



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700

**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION 7-21-2020
Tuesday, July 21, 2020, 5:30 PM
CONDON CITY HALL**

1. Call the Meeting to Order

Chair Vernon Grey opened the meeting and Planning Commissioners introduced themselves and a quorum was noted.

Present: Planning Commissioners Vernon Grey, Haylee Potter, Cody Bettencourt and Rachel Weinstein (by Phone); Staff - City Administrator Kathryn Greiner, Planning Consultants of Tenneson Engineering Dan Meader and Kirk Fatland.

2. Review & Approve February 18, 2020 Planning Commission Minutes

2.1. Minutes

A motion was made by Commissioner Bettencourt to approve the February 18, 2020 Planning Commission minutes.
The motion was seconded by Commissioner Potter and approved unanimously.

3. Discuss Conceptual Site Plan of the Gilliam County Historical Society



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3.1. Site Plan Map & Staff Report

Planning Commissioners received a staff report from Fatland and preliminary site plan from Gilliam County Historical Society (GCHS) to build a new exhibit building on their property. A map from the Gilliam County Assessor was presented to the Commission, showing that there may be issue with the east line of the GCHS property, showing that their current building goes over their property line into Bob Kamerrer's property and to further complicate the issue, that property line is also the city limit line. Fatland read his staff report that included the issues of the property lines to the east; that the GCHS property is zoned Public Facilities in city limits and if the building does extend into Kamerrer's field, it is in the Urban Growth Boundary and is county zoned Residential 1 and EFU; and there are interior lot lines dividing the GCHS property that may limit their ability to build on this site. Fatland stated that the solutions would be to establish the actual boundaries and that Gilliam County has ordered a survey for that site. If the survey does show that the building is extending into field, owner Kamerrer has agreed to deed this portion to the GCHS allowing the new building to be built. Any property will need to be deeded to GCHS, annexed into the City of Condon and zoned Public Facilities. Fatland stated in his report, and was reiterated by Meader that it can be developed due to currently being in the UGB.

Fatland outlined the process that once the survey results are received it will be determined that if there are needed adjustments in property and city limit line adjustments. If the survey shows the current buildings are within the GCHS property, The site plan will be drawn up with no other property line adjustment changed to the east. The interior property lines will still need to be changed. If the property line needs to be moved, as determined by the survey, a property line adjustment will be made per city process. The property will then be annexed into the City of Condon, zoned Public Facilities and extinguish the interior property lines.

Fatland's report stated that the process would result in the GCHS having better knowledge of their property lines and make it possible to construct the proposed exhibit hall. Meader added that the City Council will have to approve the annexation with a public hearing with an emergency clause. The annexation goes to the State of Oregon for review and to sign off.

Commissioner Bettencourt asked if the process is hard to bring the GCHS property in and Commissioner Grey asked if the zone would be Commercial. Meader stated that it would not be difficult and that the property would remain Public Facilities as currently zoned. Eileen Potter, representing GCHS stated that they had received funds to do phase one of their project which was to construct the building. They have contacted all their funders to alert them that they will need an extension as the project may not start until 2021. Commissioner Bettencourt asked about the timeline. CA Greiner stated that she anticipates the public hearing for the site plan will be done in September. The survey must be completed to move forward with the site plan.

It was the consensus of the Planning Commissioners that the plan was ready to move forward.

4. OTHER CITY PLANNING ISSUES

4.1. Code Issue & Review

CA Greiner said that with the interruption of COVID-19, the code review was unable to move forward and asked which ones does the Planning Commission want to move forward with in the next few meetings. After discussion it was determined that at the August Planning Commission meeting items to be discussed and reviewed were the RV/mobile home park ordinance, barndimimum and ordinances that relate to their construction and cargo containers.

CA Greiner updated the Commissioners on the city plan to develop the school property in to a housing project noting a work session will be planned to discuss options of lot size and types of buildings. Urban planners are available, which Meader has experience, to take the council through the process of development and legal aspects.



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4.2. ** Addition - ODOT ADA Sidewalk Review

CA Greiner discussed an ODOT plan to install ADA curb cutouts that has been proposed to place handrails near Country Flowers, Two Boys Meat & Grocery and Hotel Condon. CA Greiner stated that PW Superintendent Gibb Wilkins is working with ODOT to modify the plans to allow no handrails that would impede pedestrian traffic into the three businesses where they would be located. The ODOT project is due to a lawsuit that is requiring ADA curb ramps on all state highways.

5. Adjourn

Chair Grey adjourned the meeting at 6:20 p.m.