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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION
Tuesday, February 16, 2021, 5:30 PM
CONDON CITY HALL**

1. Zoom Link & Location

1.1. <https://us02web.zoom.us/j/86773173295?pwd=TEdtNldWUDNJSG82L1R6SDgydnPQT09>

**Meeting ID: 867 7317 3295
Passcode: 080430**

2. Call the Meeting to Order & Roll Call

Commissioner Vernon Grey called the meeting to order at 5:30 p.m.

Present: Planning Commissioners Vernon Grey, Rachel Weinstein, Cody Bettencourt, Haylee Potter and Derek Hiser; City Administrator Kathryn Greiner and Planning Consultant Kirk Fatland.

Absent: None

3. Election of Officers- Chairman & Vice Chair & Appoint Secretary

Motion by Commissioner Bettencourt to nominate Commissioner Grey as chairman of the City of Condon Planning Commission. The motion was seconded by Commissioner Potter and approved unanimously.

Motion by Commissioner Potter to nominate Commissioner Bettencourt as vice-chairman of the City of Condon Planning Commission. The motion was seconded by Commissioner Hiser and approved unanimously.

Chairman Grey appointed CA Greiner as the secretary of the City of Condon Planning Commission.

4. Consent Agenda

4.1. Review & Approve November 17 and December 1, 2020 Planning Commission Meeting Minutes

Motion made by Commission Bettencourt to approve the November 17 and December 1, 2020 Planning Commission meeting minutes. The motion was seconded by Commissioner Potter and approved unanimously.

5. PUBLIC HEARING - HERSCHEL LANTIS VARIANCE APPLICATION #604

5.1. Open Hearing

Chair Grey opened the Public Hearing to hear Herschel Lantis request for a variance on height on his proposed shop structure from the allowable 14' to 16'.

5.2. Hearing Disclosure Statement

Fatland asked if any Commissions went over the hearing disclosure statement and no Commissions had an issue.



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5.3. Declare Actual or Potential Conflicts of Interest, Ex Parte Contact or Personal Bias

All Commissioners noted that they did not have a potential conflict of interest, ex parte contact or a personal bias.

5.4. Staff Report

Fatland summarized the staff report and noted that there are two issues. One is that the height requested is 16' which is 2' higher than the allowable height of 14' for an accessory building. Also, the shop is on a separate property lot and would either have to have the tax lot re-platted or a deed restriction with the property that it would not be separated if it was sold. Fatland stated that this was not a large variance from what was required in the code.

5.5. Applicants Testimony

Herschel Lantis, 403 S. Potter Street, Condon, applicant - stated that the variance of roof height of 16' would allow him to put in larger door in the front of his shop to store his equipment. He added that it fitted in with the other buildings on his property.

5.6. Other Members of the Audience Who Wish to Speak on this Application

None

5.7. Applicants Rebuttal

None

5.8. Other Public Agency Reports

None

5.9. Close Hearing

Commissioner Potter asked if this was a prefab building, which Lantis stated that it was a a steel frame prefab building that would stand up to 114 pound snow load and with stand 140 mph winds. Commissioner Bettencourt stated that there are several shops in Condon that are this height. Chair Grey asked that if the shop was dismantled at some point in time could the lots then be sold separately. Fatland stated that the language of the deed restriction could be worded that if it the shop was no longer on that property it could be split and sold as two separate lots.

Chair Grey closed the hearing at 5:43 p.m.

5.10. Planning Commission Decision

A motion was made by Commissioner Bettencourt to approve Herschel Lantis variance of 16' on this application with a condition that Lantis will have a deed restriction of not being allowed to split lots to sell while the shop is there. The motion was seconded by Commissioner Potter and approved unanimously.

6. PUBLIC HEARING - JAY BUSE VARIANCE HEARING #605

6.1. Open Hearing

Chairman Grey opened the hearing to hear Jay Buse Variance application at 5:44 p.m.

6.2. Hearing Disclosure Statement

Fatland asked the Planning Commissioners if they had any issues with the application submitted by Buse. All Commissioners said "no."

6.3. Declare Actual or Potential Conflicts of Interest, Ex Parte Contact or Personal Bias

All Commissioners stated they did not have a potential conflict of interest, any ex parte contact and no person bias to Buse application.



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6.4. Staff Report

Fatland stated that Buse was asking for a 2' 6" variance on the height of his proposed shop which would make it 16' 6" at the peak. Due to the lot sloping down and that Buse has stated he is digging down for a lower foundation at 5' below grade, the visual will not be a large difference from the residence and the current accessory building on the lot. Fatland also noted that like Lantis this will be on another property line lot and would be required to sign a deed restriction to not separate the lots to sell while there is an accessory building on that lot.

Commissioner Bettencourt asked if there are four lots of Buse property, with Fatland stating that was correct. Commissioner Potter asked the size of the residence which is 1456 square feet, according to the application. Commissioner Hiser asked the current height of the residence with the application stating that it is 11'. Commissioner Potter stated that she had driven by the residence and due to the slope of the lot, the difference in height between the residence and proposed shop would not be noticeably.

6.5. Applicants Testimony

Jay Buse, 421 N. Oregon applicant provided a drawing of the roof slope of the three buildings that will be on the property and noted that it would not show a large difference due to the grade of the property.

6.6. Other Members of the Audience Who Wish to Speak on the Application

A letter was read from neighbor Bruce Peterson in favor of Buse variance application.

6.7. Applicants Rebuttal

None

6.8. Other Public Agency Reports

None

6.9. Close Hearing

Chairman Grey closed the hearing at 5:54 p.m.

6.10. Planning Commission Decision

A motion was made by Commissioner Potter to approve Buse variance application with the deed restrictions as noted. The motion was seconded by Commissioner Bettencourt and approved unanimously.



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7. Other

Fatland asked to talk to the Planning Commission regarding what may be done for housing in Condon and Gilliam County. He asked it might be possible to gather Pioneer Community Development (PCDC), City and County to work together and use resources to get more housing that appears to be needed. He said that he had read Gilliam County's Oregon Solutions document and didn't think that needed to be repeated but possibly going through the planning ordinances to make it easier to build in Condon. Chair Grey stated that he didn't see roadblocks in the City's ordinances, but instead the state building and energy codes are causing issues to get things accomplished. He suggested that an organization similar to Habitat for Humanity may bring volunteers and professionals together to build homes may be a solution.

Commissioner Potter stated that one problem is one person buying up the available homes and turning them into Air BnBs with no availability to rent or buy these homes for residents. Commissioner Hiser stated that coming from Hood River he recognized the problem of part time residents with multiple short term rentals and no housing for people that lived and worked in that area. He added that there are a lot of infill areas in Condon, but said that landowners did not want to part with any of the land available. Commissioner Weinstein stated that one of the biggest issues is the cost of construction.

Discussion led to having people joining their trades together for construction company and be under one license. The thought was that using local talent that was already doing jobs that would be cost prohibitive to get licensed and bonded individually. Also discussed was building kit homes such as Hi-Line and adding Accessory Dwelling Units (ADU) to the City's code. This would allow a smaller house on the same lot as a residence to be used as a rental. Also discussed was converting a second story of a garage for an apartment. Commissioner Hiser stated that there are a lot of selling points to living in Condon and suggested that they be promoted to attract people to the community.

Fatland suggested that he gather regulations to to Air BnBs, allowing ADUs and possibly allow duplexes as an outright use instead of having to be a Conditional Use as stated in the current code. Commissioner Weinstein stated that when she worked for Gilliam County that she did a housing/lot inventory for Condon. CA Greiner will request this from Gilliam County.

8. Adjourn

Chair Grey adjourned the meeting at 6:35 p.m.