

# STAYTON PLANNING COMMISSION

## MEETING MINUTES

Monday, January 28, 2019

**COMMISSIONERS:** Jackie Carmichael, Vice-Chair  
Dixie Ellard  
Ralph Lewis, Chair  
Richard Lewis

**STAFF MEMBERS:** Dan Fleishman – Planning & Development Director  
Lisa Meyer – Public Works Administrative Assistant

**OTHERS PRESENT:** Gerry Aboud, William Berman, Mark Grenz, Gene Jones, Dan Morgan, Steve Poisson, Wendy Stone, Mayor Hank Porter

1. **CALL TO ORDER:** Chair Lewis called the meeting to order at 7:00 p.m.
2. **INTRODUCTION OF NEW MEMBER:** The Commissioners introduced themselves to new Commissioner, Richard Lewis.
3. **ELECTION OF CHAIR** Carmichael moved and Ellard seconded the nomination of Ralph Lewis as Chair. Passed 4:0. Ralph Lewis moved and Ellard seconded the nomination of Carmichael as Vice-Chair. Passed 4:0.
4. **APPROVAL OF MINUTES:** Carmichael moved and Ellard seconded to approve the minutes from November 26, 2018. Passed 3:0 (Richard Lewis abstained)
5. **LAND USE FILE #23-12/18 –PUBLIC HEARING Proposed Code Amendments Regarding Standards for Recreational Vehicle Parks**
  - a. **Commencement of Public Hearing-** Chair Lewis read the opening statement and opened the hearing at 7:04 p.m. No objections were made from the audience to the notice in this case or the jurisdiction of this body to hear the case. There were no declarations of conflict of interest, *ex parte* contact or bias by members of the Planning Commission.
  - b. **Staff Report-** Fleishman explained that the current Land Use and Development Code allows for recreational vehicle parks and campgrounds in the Industrial Agriculture Zone and Interchange Development Zone. There are currently no design or operational standards for recreational vehicle parks or campgrounds. The proposed standards address submittal requirements, design standards and operational standards.
  - c. **Questions from the Commission-** None
  - d. **Proponents' Testimony-** Mark Grenz, Multi/Tech Engineering Services, Inc., 1155 13<sup>th</sup> St SE, Salem, OR 97302. Grenz looked at the feasibility of a recreational vehicle (RV) park along Fern Ridge Rd in Stayton at the request of Gene Jones. Grenz provided handouts to the Commissioners that included photos of Grenz's RV, Google Earth images of Pheasant Ridge RV Park in Wilsonville, OR, and suggested changes to the proposed code amendments. Photos show dimensions of 30 ft between spaces, 13 ft width for the RV pad, and 65 ft for depth. Grenz proposed setting the minimum space for a recreational vehicle to 1,500 sq ft with a width of no less than 30 ft width. Other suggestions included 1,000 sq ft minimum for tent space with a width of no less than 20 ft. Grenz suggested reducing the setback requirement to that of a house. Other suggestions included changing the number of additional parking spaces required throughout the park and fire hydrant placement

approval. Grenz suggested removing the pedestrian walkway requirement. Based on his experience in RV parks, a lot of time is not spent walking in an RV park. There is not a lot of traffic in an RV park to require a walkway, plus it is taking away space that could be utilized more efficiently. Grenz referred to a photo provided of his electrical bay in his coach which has a 50 amp plug-in. Grenz did not think it was realistic to require the electrical to be hard wired and a direct connection for the water and sewer when both are designed to be mobile. Grenz believes there is a demand for this type of park in this area.

William Berman, 4490 Silverton Rd NE, Salem OR 97305. Berman is Jones' son-in-law and currently owns an RV park. Berman commented that the 3,000 sq ft space requirement is just a showstopper. He suggested reducing the minimum space to 1,500 sq ft in order to make it financially viable. He thought the 30 ft setback should have some flexibility based on the layout. The 25 ft requirement between vehicles drives excess width and lowers the number of vehicles. Berman suggested removing the fire ring requirement since it's a fire hazard having an open fire with the amount of propane around. Berman did not think it was appropriate to require a picnic table. The landscaping requirement should allow for pull-through spaces. Berman requested more clarity regarding the waste requirement in Section p. Berman agreed with Grenz's suggestion of removing the sidewalk requirement. The speed limit is 5 mph in the park and Berman didn't think it was necessary to require a pedestrian walkway. It's not functional for an RV park to require hard wiring. The water connections have a specialty hose for potable water. Berman suggested requiring an airtight sewer connection. Berman could see having a park model hard wired. Berman asked that there not be a restriction on the number of days for occupancy. He explained that there may be renters who want to rent their site year round and travel south for the winter.

**e. Opponents' Testimony-** None

**f. Governmental Agencies-** None

**g. General Testimony-** Gerry Aboud, 836 E Kathy St, Stayton, OR 97383. Aboud suggested limiting the number of spaces provided for tent camping and/or provide a minimum number of spaces. Aboud suggested limiting the length of stay to 28 days and out for seven days with a maximum of 112 days a year in the park. Aboud noted if park models or tiny houses are allowed, would Airbnbs be allowed too. Aboud is concerned that customers living there permanently may lead to substandard units. Aboud suggested that renters be allowed to rent a space year round, but prohibit the unit being left in the space year round. He is concerned about enforcement. He suggested the park owner provide a monthly list to the City of park residents/license number that shows the number of days they have been at the park. He asked the Commissioners to consider the effects of changing the zoning to Interchange Development Zone. If something happened to the RV park and the owner wanted to sell the land, it would be available for commercial development like a hotel, fast food or a quick mart. He asked the Commissioners if that is the type of development they would want at the Fern Ridge location when surrounded by residences.

Hank Porter, 985 N Fourth Ave, Stayton, OR 97383. Mayor Porter does not have any problems with a park that looks like the pictures provided by Multi/Tech. Porter noted that there is a mobile home park in town that is currently not being maintained. Porter explained that a new RV park will need some real restrictions in order to get the City Council's approval. He also noted that the community will be cautious about allowing any future RV parks.

**h. Questions from the Public-** None

**i. Questions from the Commission-** Ellard inquired about the expected rental rate for an RV space. Berman thought the rent would run between \$600-\$650 monthly, a daily rate of \$55, and typically a weekly rate of paying for six days and the seventh day is free. Berman owns

Salem RV Park which is more affordable for seniors on SSI and is not the park quality is being proposed for Stayton.

- j. Staff Summary-** Fleishman reminded the Commissioners that the proposed code amendments for RV parks and campgrounds are for commercial use. The code amendments are written to discourage long term tenants. The landscaping and space size are intended to make sure there is a facility that fits into the character of Stayton. The proposed amendments do not have a limit on the stay, but does require a hard connection if over 120 days.
- k. Close of Hearing-** Lewis closed the hearing at 8:02 p.m.
- l. Commission Deliberation-** The Commissioners were in agreement to change the minimum area of an RV space to 1,500 sq ft with 30 ft width, reduce the tent size from 1,500 sq ft to 1,000 sq ft and 35 ft width to 20 ft. The Commissioners agreed to modify the requirement for additional parking spaces to one parking space for every 20 spaces over 100 spaces. Other changes included requiring an airtight sewer connection, remove the direct connection requirement for electrical, water and sewer, limit the occupancy to 120 days and require a one week checkout before being allowed to return. Other minor revisions were discussed. Fleishman will come back next month with a revised draft and the Commissioners can decide whether to forward to City Council.
- m. Commission Decision-** Postponed to next month.

## **6. DISCUSSION OF POSSIBLE CODE AMENDMENT REGARDING PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES**

The Santiam Heritage Foundation requested flexibility with the development standards in regards to buildings on the National Register of Historic Places.

Steve Poisson, 1750 E Pine St, Stayton OR 97383. Poisson is the Vice-President of the Santiam Heritage Foundation. The Foundation is in the process of changing the use at the Brown House from residential to commercial. The current standards would not maintain the character of the property and follow the US Department of Interior requirements. The Foundation requested the Commissioners amend the code to allow the City Planner to use discretion when going through site plan review for properties on the National Register. The Commissioners would like to move forward with a code amendment for buildings on the National Register. Fleishman will come back with language next month for review prior to scheduling a public hearing.

## **7. DISCUSSION OF POSSIBLE CODE AMENDMENT REGARDING FENCES IN DOWNTOWN ZONES**

Fleishman explained the code in place today prohibits fences in the front yards of Commercial and Downtown Zones. Fleishman referred to the photos provided by Aboud of businesses in the Downtown Zone with fences. The Commissioners were in agreement to draft a code amendment to allow for fences in the Commercial and Downtown Zones. Fleishman will come back next month with fence standards with the proposed code amendment.

- 8. SET DATE FOR TRAINING SESSION-** A Land Use training session was set for Monday, March 11, 2019.
- 9. OTHER BUSINESS-** Fleishman invited the Commissioners to a work session with the City Councilors and Transportation System Plan Consultants, Tuesday, February 19<sup>th</sup>, at 6 p.m.
- 10. ADJOURN-** Lewis adjourned the meeting at 9:26 p.m.