



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
Tuesday, June 15, 2021, 5:30 PM
CONDON CITY HALL**

1. Call the Meeting to Order

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

Present: Commissioners Vernon Grey, Derek Hiser, Haylee Potter, Rachel Weinstein (zoom); City Administrator Kathryn Greiner and Planning Consultant Kirk Fatland

Absent: Commissioner Cody Bettencourt

2. Review & Approve Planning Commission Meeting of April 2021

2.1. April 20, 2021 Regular Planning Commission Meeting Minutes

2.2. April 29, 2021 Planning Commission Work Session Meeting Minutes

A motion was made by Commissioner Potter to approve the April 20 and 29 Planning Commission meeting minutes.
The motion was seconded by Commissioner Hiser and approved unanimously.

3. Discuss and Review Zoning Ordinances



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3.1. Planner Kirk Fatland Draft Zoning

Fatland asked that the Commissioners go over the concepts instead of the numbers in the staff report he wrote of revisions and additions to the Residential 1 (R-1) zone.

Under Chapter 152.301 - Residential Zone Fatland added permitted uses of duplex, triplexes and fourplexes, Accessory Dwelling Units (ADU) and Short Term rentals subject to the supplemental provisions. He noted that this would allow city staff to approve these uses if they met the criteria so they did not have to come to the planning commission for approval. He did ask that maybe the ADU could be changed to Cottage Units. In the Conditional Use portion of this chapter duplex/tri-plex and four plex were removed and Fatland suggested that Boarding House name be changed as it is out dated. Added to this portion is "oversized Accessory Structure subject to supplemental provisions.

Discussed changing setbacks from 15' to 10' from street and corner and change the lot area for duplexes from 7,500, tri-plexes of 8,500 and four-plexes of 9,500 square feet to all of them 5,000 square feet. These changes are to encourage more dense development and the consensus of the planning commission was to make the changes in lot size to 5,000 square feet for all multiple housing units and allow 10' from street to porch, but still 15' from street for foundation of residence.

Fatland suggested that the on property parking spaces be reduced to one space, instead of two, plus allowing on-street parking credit if space allows. After discussion it was the consensus to change to leave two spaces on the lot, but one may be replaced if they meet the on-street credit criteria. Garages were discussed with Fatland recommending that they either be in the back of the residence, or five-foot set-back from the front of the house. Issues were that the lot may not have the room to allow parking in the back or a long drive-way to the side. After a lengthy discussion, it was determined that Fatland will bring examples of different garage styles.

Discussed that a front entrance would need to face the street or have a side door with an open porch to the front. Consensus that this was approved. Discussed requiring that the front of the home must have 30% door surface or windows, but majority of Commissioners did not want to dictate design of the home. Discussed how to keep it from looking like a shop or barn. Fatland will bring to the next Planning Commission meeting design ideas for homes and what may be done to provide some requirements that will allow it to look like a residence not a shop.

4. Other City Planning Issues

No other issues discussed.

5. Adjourn

Commissioner Grey adjourned the meeting at 6:58 p.m.