



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 3-16-2021
Tuesday, March 16, 2021, 5:30 PM
CONDON CITY HALL**

1. Zoom Link & Location

2. Call the Meeting to Order & Roll Call

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

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

3. Review & Approve February 16, 2021 Planning Commission Meeting Minutes

3.1. February 16, 2021 Minutes

A motion was made by Commissioner Bettencourt to approve the February 16, 2021 planning commission meeting minutes. The motion was seconded by Commissioner Hiser and approved unanimously.

4. Public Hearing - ODOT Historic District Review - ADA Curb Project

4.1. Open Hearing

Chair Commissioner Grey opened the public hearing for the Oregon Department of Transportation at 5:31 p.m.

4.2. Staff Report

Fatland summarized the staff report and explained that this was a review of the ADA ramps in Condon's Historic District. This includes four intersections on Main Street at Walnut, Gilliam, Summit and Springs Streets. In the staff report he stated that it did not change the street in any meaningful way nor does it provide an adverse effect on pedestrian or vehicle traffic. Commissioner Hiser asked if there is a reduction of parking spaces on Main Street. PW Wilkins stated that the bulb-outs proposed will eliminate the crowding at the corners in front of the stores and mentioned Two Boys Meat & Grocery and Country Flowers as examples. Wade Luckman of ODOT gave background for this project was from a lawsuit that is requiring ODOT to place ADA ramps along state highway system in Oregon. In Region 4, which Condon lies, has approximately 28,000 ramps to be installed. This project is being engineered by HDR Engineering of Bend, Oregon with staff of Stephanie Serpico and Jose Banuelos on Zoom to answer questions. Luckman stated that the first design was putting hand rails on many of the ADA ramps, but after discussion with City staff it was decided to replace them with bulb-outs at the corner. He added that this evening they were hoping to get the consensus of the plan so ODOT can then do an Intergovernmental Agreement with the City of Condon and move forward with construction. Commissioner Grey asked if PW Wilkins had any issues with the plan and was told that he has worked with ODOT on utility re-locations and design and approves the final plans. Commissioner Bettencourt asked who is responsible for the relocation and PW Wilkins stated that it will be the responsibility of ODOT for the larger items.

4.3. Proponents Testimony

None



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

4.4. Opponents Testimony

None

4.5. Public Agency Reports

CA Greiner noted that notices were sent to the Oregon State Historical Preservation Office and Gilliam County Historical Society and they did not respond with any objections.

4.6. Close Hearing

Commissioner Grey closed the hearing at 5:40 p.m.

4.7. Planning Commission Decision

A motion was made by Commissioner Potter to approve ODOT's application in the Historic District for the ADA ramp project. The motion was seconded by Commissioner Bettencourt and approved unanimously.

5. Public Hearing - City & Gilliam County Comprehensive Map Amendment

5.1. Open Hearing

Commissioner Grey opened the hearing at 5:42 p.m.

5.2. Hearing Disclosure Statement, Declare Conflicts of Interest, Ex Parte Contact or Personal Bias

Not Commissioner had and conflicts of interest, ex parte contact or personal bias.

5.3. Staff Report

Fatland summarized the staff report saying that the application is to amend the City of Condon's comprehensive map in the Urban Growth Boundary (UGB) and that Gilliam County is drafting a new zone of Rural Residential II Zone. The UGB in question with this hearing runs north of Cottonwood from Brown Lane east to Highway 19. Fatland stated that Gilliam County is working on rezoning west of Brown Lane, but that is not in the UGB and doesn't need to come before the City of Condon's planning commission. Fatland added that the reason for the change is to make the zoning now in that area more "legal" for what is being done. Commissioner Hiser asked if there was any industrial in UGB. Fatland stated that there are several areas that are zoned industrial which includes a shop owned by Lane Haldorson.

CA Greiner clarified that the zoning change to Rural Residential II is county zoning and is not administered by the City of Condon as it is outside of the City limits. Fatland stated that the UGB is an area that although administered by the County, includes the City in the process in a spirit of cooperation.

5.4. Applicant's Testimony

None

5.5. Other Members of the Audience Who Wish to Speak on Application - Includes Written Testimony

Judy Thomsen, Condon, asked if this was going to be done west of Brown Lane. Fatland stated that it was not in the UGB, therefore would be addressed at the county level of planning. Seth Routsen, Condon, asked for clarification of the area being discussed.

Fatland stated that he had received a letter from 1000 Friends of Oregon stating they had an issue with the proposed zoning changes without amending they county comprehensive plan first. Fatland stated that this was received just before 5 p.m. today and they will address this concern in the next three required meetings - city council, Gilliam County planning and Gilliam County Court. Gilliam County Planning Michelle Colby said that they will address the comments in the staff report that is going to the County planning commission.



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

5.6. Applicants Rebuttal

None

5.7. Public Agency Reports

None

5.8. Close Hearing

Commissioner Grey closed the hearing at 5:57 p.m.

5.9. Planning Commission Decision

A motion was made by Commissioner Bettencourt to approve the request to designate the Comprehensive Plan/Zoning Map from Industrial to Rural Residential in the area of the UGB . The motion was seconded by Commissioner Potter and approved unanimously.

6. Public Hearing - City of Condon Rezone Baseball Field Housing Project

6.1. Open Hearing

Commissioner Grey opened the hearing at 5:58 p.m.

6.2. Hearing Disclosure Statement, Declare Conflicts of Interest, Ex Parte Contact or Personal Bias

None

6.3. Staff Report

Fatland summarized the staff report saying that it was the City's request to rezone the baseball field that was deeded to them by Condon School District from Public/Open Space to Residential 1 to provide for housing development. There are 18 platted lots on this field as well as McKinley Street that would go through the field. Fatland stated that the City Council was planning for more housing and that the request met all the outlined criteria for the change in zoning. He added that he has worked with the Council to put out an RFP for the development of the housing on these lots that would make the field into six lots not develop the full 18 lots for homes. The role of the Planning Commission is to send a recommendation for these lots - either to rezone or leave in current status -- to the City Council for final approval.

6.4. Applicant's Testimony

No additional applicant testimony.



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

6.5. Other Members of the Audience Who Wish to Speak on Application - Includes Written Testimony

Rev. Robert Greiner, 309 S. Bryan, Condon - read a prepared statement voicing his strong opposition of the proposed rezone. He noted that it was an open space that he would like to see preserved as a place for people to use for recreation and a mutual benefit for the community. Rev. Greiner said that it was his understanding that this land was donated by Marvin Albee to be used by the local grade school for a playing field and suggested to keep it as an open space to honor Albee. He noted that if developed for housing this resource would be lost forever, and urged the Commissioners to take time to discuss how to use this space that would benefit the community.

Dan Schott, 435 S. Jefferson Street, Condon - stated that he had doubts about this process. He noted that he was on the S. Gilliam RFPD and tried to work with the City on trading land north of the Little League Fields and the City did not do it because it was going to be used for housing.

Molly Routson - 227 S. McKinley Street, Condon - stated that she moved back to Condon to raise their daughter in this school district and they use the baseball field for activities. She had concerns of jeopardizing the family atmosphere of the neighborhood, and was against duplexes and rentals being put on this property.

Seth Routson - 227 S. McKinley Street, Condon - stated that he echoed Molly and Fr. Rob's comments on the rezone. He stated that he is in law enforcement and that a lot of houses together causes issues and requested that duplexes not be built on this location. He said that it seems like the City is trying to push this through for "fast money" and suggested they put the housing development near the golf course. He suggested that there may be a better plan and that this field as a good place for kids.

Bruce Peterson, 211 W. 3rd Street, Condon - submitted written testimony in support of the rezoning of this block.



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

6.6. Applicants Rebuttal

Fatland said that he was brought in to work on the complex housing issue in Condon. The City is moving forward to with six lots and a street to be developed and will rely on the tax revenue to make a pay back of the investment. CA Greiner said that the city received a grant from Gilliam County for \$175,000 to put in the infrastructure with an approximately match of \$155,000. She anticipates that on a \$200,000 assessed value home, that the taxes would pay back the city's investment in approximately 17 years. Fatland said that since the city is selling these lots, they are putting deed restrictions on the homes that are being built there that include that they are stick built, underground utilities and a timeline when a home has to be completed. CA Greiner added that they are working on an agreement with a developer that they could get up to three one-year extensions then if their is no home on the lot, the lot reverts back to the city.

Commissioner Potter said that housing was needed and gave that teachers at the school are not coming here because they do not have a place to live. Commissioner Grey stated that surveys and inventories have been done of vacant lots and dilapidated homes and the plan for these houses should acclimate well to the current houses in that neighborhood. Commissioner Weinstein stated that although she is a proponent of open spaces in cities, she has lived in Condon 8 years and did lot of work on surveying the lots in Condon and this is a good spot for development. She added that it allows for a half block buffer and that the city should look at using landscaping materials to act as a buffer for some of the neighbors, and that having the city controlling some of the standards for building will assure of six building sites instead of 12.

Commissioner Potter stated that you can't force the people with dilapidated homes to upgrade and she added that Pioneer Community Development Corporation has programs for these types of homes. She added that she was a proponent of duplexes. Commissioner Grey stated that construction costs have risen and there is a need for more financing. Commissioner Hiser asked about the buildable lots and about the Albee donation. CA Greiner stated that the Council has asked to have 100' x 100' lots that is six buildable lots on the baseball field. She added that the donation by Albee has been an item that she has heard before but there is nothing in the title records that the City received from the AmeriTitle not at the clerk's office to support that claim. The title records show that the baseball field was sold to Condon School District in 1955 for \$10 from Frank & Colleen Selby.

Molly Routson said that Paul Barnett, a homeowner next to Rev. Greiner, said that at times the baseball field is flooded to the middle by the flood plain on the east side of the field. CA Greiner stated that the storm water issues will be engineered with mitigation from landscaping or the design of the McKinley Street.

Rev. Greiner asked that the hearing be tabled to allow for more time for the residents to discuss the options of this area, and asked the city to move more slowly and consider more input.

Fatland said that the planning commission could table it or continue this hearing for a specific date and time. He also said that if approved to rezone by commissioners, that the next step is to be recommended to the Condon City Council at their next meeting.

6.7. Public Agency Reports

None

6.8. Close Hearing

Commissioner Grey closed the hearing at 6:39 p.m.



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

6.9. Planning Commission Decision

Commissioner Weinstein said that delaying this decision would just be "kicking the can down the road" but appreciated the discussion points of the public input. She added that Portland is imploding with high prices of housing, that she seems the pro and cons of the rezone of this area, but would reluctantly vote to move it forward. She noted that if someone other than the city is to develop this area they would lose control over some of the conditions.

Commissioner Bettencourt stated that although this may seem fast, "we've been talking about this project for 6-8 months and with the Gilliam County grant, this makes lots affordable to buy and develop. She has concerns that pushing this back the city will lose residents to Arlington, Boardman or other areas that are ready to develop and that Condon needed homes to prosper.

Commissioner Potter stated that the testimony made it a harder decision than she thought it would be, but after a year of talking about this plan she thought that it was time to move it forward. Commissioner Hiser asked if the lots east of McKinley Street would be developed and noted he too did not like the ability to put duplexes on this development. CA Greiner noted that the planning commission can put conditions on their recommendation for the council to review - such as not allowing duplexes and using landscaping to mitigate views and noise. Commissioner Potter asked if there is city staff for maintenance of the vacant lot, with CA Greiner stating that we do not have enough staff to maintain another park area.

A motion was made by Commissioner Potter to recommend to rezone the baseball field to Residential. The motion was seconded by Commissioner Bettencourt. Yes- Bettencourt, Grey, Weinstein & Potter, No- Hiser, Abstain- None Motion carried.

7. Other

CA Greiner stated that Jay Buse brought back a different height of his shop as he hit rock and is unable to put the floor below grade. Fatland said that this change will require Buse to come back to the planning commission after it has been noticed.

CA Greiner also gave an update of the Condon Grade School building saying that it was being evaluated for a Phase 1 environmental study this Friday. This would allow the city to apply for a grant to due further structural studies and possibly mitigate some of the environmental issues.

8. Adjourn

Commissioner Grey adjourned the meeting at 7:24 p.m.