

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, City Councilor



City of Detroit, Oregon  
City Council Reg Session  
Minutes

Mailing Address:  
P.O. Box 589  
Detroit, Oregon 97342

(503) 854-3496  
(503) 769-2947 fax

Email: [detroit@wvi.com](mailto:detroit@wvi.com)

Michelle Connor, City Recorder

September 12, 2023

6:30 p.m.

345 Santiam Ave W.

Detroit, Oregon

---

Streaming on YouTube &  
Facebook

The City of Detroit is an equal opportunity provider and does not discriminate on the basis of race, creed, color, country of origin, religion, sexual orientation or identity, disability, or other immutable characteristics. Those with a disability who wish to request an accommodation or aid in order to participate in this meeting should contact the City Recorder at (503) 854-3496 or by email at [detroit@wvi.com](mailto:detroit@wvi.com).

Meetings of the City Council of Detroit will be broadcast via Zoom, as well as on other form(s) of electronic media as they become available. If you require additional assistance to participate in this public meeting, please contact the City of Detroit at least 48 business hours prior to the meeting (503) 854-3496 or by email at [detroit@wvi.com](mailto:detroit@wvi.com).

- I. Call to Order Mayor Trett called meeting to order at 6:30 PM**
- II. Council Roll Call- Present Greg Sheppard, Eric Page, Tim Luke, Michele Tesdal, Todd Smith, Denny Nielsen Mayor Trett. Staff present Michelle Connor, Lindsay Meyer.**
- III. Pledge of Allegiance**
- IV. Approval of the Agenda- Denny Nielsen made motion to approve the agenda, seconded by Tim Luke, all in favor motion passes unanimously.**
- V. Special Orders of Business-None**
- VI. Committee Reports- Civic Center Committee. DLF Elizabeth Smith, Kathy**

This time is set aside for committees established by law, ordinance, or other authority to report to the City Council on the committee's ongoing work.

**Clark, Nancy Powell and from the City Michele Tesdal, Michelle Connor. We had our first meeting today 9-14-2023. We went over staffing, times etc. We are working a schedule for October for an open gym time. We are working on a calendar that will let people know events and open gym times etc.**

## VII. Public Comments- None

This is the time set aside for comments from the public on matters not on the agenda. Commenters are limited to three (3) minutes. Time may not be yielded. Questions from the Council or staff to commenters shall not be counted against the allotted three (3) minutes.

## VIII. Resolutions, Orders and Administrative Action

“Hear No Evil” A/V Proposal – Denny Nielsen- Shortly after we occupied our new Community Center it became painfully clear that we had serious challenges with being able to communicate within our Council Chambers. Several counselors worked to define a scope of work to mitigate a multitude of issues and ultimately solicited bid proposals from three vendors within the region. Only one vendor, Hear No Evil Inc submitted a qualified proposal which council has reviewed. The proposal represents a robust collection of devices that will allow for professional presentation using contemporary software, display and listening tools that will provide clarity both in terms of sight and sound. All presentations can be streamed on any available virtual applications and recorder for the record. I am pleased to make the motion that we accept the proposal dated August 30, 2023, from Hear No Evil Inc. in the amount of \$78,176.88 with a contingency of 5% to cover costs related to non-low voltage electrical issues and carpentry needed for installation. Denny Nielsen made motion to accept the proposal from Hear No Evil inc. for the amount of 78,176.88 with a contingency of 5% to cover costs with electrical and carpentry as needed for install, seconded by Todd Smith, all in favor, motion passes unanimously.

b. LA 22-01 – Development Code Revisions – Mcrae Carmichael- Good evening, everyone you all received my memo from Mark Shipman regarding questions you had about RVs, from the public hearing that was on 8-8-2023. This evening the discussion about the language I brought forth, based on what I heard. Questions that you might have about those changes you can choose not to take up on any of these changes, you can discuss modifications. There were five items that I understood. 1. Revising the definition of lot coverage to include impervious area as part of the maximum lot coverage. I put language into the revised text. Was not able to understand this part of the recording. You all said lot coverage that you wanted 60% of lot coverage to happen so there is a new definition that was added 2. Restricting RV's to not permit rentals. 3.5.3 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, one 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. B. Renting or leasing an RV or RV space, separate of a full-time lease of the property, is prohibited. The language was changed to state that Restricting Rvs to not permit rentals 3. Require the front yard setback to be consistent with the setback requirements for structures as reflected in the zoning setbacks. I modified the language with what is in our current code what the previous code and what was recommended by planning commission which was 5 ft all around and I modified the front yard to be 15 Ft in the front to which is what is consistent with what our setbacks are in the zone. 4. Eliminate a year-round provision to allow RV to be permitted. What planning commission recommend was one

RV be permitted year around and then you could one more RV that would be seasonal. At the meeting last month to provide language to not have the year around. 5. Permit 1 RV outright during April 1- October 31 and allow an additional RV to be permitted after a Type 2 approval is received meeting the criteria identified in the DDC – Mcrae opened things up for questions and discussions at this time. Eric Page speaking, I was confused about this before because I do not really recall the eliminating the one RV year around., I don't see that as what is trying to be achieved. The one RV year around and one RV seasonal is what the planning commission had recommended. I tried to work though this memo and I feel that it was a bit confusing. My perspective of my understanding was one RV year around and one seasonal that was kind of following the original planning recommendation. McRae speaking yes, I agree with that statement that the language from August reflected that. How it read was one RV can be on the property and another one you would need to obtain a permit for that would be a seasonal one. That was requested that that part be eliminated, but you all can tell myself and Mark where you want this to go. The Rvs would need to comply with all. Michele Tesdal, I do believe that one RV being there year around is a good idea. We do not know when sewer system is coming in. It could be a long time. What I was thinking when I first talked about that was Oregon 266 covers two more years and I did not want it to be redundant. Tim Luke- I have spent a considerable amount of time trying to figure out what all is taking place and as I understand it after having lengthy conversations with Planning. Then confirming with other planners and yourself too is that the original recommendation that was given by Planning was to allow one RV year around a 2<sup>nd</sup> Rv without a permit and 3<sup>rd</sup> and 4<sup>th</sup> up to 4 rvs with conditional use permits. Mcrae no that was not the recommendation. What was recommended by planning commission on the 4-18-2023 meeting was one RV year around and 2<sup>nd</sup> RV seasonal and not the 3<sup>rd</sup> and 4<sup>th</sup>. Tim Luke I am having a hard time figuring out where the discrepancies are because I listed to the minutes that did not get approved until last month because there was not a meeting until last month. I spoke with Gina Audritsh multiple times including today and she told me that she spoke with you to and confirmed with Kevin Cameron another planner and this is exactly what she portrayed to me and said that I should ask you and that you would agree, because of these discrepancies. So, I am trying to find out and I sent an email to everybody today again because according to her and all the other conversation that there was not what we are talking about. Just one with the one and one with second. That there was a provision basically verbal finding at the end was that Kevin Cameron said according to Gina that the recommendation was to leave it the same with revisions to be able to pump the rv tank. I think and I cannot speak to what other people took it as but at the end of the conversation what they were talking about I believe and understand. What they were talking about was let us keep it the same as in the language that is currently presented to us. Which was 1 RV year around and a 2<sup>nd</sup> RV seasonal. They did have discussion about could there be an additional permitted process to allow 3 or 4 like a land use permit like an RV park would be. They did not give direction to add language for a permit 3 or 4 through a permit process such as a conditional use permit. Tim Luke: so, I have two planners that McRae: Planning Commissioners? Tim Luke: That disagree with that according to what they have told me. That is being this out and so that was there understanding their intent, and it was the two that actually said it at the end of meeting is my understanding. I think that we are still ill prepared at this point that we should take your recommendation from February which was to take the RV code completely out of all the other changes that are necessary in the development code. I feel that we have spent too much time and grant money in hashing this thing out over and over again. When we should be focused on rebuilding the town My motion is to completely remove the RVs from any and all the resolutions so that we can move forward with everything that is important. We can spend the next few months planning and having work sessions with

planning and have these open conversations. I motion to remove the RV part. Seconded by Greg Sheppard. Discussion Denny Nielsen I think we have had sufficient discussion we have had work sessions we have discussions with Mcrae and I do not support this motion. Tim Luke made motion to remove the RV ORD changes from all the rest of the development code, seconded by Greg Sheppard, Michele Tesdal, Eric Page Todd Smith, Denny Nielsen Mayor Trett all vote Nay. Tim Luke and Greg Sheppard voted yes motion fails 5- 2. Eric Page I would agree with you Tim Luke amount the amount of time and work that has gone into this. A lot of this from my perspective is putting simply some code amendments into place and put structure into a city that has residential neighborhoods. Granted we are 54 miles away from Salem, but in that 54 miles we are the only city that allowed Rvs at this level. Granted we did have a wildfire. I believe at some point we have to start to put some structure into what the city is operating like I think that 2 rvs is being pretty reasonable and I doubt that there are too many people that want more than 2-year around. At the end of the day and I do know I am not an expert in this and nor do I want to be but I believe there could be a pathway that can be crafted. There is a lot of health and safety standards that are in place, the fire department requested some of that. There has been a lot of misinformation and not enough information at times as to where this process is going. I think the possibility of a conditional use permit being crafted to provide for those situations where more than one plus one seasonal and or maybe a hardship, hardship situations do exist. So, looking at that all so as we can try craft that in to it. I think would be beneficial to this community. Because I do not think that everyone who is doing the RVs necessarily need 4 or not be able to accommodate that amount. I do think that in some cases it is something that you can find reasonable and you can go through the conditional use application process and your neighbors with be able to weigh in on that. Greg Sheppard I just feel this is a little bit premature we are not even half way through the rebuild process. I think that this tearing this town apart and maybe we can re visit it again next year. Denny Nielsen I just want to say that I like the idea of a conditional use permit that way neighbors can have a say or input. I would like to see no matter how large the property I think there should never be more than 3 RVs. I have heard an awful lot of conversation about why 3 or 4 RVs are needed. I have also heard more conversation about this is all about my family by happy place etc. I think that if it goes through the conditional permit process it gives those neighbors a chance to have a say in what is happening. Mcrae, do you want to discuss specifically what conditional permit will look like Mark and I can walk you through that? Denny Nielsen, I think we set a min size for more than two Rvs of 10,000 sq feet and no more than 3 rvs. Mcrae yeah you just need to start somewhere. I do not know any communities that allow this. We will craft something together. Mark, we can walk you through what the process would look like it would be type 3 it would go to staff and then it would go to the COG, then the planning commission for a meeting and if there is no significant opposition and that they can satisfy all the criteria and then it is approved. In my mind there would still need to be setback requirements met and electrical and all the criteria would need to be met. In concept what we would want reference Residential zone. Mcrae so you all can give us direction as to what you want it to look like. We can bring the ORD back next month. Mark, we need an approval of a motion to be made by council to approve the development code as presented to the council with the modifications. First item would be having permitting language to allow having an RV on the property year around. Then we want to add in 2.1.4 RS conditional use for a seasonal RV, we would want to in 3.5.3. we will add language for a 3<sup>rd</sup> RV and there will be a requirement that there be a minimum lot size. Tim Luke, I think it should be 5,000 I do not think we should set a limit. Denny I cannot support that. Mark so let us do this let us segregate the minimum lot size. We need to have a vote. Mayor Trett any further discussion other than the square footage. Denny Made motion to require 10,000 square feet for three rvs, seconded by Todd Smith. Discussion,

Eric Page in today's world there are rv trailers that are the size to fit one human and a dog and rvs that are made to accommodate more. Maybe we could include how many people the RVs can accommodate. Tim Luke, I understand there are lots, mine is a little more than 5,000 and I could fit 3 Rvs on my lot. We got some pretty specific language property lines tip out and so forth. I don't want to stiffen people's rights be able to enjoy their family. I think we need to be less invasive. Denny, I appreciate your comment. Remember you have to remember with all the other requirements you can't place them on the drain field and me the setbacks. That is why I suggested the 10,000 square feet. The motion, recorder calls the roll. Gregg Sheppard No, Eric Page Yes Todd Smith Yes Michele Tesdal Yes Tim Luke No Denny Nielsen and mayor Trett yes. Motion passes 5 yes 2 No. Mark so in addition we want to make sure that this section of the code that in addition to the provisions that we talked about, that we reiterate the requirements meeting all the requirements of the zoning. 4.1.5 procedures conditional uses we will have criteria. Michele Tesdal so is that something that our new planner can help out with? I think the language in already there the language it is there with the setbacks and pumping. This conditional use permit will be an annual thing you will need to have it approved each year. Mark I would like to summarize this for you. Approve staff recommendations for LA-22-01 together with modifying and amending the RV section in 3.5 including a prevision for a third RV for the conditional use in both the RS on lots greater than 10,000 feet in size that would subject to additional lot coverage setback landscaping requirements with subject of being part of the previsions. In section(s) 4.1.5 4.5.5 of the Development code of the conditional use permit. Denny Nielson made motion to accept the motion was stated by Council Shipman the attorney has stated seconded by Eric page. Discussion eric page can you clarify for me in what provision has been made for work force housing? Related to Rvs? McRae Permitting, I would offer a permitted an RV year around on residential. Eric Page what about residential commercial or just commercial zones. I saw McRae 3.5.3 G. Recreational Vehicles on Undeveloped Commercial Zoned Land. 1. A Parking RV's on undeveloped commercially zoned land property for human occupancy is prohibited. There were no changes made to this. No changes made by planning commission. Greg Shepard No, Eric Page yes, Tim Luke No, Michele Tesdal yes, Todd Smith yes, Denny Nielsen yes Mayor Trett yes. Motion Passes 5-2.

#### **IX. Consent Calendar**

- a. Approval of the Minutes of the City Council Special Session August 16, 2023 and Detroit City Council Regular Meeting– August 22, 2023.
- b. Approval to Pay the Bills - Todd smith made motion to approve the consent calendar, seconded by Denny Nielsen all in favor.

#### **X. Staff Reports**

- a. HBH Engineering- Olsen LLC started doing work on piping Electricians have been working on location. Shelter has been set up and electrical connections will be complete here within weeks. Generator is now able to be plugged in at the plant if the power goes out.
- b. City Recorder- Building permits for August, 2 structure permits and 3 Dwelling permits. Yearly audit will be starting this week.
- c. Planning – None
- d. Marion County Sheriff- Introduced the marine deputy who started with us this last summer.
- e. USFS – Michelle King- Updates- We are looking at 200 Miles of road that needs road and tree work done. This has been broken into a Phase I and Phase II. This

way the area can be concentrated on in sections. Phase I will have forest Rd 46, and French creek which is still closed and white water which is still closed. Phase II will consist of Mcoy Rd and some of the reaming areas of 160 miles of road.

- f. Idanha-Detroit Rural Fire Protection District – None
- g. North Santiam Sewer Authority- County staff along with Keller and staff have been working with property owners. The DEQ has area of regulation that has to be followed. We are limited on what we can do even with all the technology.
- h. City Clerk- None

**XI. Unfinished Business**

- a. Ordinance 251 – Parking- On going
- b. City Hall Rental Fees- On going

**XII. Council Reports-**

**Greg Sheppard-** the paving is completed on forest Ave. The shoulder rock has been completed. We are waiting to stripe it. This will make a safe corridor for families to walk down. Would like to do more striping.

**Eric Page –** nothing more to repert on water. There was an ethics violation that was filed sometime back. It had to do a property(s) that I own on 445 Clester. My family has owned this property since 1972. This home is used by my family and has not been rented. 505 Clester since 2004. Yes, it is a rental. We have rented it out since 2004. During the 2004- 2013 it was a VRBO. In 2013 we turned 505 Clester into a long-term rental. From 2018 it has been rented to the same tenant, they the rent the property year around. To be completely transparent they are my son’s in-laws. They rent from May1st thru September 30th for on amount. Then we reduce it down during the winter months.

**Tim Luke-** Nothing to report.

**Michele Tesdal-** I spoke with Sera about a park design. Work will continue on this.

**Todd Smith-** I have been working with the COG with a plan of getting code enforcement up here.

**Denny Nielsen-** We had a meeting with the TAC Committee. September 27<sup>th</sup> will be the next meeting for this. We doubled our propane compacity by adding a tank.

**XIII. Mayor’s Report – Army Corps are having two public meetings. Will be posted on the website. That way people can have the link to those meetings.**

**XIV. Other Business**

**XV. Upcoming Meetings**

a. Regular Council Meeting – September 26, 2023 – Detroit City Hall 6:30 PM.

**XVI. Adjourn Tim Luke made motion to adjourn meeting, seconded by Eric Page all in favor meeting adjourned at 7:58 PM.**



Mayor, Jim Trett



City Recorder, Michelle Connor