
CITY OF PILOT ROCK

Council Meeting
June 1, 2021 6:00 PM

A. Called to Order

Having a quorum, the Regular Council meeting was called to order via phone conferencing by **Mayor Virginia Carnes** at 6:00 PM. Council members physically present were **Councilor Raymond Doherty, Councilor Robbie Young, Councilor Paula Evoniuk, Councilor Jackie Carey, and Councilor Kody Johnson. Councilor Bob Deno was absent.** Department Heads present were **William Caldera (Police Department), Steve Draper (Public Works) who attended at 6:11pm and Teri Bacus (City Recorder).** Citizens present were **Victor Early, Karen Early, Janelle Hampton, Harley Jeffers, Harland Bacus, Mary Lu Slabik, Charlene M, BJ Campbell, Alexa Swanson, Neil Hampton, Cindy Curry, Cynthia Schumiller. Terry G, Rocky Mikesell, Dennis Sampson, Roy Golden, Tiffany Schademan, Marcus Eley, Kayrene Beers, Dan Golden, Don Siler, David McGill, Jim Hatley, Steve Haddock, Tegan Kaneaster, Carl Moore and Keith Weaver.**

B. INVOCATION

Pastor Harley Jeffers gave the invocation

C. PLEDGE OF ALLEGIANCE

D. APPEARANCE OF INTERESTED CITIZENS.

E. PRESENTATIONS

F. ACTION ITEMS

F-1 Schoolhouse Village, LLC Partition – City Recorder Teri Bacus presented Council with a request to partition a commercial property into two lots. The minimum lot requirement in a C-1 commercial zone is 6000 square feet which is .13 acre. The proposed new parcel will be 1.04 acres which meets Pilot Rock municipal code requirements. The new parcel will be sold for commercial use. Councilor Doherty asked if the property was surveyed and did the survey come out roughly where you thought it was going to? Owner Janelle Hampton replied that there have been some minor boundary changes but is satisfied with the survey. Councilor Doherty asks Steve Haddock if he completed the survey and he replied, “I did”. Steve Haddock explains specifics on the survey such as the back area of the property where boundary lines are meeting. He explains that the existing conditions do not have any impact on the new parcel. The other area he looked at is the north side next to Life Church which is a bluff and there will not be a change of use for that section. There is a 20-foot alley at the same location that runs along the fence, and it will remain. The buyer of the new parcel will be working with the power company and Oregon Department of Transportation about access to the property. Steve Haddock continues with as far as the partition goes, there are no boundary issues except for where the final dividing line will be. It will be finalized with the engineer plan for a Family Dollar retail store. There is a possibility of an easement for the existing sewer line, but it will not be determined until the plot plan

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is completed. He further explained that the center boundary line does not affect the partition.

Councilor Doherty made a motion to approve the partition with the center boundary line at the fence and Councilor Johnson seconded. Councilor Young voted yes, Councilor Carey voted yes and Councilor Evoniuk voted yes. Motion carried: 5 Yes – 0 No

F-2 Conditional Use Request – City Recorder presented a Conditional Use request from Larry and Cindy Curry for approval. They are currently living in a C-1 commercial zone and operating their business out of their home. Pilot Rock code 18.35.020 outlines permitted uses and the request meets the requirements for a conditional use. Councilor Carey inquired about the type of business and Cindy confirmed that they are in the rental business. Councilor Young asked about the length of time that they have been in business and Cindy answered since 1999. **Councilor Carey made a motion to approve the conditional permit for the Curry property and Councilor Young seconded. Councilor Doherty voted yes, Councilor Johnson voted yes and Councilor Evoniuk voted yes. Motion carried: 5 Yes – 0 No**

F-3 Ordinance No. 592 Parking, Storage or Use of Recreational Vehicles – City Recorder read ordinance 592 in full which would add a new chapter as follows:

18.70.105 Parking, Storage or Use of Recreational Vehicles (RV) No recreational vehicle shall be used for living and/or sleeping quarters, when parked or stored on a residential lot, private driveway, city right of way or in any location not approved by the City Council for such use. An exception is allowed with an approved permit for recreational vehicles used for guest accommodations for a maximum of 14 days within a three-month period. Section 2. This ordinance shall take effect thirty (30) days after passage.

City Recorder read five citizen statements – one citizen supported the ordinance and three were opposed. Chief Caldera thanked all the citizens for attending and made a brief statement about the origination of the ordinance. The current wording of City Code does not clearly address the topic and he drafted a new ordinance with precise language. He states that he is neither for or against the ordinance. He explained the code violation process and will accept City Council decision but personally feels there are already too many government rules.

City Recorder explains the ordinance process and that this is the first reading. The following citizens made statements:

Keith Weaver – Against the ordinance and states it is government overreach. Does not agree that a permit is necessary.

Councilor Carey makes the following statement - A land use ordinance has been in place since the 70's and it establishes zones. Residential zones do not allow an RV. It doesn't come right out and allow it, it just lists a single family dwelling which is permitted. It's the only thing allowed in the zone that you live in and it doesn't allow for RV living. I am the Council member that brought it up to the Chief due to receiving a complaint on people living in RV's in a residential zone. People live in residential zones for homes and single-family dwellings. When I asked the Chief to enforce the ordinance, he wanted to pass another ordinance to make it clearer to people so they understood that it's not allowed because it didn't list it. It's not changing anything that hasn't been going on for 30-40 years. I don't understand what the big...I think people are getting misinformation. The reason I don't want people living in RV's is because I want our town to look good. I don't want to have people living in RV's all over town when they are not allowed in the zones. I think we need to follow our

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ordinances or why even have them. There's going to be exceptions like Penny Lambert. That's an exception that I would have no problem with someone living in an RV to take care of somebody that's ill. You know you have exceptions to the rule, I just don't want them all over town living in RV's when they are supposed to be living in homes. We are going to have an RV park in our city, and they can park and live there.

Kayrene Beers asked if the ordinance would affect storing RV's on private property and Chief Caldera answers that it only affects people actually living in their RV. Brad Cole – States that he will be homeless if the ordinance is passed and it should have a city vote. Councilor Young asks that once we have a trailer court, would there be a reason you wouldn't move into it? He says if the price is right, he's got no problem.

Carl Moore – States he is disabled, and his son lives in an RV on the property to take care of him. He is against the ordinance.

Don Siler – Sold his business in Bend to move to Pilot Rock to take care of his parents and has been living in an RV on private property for 11 years.

Cynthia Schumiller – She objects to the ordinance and uses her camper trailer for guest accommodations, and it was used during COVID quarantine. She states she owns the camper and owns the home and feels that government should not be dictating what she does with her personnel property on private property.

Don Siler suggests that the ordinance should have a clause addressing caretakers.

Tiffany Schademan - She is against the ordinance and has been taking care of her mother while living in an RV.

Alexa Swanson – She is an advocate for people with disabilities and is against the ordinance. She asks Council to reconsider and states that people are more important than appearances.

Councilor Evoniuk states that the City is working on getting more industry in Pilot Rock and we lack housing. There aren't enough RV parks to house those living in RVs and as industry develops, those workers will take their paychecks to Pendleton instead of spending it in Pilot Rock. She would like to look at other options.

Councilor Young states that we are not in the market to displace people. It was never the intent of the ordinance. She believes the Council would never boot someone out that is taking care of their family. She is concerned that if the ordinance is not passed, it would open it up for people to rent out their driveways. She feels there should be guidelines. She is open to suggestions to add specific guidelines to the ordinance.

Councilor Evoniuk states that she would hate to see the Chief overwhelmed due to so many exceptions and Councilor Young says all they have to do is address City Council not the Police Department.

Tegan Kaneaster – States the ordinance is poorly written and it would not be fair that certain people would have exceptions and others will not. He does not agree with the permit process. He states that the Police Department has issued only one citation for RV living and asks what the problem is.

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Councilor Carey restates zoning ordinances emphasizing that it's zoned for single-family dwelling so that our city looks like a city and not an RV park.

Tegan asks why the need for the ordinance now and Councilor Carey states that it's because there have been complaints. There was further discussion on the origination of the zoning ordinances.

Councilor Doherty states that is basically government overreach. If you own your property and that RV is on your property, I don't believe we have any business whether you can live in that RV. We would just be another governing body telling you what to do. I don't think that's right. Where do we draw the line? He says he drove around town and looked at the community and the only issue was one RV parked on a City rightaway. The RV's that he saw parked on private property were clean and well kept.

Councilor Carey states that ordinances should be enforced and that there are exceptions that can be given but doesn't want people living in RV's all over town. She asks if anyone has seen Portland and doesn't want the City to look like Portland. There was further discussion on re-writing the ordinance adding guidelines and exceptions. Mayor Carnes suggests forming a citizens committee to come up with a proposal.

Steve Haddock states that one of the things missing in the conversation is that there are reasons for the rules. The deed to the property states that you are to use your property within the law. There should be more research to provide facts to add to the ordinance.

Tiffany Schademan suggests forming a committee to allow discussion and provide a solution that everyone can agree on. Then the spokesperson for the committee will address City Council at a future date.

Councilor Carey made a motion to table the ordinance to allow the committee to meet and come back with suggestions and Councilor Young seconded. Councilor Doherty asks how long are we going to wait to come back? Councilor Carey answers 30 days. City Recorder requests a specific date for the committee to address Council and Councilor Carey states that she would like them to come back at the July 6 Council meeting and changes will be discussed. City Recorder read Pilot Rock municipal code R-1 General Residential Zone and R-2 Limited Residential Zone ordinances. **Councilor Carey adds July 6 to the motion. Councilor Doherty voted yes, Councilor Johnson voted yes and Councilor Evoniuk voted yes. Motion carried: 5 Yes – 0 No.**

G-1 Department Head Report –

City Hall:

1. Processed Lagoon disbursement #24
2. Processed Housing Rehabilitation disbursement #10
3. Attended lagoon construction meeting
4. Continued preparation of budget documents
5. Weekly website update
6. Payroll processing
7. Assisted Fire Department in advertising job opening

Police Department:

1. Officers attended state mandated ethics training in Pendleton.
2. Officers are investigating a drive-by shooting that took place on S. Alder St.

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3. Chief is attending trainings on leadership topics.
4. Ofc. Badal attended an emergency vehicle operations class in Pendleton.
5. Assisted Pendleton PD with a hit and run investigation.
6. Ofc. Badal made a presentation to high school and junior high school students on sexting/bullying and other social media topics.
7. Chief provided law enforcement presence at municipal court.
8. Investigating the theft of earrings worth \$5,000. A suspect has been identified.
9. Patrol provided a law enforcement presence at the bike races.
10. Several non-compliance code notices were placed on homes for tall vegetation.

Public Works

1. Continued monitoring of sewer project
2. Spraying a lot
3. Continued mowing
4. Minor maintenance
5. Attended lagoon construction meeting
6. Trouble with the water wells controls
7. Exercising water valves and flushing fire hydrants

H. CONSENT CALENDAR

Councilor Evoniuk made a motion to approve the consent calendar and Councilor Johnson seconded.

Steve Draper mentions that the Neil Hampton partition should read “the partition shall extend an 8-inch sewer main and install a manhole on the approval of the drawings by the Public Works Director”. City Recorder will verify the wording of the motion and provide updated minutes at the next meeting. Steve Haddock explained the process of adding requirements to property. **Councilor Doherty voted no, Councilor Young voted no, and Councilor Carey voted no. Motion Failed: 2 Yes – 3 No**

Bills \$181,859.81

I. COUNCIL COMMENTS

K. EXECUTIVE SESSION – NONE

L. ADJOURNMENT

Mayor Carnes adjourned the meeting at 8:01pm.

APPROVED _____
Mayor

ATTEST _____
City Recorder

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