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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION OCTOBER 15 2019
Tuesday, October 15, 2019, 6:00 PM
CONDON CITY HALL**

1. Call the Meeting to Order

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

Present: Commissioners Cody Bettencourt, Haylee Potter and Rachel Weinstein (6:05); Staff City Administrator Kathryn Greiner and planning consultant Dan Meader of Tenneson Engineering

2. Additions & Approve Minutes

A motion was made by Commissioner Bettencourt to approve the August 20 planning commission minutes with correction of one typo. The motion was seconded by Commissioner Potter and approved unanimously.

3. Election of Officers

Commissioner Bettencourt made a motion to elect Commissioner Grey to the chair position. The motion was seconded by Commissioner Potter and approved unanimously.

Commissioner Potter made a motion to elect Commissioner Weinstein as vice chair of the planning commission. The motion was seconded by Commissioner Bettencourt and approved unanimously.

4. Legislative Hearing to Update Economic Element of Comprehensive Plan

Commissioner Grey opened the legislative hearing on the economic element of the comprehensive plan at 6:04 p.m.

4.1. EOA Report



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4.2. Staff Report - Dan Meader Tenneson Engineering

Planning consultant Dan Meader summarized the hearing and staff report. He stated that as a legislative hearing no questions of ex parte or qualifying commissioners to listen to the report and that it was "straight forward." Meader stated that the process was through a grant with the State of Oregon Department of Land Conservation and Development that created an Economic Opportunity Analysis that was first presented in May 2019 and final updates completed in August 2019. State has asked that the city adopt the changes to the comprehensive plans which requires a recommendation from the planning commission to the city council.

Meader stated that the five policies that will replace the existing policies in the comp plan are:

1. Recognizing the City's finite commercial area. The city shall strive to maintain the viability of the downtown commercial core area.
2. The City of Condon shall strive to provide adequate plans for economic activities that contribute to the well-being of the City.
3. The City shall strive to provide an adequate amount of employment (commercial and industrial) land for future needs.
4. The City shall continue to support home-based occupations and provide for a streamlined review and approval process for them.
5. Strengthen economic development partnerships in and with Gilliam County.

Meader stated that the commissioners were required to hold a hearing and that if recommended to the city council the council would then have the option of a public hearing or following the process of approving an ordinance. CA Greiner stated that the council will have the first reading of the ordinance to cover the comp plan change in November and the second/final reading of the ordinance in December.

Commissioner Grey asked about the terminology of "employment land" and was told that it is another term for commercial and industrial land. Commissioner Grey added that he liked the changes to the plan as it seemed like it was more of a "team effort."

Commissioner Potter said that the plan "sounds positive" and asked some questions regarding the airport plan. A brief discussion was held regarding the Condon Airport and the lands that surround it and possibilities of growth.

4.3. Decision On Hearing

A motion was made by Commissioner Bettencourt to recommend to the City Council to accept adoption of the Economic Opportunity Analysis report for economic policies in the comp plan. The motion was seconded by Commissioner Weinstien and approved unanimously.

5. Other

Commissioner Grey brought up the recent discussions of buildings called barndiminimums. These are structures that resemble a metal barn or shop with living quarters in the second story. Affordability and aesthetics were discussed. Meader stated that other cities are looking to not allow them and will keep the planning commission up to date on what is decided.

6. Adjourn

Commissioner Grey adjourned the meeting at 6:46 p.m.