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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION 8-18-2020
Tuesday, August 18, 2020, 5:30 PM
CONDON CITY HALL**

1. Call the Meeting to Order & Note Members Present

Planning Commission Chair called the meeting to order at 5:30.

Present: Planning Commissioners Vernon Grey, Cody Bettencourt and Haylee Potter; Staff - City Administrator Kathryn Greiner and Planning Consultant Kirk Fatland.

Absent: Planning Commissioner Rachel Weinstein.

2. Review and Approve Minutes

2.1. Review and Approve July 21, 2020 Planning Commission Minutes

Commissioner Potter noted that Kamerrer was misspelled in the July 21 minutes.

A motion was made by Commissioner Bettencourt to approve the July 21, 2020 Planning Commission Minutes with correction. The motion was seconded by Commissioner Potter and approved unanimously.

3. Discuss ADA Curb Ramp Project

3.1. Updated Plans of ADA Curbs

CA Greiner updated the Planning Commission on the proposed ADA ramps that ODOT is required to do in the City. She stated that since they are proposing changes in the Historic District that it must come before them and it is scheduled to be at the September 15 meeting. Commissioner Grey was concerned with the bump-outs on the corners that there may be visibility issues. Commissioner Potter asked if there was more directions of Historic District requirements in the code. CA Greiner stated that the bump outs were an option over handrails and other issues at the corners and that the Historic District requirements are quite vague but did specify some materials. Commissioners have some leeway of what can go into the Historic District, but ODOT has to make these accommodations due to a lawsuit and this is a way to make sure it does not discombobulate the look of Main Street. CA Greiner anticipates that the plans will come to her by the end of the month so she can have Fatland do the staff report and meet the notice requirements for the hearing in September.

4. Discuss Zoning and Planning Ordinance



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4.1. Barn'diminimums and Cargo Containers

Commissioner Potter brought several examples of cargo containers that had flat roofs instead of pitched roofs that she suggested should be allowed and to allow cargo units to be a conditional use to review plans. Commissioner Bettencourt stated that flat roofs posed problems with snow and excessive moisture. Barn'diminimums were discussed to allow with certain design features that would allow them to be more attractive, such as window design elements to be met. Planner Fatland suggested that the two - cargo and barn'diminimums be separated and Commissioner Potter thought that they should be removed from the code. Consensus of the Commission to have Fatland put together a list of design features for the cargo units and bring back for review at the September meeting.

Commissioner Potter also asked about "living roofs" which Commissioner Grey stated would require additional structure work.

4.2. Mobile Home and RV Parks

The Commission received the City of Arlington and Condon's Mobile Home ordinances. Discussion was the requirements, or lack of requirements to place trailers and mobile homes in these parks. CA Greiner that further review, the City of Condon's mobile home requirement allowed the city to inspect any new placements of mobile homes. Due to research, the City is limited to any requirements of placement of mobile homes when it comes to year, condition and there are no requirements if the homes placed fall into disrepair. Commissioner Potter asked if they could require the spacing between units. Commissioner Bettencourt asked if there could be a limit on number of people living in one home.

Fatland was asked to see if a site plan must be required if the mobile home park is sold, if another "check-in" can be required to make sure the rules are followed and if there could be a space requirement added.

5. Other

Briefly discussed investigating affordable housing options.

5.1. Update on School Housing Project/Master Plan

5.2. Miscellaneous Planning Update

None.

6. Adjourn

Commissioner Grey adjourned the meeting at 6:28 p.m.