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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION AUGUST 20 2019
Tuesday, August 20, 2019, 6:00 PM
CONDON CITY HALL**

1. Call the Meeting to Order

Planning Chairman Vernon Grey called the meeting to order at 6 p.m.

2. Swear in New Commissioners - Haylee Potter & Cody Bettencourt

Haylee Potter and Cody Bettencourt were sworn in by Chair Grey.

Present: Planning Commissioners Vernon Grey, Rachel Weinstein, Cody Bettencourt and Haylee Potter. Staff - City Administrator Kathryn Greiner, Planning Consultant Dan Meader, Assistant Planning Consultant Josh Chandler.

3. Planning Commission Training - Dan Meader Tenneson Engineering

3.1. Planning Guide

Planner Dan Meader gave a brief history of his planning career of working with Tenneson Engineering in The Dalles.

Meader went through the responsibilities of the planning commissioners at public meetings and hearings. Two types of hearings which are legislative and quasi-judicial.

Legislative hearings are making new laws for the city or broad policies that affect a lot of the people. Commissioners may talk to people on the street, staff and do any research on these type of issues outside of the meeting. He noted that three of the important documents are the city's comprehensive land use plan, and zoning and subdivision ordinances. The comprehensive plan is what governs the land and follows the outline of statewide planning goals tailored to the City of Condon. Zoning ordinance is how the property is developed by the landowner and the subdivision ordinance is how the land can be developed.

In a quasi-judicial hearing the planning commissioners act like the judges on the planning request. They must be unbiased, uninfluenced by others and may not discuss the issue outside of the hearing. The chairman will read a script at the hearing that outlines of the process and asks if the commissioners are unbiased. Meader continued to outline the hearing process and CA Greiner reminded the new members that there will be a script for the chair to follow and that the consultants usually are on hand for hearings to guide the commissioners through the process.

Meader stated that after the hearing the consultants will write a decision based on the findings. He also explained that if anyone fails to raise a valid reason for opposing a planning commission decision at the hearing they will no longer be able to appeal it at another point of the appeal process.

Commissioner Weinstein asked about the ability to partition land which Meader responded that it can be done with a survey and does not go through the planning commission.

4. Other

CA Greiner noted that there are several issues that will be coming to the planning commission in the next month that involve a change of the comprehensive plan regarding economic development; definition of houses, tiny house subject and a potential subdivision of the city of Condon.



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5. Adjourn

The meeting was adjourned at 7:17 p.m.