



**CITY OF DETROIT PLANNING COMMISSION  
PUBLIC HEARING Minutes  
345 Santiam Ave.  
Detroit, OR 97342  
Tuesday, April 18, 2023  
6:30 PM**

**A. CALL MEETING TO ORDER** Dean O'Donnell called the meeting to order at 6:30 PM

**B. ROLL CALL-** Kate Woodrum, Kevin Cameron, Dean O'Donnell, Gina Audritch, Michelle Warden, Traci Boland absent.

**C. DECLARATIONS OF CONFLICT OF INTEREST AND EX-PARTE CONTACT**

*Conflict of Interest* indicates a direct/indirect financial benefit, as defined by Oregon Government Standards and Practices Commission, from an agenda item and excludes any involvement in discussion or vote on the issue.

Where a Councilor or Planning Commissioner is so involved with an issue such that they have prejudged the matter based on evidence or opinion not developed during the course of the record proceeding before the city, and it would be unfair for that official to vote on the application, that official should also exclude him/herself from any involvement in discussion or vote on the issue. – None

**D. ANNOUNCEMENTS** - Items not on the agenda but relevant to City business may be discussed by the Planning Commission at this meeting. Citizens are encouraged to attend all meetings of the Planning Commission to ensure that they remain informed. Agenda items may be moved back if a Public Hearing is scheduled.

**E. Order of Business:**

- a. Review of proposed updates to the Detroit Development Code under city case file LA-2022-01- Mcrae Carmichael Read her staff report. Kevin Cameron acknowledged letter and emails that had been received from the following, Cora Slowikowski 125 Scott Ave & 135 Scott Ave, Frank Morris Detroit RV Park, Fred Eichler 345 Santiam Ave W, anonymous, Kim Fowler, Hayden & Cathie Price, Don Tesdal 100 Tumble St & 205 Kinney, Anonymous, Shari Flanders 130 Breitenbush Rd, Bruce Holoubek 200 Santiam Ave. W, Mariann Deering 240 Detroit Rd S and Pat Marlia 235 Clifford.

Public Comment: Speaking in opposition of the application.

- Miriam Rasmussen -330, 340 Detroit Rd S. Had questions about what revisions are being made to the RV section of the development code. Had questions about permits for RVs.
- Larry Gescher- 320 Detroit Rd S. Would like to see the lot size be considered.
- Christine Rasmussen- 430 Santiam Ave. Would like to have the size of the lot be considered. Would like properties to be considered on a case by case. Having a code enforcement person look into each address and have this done by an application process.
- Tad Humphreys 215 Hill St. Wanted clarity on what is happening and how the process works.
- Tina Russel- Tumble. Suggested that someone be able to submit a plan and bring it to council for approval.
- Carl Haynes- 230, 240, 250 Scott Ave. Stated that he paid money and submitted plans and got permits in the past. He is concerned about not being able to have the same amount of RV's that he has had in the past. He also feels that it is unfair with how much money has been put into his properties.
- Dean O'donnell asked if there were anymore more questions from council or staff or from the audience. I would like to close the public hearing as a reminder once the public hearing is closed only council and staff will be able to speak after I close the hearing.
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Public hearing was closed at 7:24 PM to public at this time.

Meeting opened for Planning Commission to have discussion. Kate Woodrum speaking, it was a really great meeting and it was good to hear, thoughts opinions, and circumstances, so there is a lot to discuss. It is going to take some time but I think we are all on the same page. Gina Audritch speaking, I appreciate all the feedback both for and against. We have done a lot of work on the entire development code, not just the RVs , but I do know that gets the most attention, so thank you for sitting through that part. I think what we heard tonight about lot size is certainly something our planning commission did discuss at several meetings and this has gone back and forth from Planning Commission to Council this topic several times, so I'm sure we will have more discussion and hopefully we will make a recommendation that will work for everybody. Michelle Warden speaking, I appreciate all the comments and people that sent in letters. I have a better understanding of what the issues are. I have lived in Detroit for 50 years and I still am confused about, I'm not confused about what is proposed, but I am confused about what we have been debating about for the past year, because honestly after our house burnt down our first thought was its ok we can live in an RV and was told no you can't and I was thinking how can I own a piece of land and I can't on it in an RV or tiny house honestly that is where I was at. Then Christian ministries came we were going to own a piece of property and be living in my mom's backyard. I was like how did all of you get to live in an RV year around and now that is a thing, so I had mixed feelings about it, but if I search my heart ethically and I think about a person who might not have any other means but they own a piece of land, then by golly

they should be able to live on it. I am also a little confused about and others are to and I would be to, that they have a had 3 or 4 RVs on their property for the past few years, so why are you taking that away from us and then I am hearing McRae say that is considered an RV park and now we are considering this and well that is ok. I mean I am still am really completely confused as to what is allowed and what is not allowed what we really cannot condone and also one the things I have heard over and over again, which I'm not hearing you guys bring up, sounds like you guys are very responsible property owners. I hear of people dumping grey water. I am happy to hear we will be having Code- enforcement and I hope someone is really checking that out. Audio became inaudible. We had to submit a site plan that and say where our septic is located. I just feel like some people have been able to get away with things... could not hear audio became inaudible. Kevin Cameron speaking, I remember how I got to Detroit I put my RV at Kanes in 1999. I was there for many years and then went to the lakeside Rv. I bought a home in 2012 on Clester, so half of my life in Detroit has been in an RV for the summer not the winter time. I know there are a lot of people who are building homes that have started in RVs up here. It is part of the culture; it really is part of the culture in the summer time. I think that this commission cares about the quality of life up here. Making sure that we are following some rules up here, yes, I own my own property should I be able to do whatever I want on it. Go buy less than 80 acres of agricultural land and try to build a house on it and the state will tell you that you cannot. You can't do things on your property all the time so there are going to be things and some restrictions put in place. What I have heard tonight is that we need to have some flexibility and the Planning Commission can accept or reject whatever motion is made, and make a recommendation to the City Council. I don't know if there is even a motion written down that we were supposed to have. I know what I want to say if you are ready, and what I would like to do is make a motion that we would recommend to the City Council that we have a policy what was presented to us of one RV year around and a second RV seasonal that was presented, with an option to apply for a conditional use permit. Mcrae spoke up and said for an RV park? Kevin Cameron stated no. A conditional use permit based on lot sizes to be determined later. I want to make sure water meters are hooked up and then all the other rules are followed now that probably a muddy motion. Dean O'Donnell speaking does anyone want to comment? Gina Audritch speaking, I don't think it is unreasonable my question to McRae is this language already there in the code? McRae speaking, this language is already here in the code. I am hearing there is hesitancy around RV park, right? So, if we wanted to have something different. If someone is going to have a conditional use permit to have additional RVs temporary, seasonal, or long term. Kevin Camerron speaking, let me ask you this, someone could challenge our code and I think this a grey area, RV park is a year around park, people come and go and can live there. If we make it temporary even if we do one RV year around and second RV seasonal, we are still by what you said stepping to the RV park. McRae Speaking, I would like to read to you 4.5.5 RV Park from the current development code. General Development Standards. Unless otherwise approved as a variance, the following standards shall apply: 1. Recreational vehicle parks shall not be occupied by manufactured homes, except for one manufactured home for an operator/owner. 2. Access roads shall be paved or gravel, and shall have direct access to a paved or gravel street. 3. Park roadways shall be a minimum of 20 feet in width, curb to curb, provided that if parking is to be allowed on either side of the street, the minimum width shall be increased by seven (7) feet for each side of the street on which parking is to be allowed. Parking shall be parallel. 4. Camping supplies and convenience foods may be sold within a building with proper licensing and signage. 5. The entrance shall be designed with an adequate parking area for those registering, checking out, or stopping at the convenience store without blocking access to the designated recreational vehicle spaces; and without causing congestion on adjacent streets. 6. All outdoor lighting shall be directed away from adjacent residential property and streets. 7. A dump station for discharging wastewater-holding tanks shall be provided unless each space is equipped with a septic/sewer connection, so those are the standards if someone were to want to apply for a conditional use permit to have an RV park. Kevin Cameron speaking, so that is impossible to meet because they would not have

a septic system for them. Our current RV parks do not have septic system. McRae speaking, a current RV park does have a septic system. Kevin Cameron speaking, not in Detroit. McRae speaking, I do not know the name of the street but it is up this way. Kevin Cameron speaking, Kanes's does not have a septic system. McRae speaking, I cannot speak to Kane's they are non-conforming they are grandfathered in they have been here for 60 years. Non- conforming is not a bad thing it just means they have been operating prior to the development code was put into place. You could always add additional criteria. I hear what you are saying I am just wanting to highlight back to you that you have the provision that allows you to have this additional land use, also allowing neighbors the ability to comment and be involved and ultimately a hearing of a public body to make the final decision. Gina Audritch speaking: so, the only thing we are not able to meet is the septic because I heard the graveled or paved is an option. McRae speaking, yes, that is correct. Dean O'Donnell speaking, as I understand it the county is working on a septic/ sewer for RV parks as well as the commercial properties on the Detroit Corridor. McRae speaking, I am not directly involved in that. People speaking form the audience and it is not audible. Kevin Cameron speaking, So, McRae if we eliminated the septic part and said pumped that a pumping service is available and abide by all the rules would that work? McRae speaking, that gets to this provision of allowing some flexibility that is what is proposed now. Changing the language so it can be allowed for what is permitted for what you are targeting. I think it would allow for the flexibility that you are discussing. It takes the process through a public process a conditional use process with Planning Commission and City Council making the final discission. Gina Audritch speaking, So, if would allow the larger lots that are wanting to have more than two RVs, that can maybe accommodate that and still meet the setbacks. Dean O'Donnell asking, does anyone want to put that into a motion please? McRae speaking, I've heard you say you would like to make provisions to the 4.5.5 of the RV standards to allow the holding tanks to be pumped. Ultimately the other provisions accepting the code amendments as they are. Kevin Cameron, made a motion that the City Council accept the code amendments as they are and change the criteria from septic system to the ability to pump RVs so this can allow them the ability to apply for conditional use permit, seconded by Gina Audritch, discussion, Michelle warden speaking but not audible as to what her discussion was. McRae was speaking to what the process has been for the third and fourth RV. McRae is not sure if what that had been following state statue. McRae stated that if you have more than one RV then by state requirements if would be considered an RV park and by our code right now that would require a conditional use permit., so it would appear that there was a conflict with our code was permitting, how our code was permitting RVs how we were functioning and doing it. This is helping to clarify that discrepancy. Dean O'Donnell called for a vote on the motion, Gina Audritch in favor, Kevin Cameron in favor, Kate Woodrum in favor, Dean O'Donnell in favor, Michelle Warden not in favor of the motion, motion passes 4 yes and 1 no.

**NEXT SCHEDULED MEETING:** May 10, 2023

**F. ADJOURNMENT- Gina Audritch made motion to adjourn the meeting, seconded by Kevin Cameron. Meeting is adjourned.**

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Dean O'Donnell, President

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Michelle Connor, City Recorder

