

Jim Trett, Mayor
Greg Sheppard, City Councilor
Eric Page, City Councilor
Tim Luke, City Councilor
Michele Tesdal, City Councilor
Todd Smith, City Councilor
Denny Nielsen, Councilor

Kelly Galbraith, City Recorder



City of Detroit, Oregon
City Council Work Session
January 31, 2023
7:00 p.m.

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Meeting To Take Place
Via Zoom
Meeting ID: 824 8749 5282 - Passcode: 737571

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- I. Call to Order**
- II. Council Roll Call**
- III. Approval of Agenda**
- IV. Special Orders of Business**
- V. Resolutions, Orders and Administrative Action**
 - a. Review and Discussion of RV Code
- VI. Other Business**
- VII. Upcoming Meetings**
 - a. Regular Session – February 14, 2023

Adjourn.

3.6.3 Recreational Vehicles

- A. Recreational Vehicles (RV) on Developed Single Family Zoned Land - RV may be parked for human occupancy on the property under the following conditions:

OWNER/LESSEE OCCUPIED

1. From April 1st through October 31st, two (2) RVs may be parked on the property.
 - a. RV must be the property of the owner or full time lessee of the property or have permission of the owner or full time lessee.
2. From November 1st through March 31st, two (2) RVs may be parked on the property up to the maximum of 30 days.
 - a. RV must be the property of the owner or full time lessee of the property or have permission of the owner or full time lessee.
3. RV must be parked at least five (5) feet from the front, side, and rear property lines and ten (10) feet from a structure when unit is fully extended.
4. RV may be connected to the owner or lessee power with a Marion County Public Works Department, Building Inspection Program approved RV connection box ONLY. Connections using extension cords are NOT allowed.
5. RV may be self-contained; however, and grey water holding tanks shall be emptied at only at an authorized RV dump station.
6. Recreational Vehicle shall not be connected to the septic/sewer without proof of a Septic Authorization Notice from Marion County Public Works Department. Discharge of “grey water” and/or toilet facilities directly onto the ground is prohibited.

ADDITIONAL UNITS

7. Any additional RV parking requires a permit issued by the City Recorder with approval of two (2) City Councilors when meeting the following.
 - a. Permit is subject to a fee established by Resolution of the Detroit City Council.
 - b. Permit applies to property owner/lessee requesting the permit and it is not transferable with the property.
- B. Recreational Vehicle parking on Developed Multi-family (RM) Zoned Property – An RV may be parked for human occupancy on developed multi-family zoned unit of land under the following conditions:
1. If there is only one single-family dwelling on the multifamily zoned property, Section A (Numbers 1 through 6), Developed Single Family Zoned Land, regulations shall apply.
 2. If there is more than one single-family residence on the property, property owner may allow one (1) RV per dwelling unit for a resident-owner’s or renter’s personal use,

however, more than one (1) RV on the property requires City approval under the following conditions:

- a. RV must be parked at least five (5) feet from the front, side, and rear property lines. Each RV must be located a minimum of 10 feet from any other structure when unit is fully extended.
 - b. RV may be connected to the owner or lessee power with a Marion County Public Works Department, Building Inspection Program, approved RV connection box ONLY. Connections using extension cords are NOT allowed,
 - c. RV may be self-contained; however, black and grey water holding tanks shall be emptied only at an authorized RV dump station.
 - d. Adequate on-site parking shall be provided for additional vehicles allowing for setback from side and rear property lines and between vehicles a minimum of three (3) feet in width. No parking is permitted within a front yard setback unless located within an approved driveway.
- C. Recreational Vehicle on Commercial General (CG) zoned unit of land that contains one single family dwelling shall conform to the conditions in Section A (Letters 1 through 6), Developed Residential Single Family Zoned Land.
- D. Recreational Vehicle on Commercial General (CG) zoned land that contains multi-family dwellings shall conform to the conditions in Section B, Developed Multi-family Zoned Land.
- E. Recreational Vehicle parking on Developed Commercial General Zoned Property (CG) that contains an active business within a building structure is allowed if RV is parked for human occupancy on the property upon meeting all of the following conditions.
1. One (1) RV may be parked for human occupancy on the property up to the maximum of 14 consecutive days in a 30 day period.
 - a. RV must be the property of the owner or full-time lessee of the property.
 - b. RV must be parked at least five (5) feet from the front, side, and rear property lines and ten (10) feet from a structure when unit is fully extended.
 - c. RV may be connected to the owner or lessee power with a Marion County Public Works Department, Building Inspection Program, approved RV connection box ONLY. Connections using extension cords are NOT allowed.
 - d. RV may be self-contained; however, black and grey water holding tanks shall be emptied only at an authorized RV dump station.
 - e. Adequate on-site parking shall be provided for additional vehicles allowing for setback from side and rear property lines and between vehicles a minimum of three (3) feet in width. No parking is permitted within a front yard setback unless located within a driveway.

F. Recreational Vehicles on Undeveloped Residential (RS) & Multi-family (RM) Zoned Property – Two (2) RVs may be parked for human occupancy on undeveloped Single Family or Multi-family zoned unit of land upon meeting all of the following conditions:

1. The property shall have City-approved access driveway. Adequate on-site parking shall be provided for additional vehicles allowing for setback from side and rear property lines and between vehicles a minimum of three (3) feet in width. No parking is permitted within a front yard setback unless located within a driveway.
2. The property shall have a City-approved and installed water meter and a water line, going from the meter to a hose bib on the property. During use of the property, the water must be turned on and a hose must be available for fire dousing in the fire pits and for fire protection.
3. The RV may be hooked up to electrical power with a Marion County Public Works Department, Building Inspection Program, approved RV connection box. Connections using extension cords are not allowed.
4. The RV shall either be self-contained or toilet facilities shall be provided. Property owner must obtain approval for a porta-potty from the City, or provide proof of an acceptable sanitation system approved by the City. For self contained units, black and grey water holding tanks shall be emptied only at an authorized RV dump station.
5. From April 1st through October 31st, the property may be used by the property owner for placement of two (2) RVs.
6. From November 1st through March 31st, two (2) RVs may be parked for human occupancy on the property for property owner's personal use up to the maximum of a 30 days.
7. If residency in RV exceeds two (2) weeks, the owner of the RV/property must subscribe with the municipality's contract sanitary disposal company for garbage collection.
8. Rental or leasing land or space for one (1) RV is allowed based upon the established time period indicated in Section 3.6.3., Letter F., Numbers 6 and 7 .
9. The property shall have adequate space for on-site vehicle parking. The RV shall be parked at least five (5) feet from the front, side, and rear property lines and at least ten (10) feet from a structure when unit is fully extended.
10. Additional RV parking for human occupancy requires a permit issued by the city Recorder with approval of two (2) City Councilors when meeting the following:
 - a. Permit is subject to a fee established by Resolution of to the Detroit City Council.
 - b. Permit applies to property owner/lessee requesting the permit and it is not transferable with the property.

G. Recreational Vehicles on Undeveloped Commercial Zoned Land.

1. Parking RV's on undeveloped commercially zoned property for human occupancy is prohibited.

H. Recreational Vehicles (RV) Storage.

1. Storage of Recreational Vehicles (RV) on Developed Single Family, Multi-Family or Commercial General zoned property that contains a single-family dwelling is permitted based upon the RVs being parked a minimum of five (5) feet from the front, side, and rear property lines and ten (10) from a structure.
2. RV/boat storage on Undeveloped Single Family and Multi-Family zoned property is prohibited unless the RV/boat is the personal property of the property owner up to a maximum of two (2) in number.
3. RV storage may be allowed on Developed Commercial zoned property with an existing commercial use as an accessory use if:
 - a. City Council approves the RV storage,
 - b. The property owner of the storage area has a business license from the City to operate the existing (principal use) business,
 - c. The storage is accessory to the primary use on the property and the storage is only for RVs, boats, and boat/watercraft trailers, and
 - d. The property is not located in the Detroit Avenue Business Corridor (properties abutting Detroit Avenue and zoned Commercial General (CG)).
4. RV/Boat storage on Undeveloped Commercially zoned property is prohibited unless:
 - a. Property owner completes and receives approval of a land-use application based upon the required application type, procedure, and process applicable to RV/boat storage pursuant to Detroit Development Code, Chapter 2.3—Commercial General Zone Requirements, and
 - b. Property owner applies for and is granted a business license from the City to operate a designated RV storage facility on the property.

I. Other

1. RV/boat storage or overnight use of RV on City streets and City right-of-ways is prohibited.
2. Owners of Vacation Rental properties are responsible for compliance by their renters/tenants of these regulations. (Vacation rentals are as defined within the Transient Tax Ordinance and may include the following as examples: tourist home or house, bed & breakfast, lodging house, rooming house, and apartment house, public or private dormitory, and space in mobile home or trailer parks.)
3. Any RV parking conditions not specifically addressed requires a permit issued by the City Recorder with approval of two (2) City Councilors when meeting the following.

- a. Permit is subject to a fee established by Resolution of the Detroit City Council.
- b. Permit applies to property owner/lessee requesting the permit and it is not transferable with the property.

3.6.4 OPEN CAMPING/TENTS

A. Developed Single Family (RS) Zoned Property, Multi-family (RM) Zoned Property with Single Family Residence, Commercial (CG) Zoned Property with Single Family Residence

- 1. A maximum of four (4) tents may be placed on single-family, multi-family and commercial zoned property with single family residences, and a maximum of four (4) tents per unit may be placed on multi-family and commercial zoned unit of property with multiple dwellings and allowed:
 - a. from April 1st through October 31st,
 - b. from November 1st through March 31st up to the maximum of 14 consecutive days in a 30 day period, and
 - c. meeting the following conditions.
 - (1) Tents must be placed at least five (5) feet from the side and rear property lines and at least ten (10) feet from the front property line. Each tent must be located a minimum of five (5) feet from any other camping space or structure when the unit is fully extended.
- 2. Additional tents require a permit issued by the City Recorder and approval of two (2) Councilors when meeting the following.
 - a. Permit is subject to an applicable fee established by Resolution of the Detroit City Council.
 - b. Permit applies to property owner requesting the permit and is not transferable with the property.
- 3. Adequate on-site parking shall be made available for vehicles of all guests and family members allowing for a setback from the side and rear property lines and between vehicles a minimum of three (3) feet in width. No parking is permitted within a front yard setback unless located within a City-approved driveway.

B. Residential Undeveloped property - Tent camping on residential undeveloped property must comply with the following regulations:

- 1. Property must have an installed water meter and a water line going from the meter to a hose bib on the property. During use of the property the water must be turned on and a hose available for fire dousing in fire pits and fire protection.
- 2. The property must have a City approved access driveway.

3. Adequate on-site parking shall be provided for additional vehicles allowing for setback from side and rear property lines and between vehicles a minimum of three (3) feet in width. No parking is permitted within a front yard setback unless located within a driveway.
 4. A maximum of four (4) tents are allowed.
 5. Camping is allowed from April 1st through October 30th
 6. Tents may be placed on the property up to the maximum of 14 consecutive days within a 30-day period.
 7. Tents must be placed at least five (5) feet from the side and rear property lines and at least ten (10) feet from the front property line. Each tent must be located a minimum of five (5) feet from any other camping space when the unit is fully extended.
 8. Toilet facilities must be provided. Property owner must obtain approval for a porta-potty from the City, or provide proof of an acceptable sanitation system approved by the City.
 9. All trash shall be removed from the site.
 10. Additional tents require a permit issued by the City Recorder and approval of two (2) Councilors when meeting the following.
 - a. Permit is subject to an applicable fee established by Resolution of the Detroit City Council.
 - b. Permit applies to property owner requesting the permit and is not transferable with the property.
- C. **Commercial Undeveloped property** - Camping is prohibited on undeveloped commercial property.
- D. **Commercial Developed Property** – Camping is prohibited on commercial developed property except for Motels as defined in Ordinance No. 215, Transient Occupancy Tax Ordinance, but excluding motels located in the Detroit Avenue Business Corridor (properties abutting Detroit Avenue and zoned Commercial General CG):
1. Motel (Definition): Any structure, or any portion of any structure, which is occupied or intended or designed for occupancy for 30 consecutive days or less for dwelling, lodging, or sleeping purposes, and includes, by way of illustration and not limitation, any motel, inn, tourist home or house, hotel, bed & breakfast, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, public or private dormitory, fraternity, sorority, public or private club, space in mobile home or trailer parks, or similar structure or portions thereof so occupied.
 2. The following conditions apply:
 - a. A maximum of four (4) guest tents are allowed.