Avenue Corridor Overlay

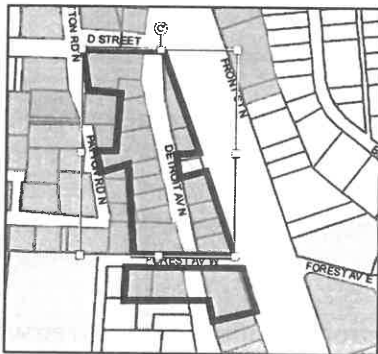
Q: Why is the city proposing these code changes?

A: Proposed changes are intended to implement actions identified as part of the Detroit Vision Plan. One action is to update existing commercial zoning, including an update of existing design standards applicable to the downtown. In February of 2024, code concepts were introduced and subsequently considered by Detroit City Council. In part, these concepts recommend limiting certain uses and introducing specific pedestrian-oriented design standards. The Detroit Vision Plan is available for view on the city website (link):

<https://detroitoregon.us/downtown-vision/>

Q: What is the extent of the Detroit Avenue Corridor Overlay?

A: Below is a map proposed for inclusion to Chapter 2, Section 2.3.7 of the Detroit Development Code (proposed Figure 2.3.7-1). Proposed changes are intended to distinguish the existing written boundary of the corridor (currently in Section 2.3.7). A zoning map change (i.e., map change from Commercial General to a different zone) is not proposed.



Black line indicates boundary of Detroit Avenue Corridor Overlay.

Q: Why exclude drive-ins and drive-throughs from eating and drinking establishments in this area?

A: The function can deter pedestrian movement and interest toward exploring the downtown by foot.

Q: Who makes the final decision for the city on proposed changes?

A: Detroit City Council. The Detroit Planning Commission provides a recommendation in response to proposed changes and testimony received.

In review of proposed changes, the Planning Commission / City Council will consider compliance with applicable statewide planning goals and guidelines identified in ORS Chapter 197. Notice requirements and procedures for conducting legislative hearings are described in DDC Sections 4.1 and 4.7.** One week prior to the first scheduled hearing, a staff report will be produced. Persons wishing to participate in the public hearings may appear in person or by representative at the dates and times listed above, or virtually (meeting agendas will include a Zoom link for this purpose). Written comments may also be submitted via mail to City of Detroit, City of Recorder, PO Box 589, 345 Santiam Ave. W., Detroit, OR 97342, but must be received prior to hearing dates. Proposed code changes are available for inspection at city offices located at the same address. More information about LA 2024-01 is available by contacting Michelle Connor, City Recorder at detroit@wvi.com / 503-854-3496.

** This notice has been mailed to all owners of properties zoned Commercial General within the City of Detroit inside the Detroit Avenue Corridor Overlay. Notice to mortgagee, lien holder, vendor or seller: If you received this noticed this notice, please forwarded to the purchaser.

BASL, TERRY & BASL, LYNDIA
17541 FERN RIDGE RD SE
STAYTON, OR
97383

O'DONNELL, PAUL
1736 SNOWBIRD DR NW
SALEM, OR
97304

LUCAS, PAIGE BROWN, GREGORY
4045 ILLAHE HILL RD S
SALEM, OR
97302

CITY OF DETROIT
PO BOX 589
DETROIT, OR
97342

JAMES & SONYA SEELY TR SEELY, JAMES
A SEELY, SONYA L
941 PLAYER DR N
KEIZER, OR
97303

LAYMAN, DAVID G
PO BOX 413
DETROIT, OR
97342

SAMMY ENTERPRISES INC
676 SAHALEE DR SE
SALEM, OR
97306

JANET & ALAN COX JRLT & COX, ALAN S
TRE & COX, JANET M TRE
2284 NW WHEATFIELD WY
PORTLAND, OR
97229

SAMMY ENTERPRISES INC
676 SAHALEE DR SE
SALEM, OR
97306

SCOTT, MARGARET H SCOTT, RICHARD E
235 BUSH ST S
SALEM, OR
97302

TAYLOR JRT TAYLOR, BRYCE R TAYLOR,
CARLY S
PO BOX 12247
SALEM, OR
97309

LAYMAN, MICHAEL O KEIFER-LAYMAN,
JESSICA L
PO BOX 730
DETROIT, OR
97342

HOPKINS, JOSEPH <HOPKINS, JOSEPH
GONZALES, TERESA
PO BOX 466
DETROIT, OR
97342

ZIPLY C/O NORTHWEST FIBER LLC
135 LAKE ST S STE 155
KIRKLAND, WA
98033