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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION WORK SESSION
Thursday, April 29, 2021, 5:30 PM
CONDON CITY HALL**

1. Zoom Link & Location

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/83439843608?pwd=eEZDdE0vcG9nU09iT3pzNzg4Vzdxdz09>

Meeting ID: 834 3984 3608

Passcode: 202606

One tap mobile

+13462487799,,83439843608# US (Houston)

+16699006833,,83439843608# US (San Jose)

2. Call the Meeting to Order & Roll Call

Planning Commissioner Vernon Grey called the work session to order at 5:30 p.m.

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

Absent: Commissioners Rachel Weinstein and Derek Hiser.



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3. Review & Discuss Zoning for Residential 1

Consultant Kirk Fatland gave the Planning Commission a letter outlining how to streamline the planning process, update the standards in Commercial and Residential Zones and "tidying up" by making the ordinance more clear and simple to use. Fatland wanted to put together a development guide to allow more clarity to potential developers on steps to get projects completed and the costs associated with it. CA Greiner brought out a development guide that was completed almost 15 years ago by the city that will need to be reviewed and may go with what Fatland is proposing. She will send out to the Commissioners what the city has to review.

Commissioner discussed different types of housing that may be allowed as a permitted use with special use standards that include duplexes, manufactured homes, courtyard apartments, cottage housing clusters, accessory dwelling units and short-term rental units. Suggestion by Fatland was the only fully permitted use would be a single family dwelling. Cottage cluster housing are small detached homes together and the discussion was centered if they should be a Conditional Use Permit, minimum lot size and size of homes. Courtyard apartments are attached homes/apartments that face a courtyard that may need off street parking to accommodate the residents.

By using special conditions that are written out in the code, the planning department can make the decision on these buildings without having to go to the Planning Commission for approval. Fatland stated that other cities may have four required elements of the homes - such as pitch of roof or windows, two doors for egress, then meet several out of a list of other elements that are currently in the residential code.

Commissioner discussed elements of residences such as requiring one parking space instead of two on the property, then pick from a list of design features such as gables, covered porch. Also discussion of the orientation of the building to the street, garages and revisited the issue of minimums that must have design features to make it look like a residence with siding choices such as excluding any metal/tin options.

Commissioners also discussed the requirements for accessory dwellings that may allow administrative approval instead of a public hearing with Planning Commission. It also suggests that the floor area of less than the main residence unless it is a structure that is already on the property and is converted as a main residence.

Commissioners discussed the recent height of accessory buildings being allowed up to 16' where the standard is 14'. Commissioners questions if there is a height that could be administratively approved instead of each of them coming to the Planning Commission for approval for a variance. It was the consensus to allow 15'6" without a hearing.

Fatland will work through some of the city's ordinances to determine changes and bring back to the Commissioners to then recommend to the City Council.

4. Review & Discuss Zoning for Commercial & Industrial/Manufacturing

Commercial and Industrial/Manufacturing issues were not discussed at this meeting.

5. Other

Due to expected absences of Commissioners and staff, it was determined that the Planning Commission will not meet in May, but will resume meeting at regular June 15, meeting.

6. Adjourn

Commissioner Grey adjourned the meeting at 6:57 p.m.