



128 S Main St.
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION 8-17-2021
Tuesday, August 17, 2021, 5:30 PM
CONDON CITY HALL**

1. ZOOM LINK & LOCATION

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/82770186245?pwd=R3JXU3hlTVFiVklXNHpySTERd001QT09>

Meeting ID: 827 7018 6245

Passcode: 569726

2. Call the Meeting to Order & Roll Call

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

Present: Commissioners Vernon Grey, Cody Bettencourt, Rachel Weinstein (zoom), Haylee Potter and Derek Hiser; Staff - City Administrator Kathryn Greiner and contract planner Kirk Fatland.

Absent: None

3. Review & Approve the July 20, 2021 Planning Commission Meeting Minutes

3.1. July 20, 2021 Planning Commission Meeting Minutes

A motion was made by Commissioner Bettencourt to approve the July 20, 2021 Planning Commission meeting minutes. The motion was seconded by Commissioner Potter and approved unanimously.

4. Discuss and Review Zoning Ordinances



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4.1. Discuss and Review Accessory Building Codes

Fatland presented a draft ordinance for Accessory Dwelling Unit (ADU) and oversized accessory units. He went through the draft and noted that he had separated out detached ADUs that would not exceed 900 square feet or 75% of the primary dwelling's total floor area, whichever is smaller and the structure has another use such as a garage. The other is an attached ADU that had the same floor area requirements that result in the conversion of a level or floor of the primary dwelling until such as an attic, basement or second story of primary residence. It would also be allowable that the attached ADU may exceed the 900 square feet if it occupies the enter level or floor. Commissioner Grey asked about Fatland's change to "legal non-forming use" in the proposed ordinance and after some discussion it was changed to late out "legal" and make it "non-conforming use". The ordinance also states that no off-street parking is required for the ADU. Fatland also added definitions for detached ADU, attached ADU and dwelling unit. Consensus of Commissioner to agree to the ordinance with the one change in non-conforming use.

CA Greiner stated that the current cost of asking for a variance or Conditional Use Permit (CUP) is \$150 and the cost is much more than that when a consultant is hired to do the work, plus noticing and meeting requirements. She suggested that with the changes in the proposed zoning codes that it should be less likely that a variance or CUP is needed that the fee needs to be \$500. Consensus of the Commissioners to request that the fee for those two items be raised to \$500.

Also discussed if an ADU was in the back of a building in the Commercial zone. Current zoning allows Commercial zone to allow residential housing if they abide by all R-1 standards (setbacks, etc), or live upstairs in a Commercial building. Fatland will look into some additional language for for ADUs in the Commercial zone. CA Greiner suggested that the zones be slightly different than the core or downtown Commercial zone.

Commissioner discussed Fatland's proposed ordinance regarding oversized accessory units that would allow the height not to exceed 20 feet in height and 100% of the primary structures floor area. Commissioners have previously approved the recommendation of allowing accessory structures to be up to 16 feet in height, which is up from the current 14 feet. Fatland's ordinance draft included the increased height and additional design features. regarding the percentage of windows and doors, plus the siding must not be more than 50% corrugated metal.

Commissioner Bettencourt had to leave meeting at 6:23 p.m.

After discussion it was the consensus of the Commissioners to take off the oversized accessory structure language and make the people come get a variance if over 16 feet. Commissioner Potter was concerned about design features of any ADU as discussed with the duplex that went through the Planning Commission meeting several months ago.

4.2. Discuss and Review Short-term Rentals in Residential

Fatland put together supplemental provisions for short term rentals (STR) regarding licensing, transient tax, health and safety or if the rentals are hosted (bed & breakfast) or unhosted. Several questions have come up to City Hall regarding STR within the city and if there are any regulations to not allow them in certain neighborhoods, or times of operation. Current regulations are just in the transient tax ordinance, that allows no tax if they are rented over 30 days in length. No decisions were made regarding STR.

5. Other

5.1. Approve Street Names - Wilson Lane and D Street (formerly Jew Street)

CA Greiner said that the City Council has given the Planning Commission authority to name the streets that has been requested. Commissioners approved Wilson Lane at their last meeting but were asked if they wanted to rename Jew Street and what they wanted it to be. After a briefly discussion it was the consensus of the Planning Commission to rename Jew Street to D Street.



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5.2. Miscellaneous Planning Issues

Commissioner Hiser stated that he has an issue with the vacant buildings on Main Street that aren't for sale. He inquired if those buildings could be assessed a fee or tax to remain vacant. Hiser stated that he has tried to purchase three vacant buildings on Main Street and the owners will not sell. Fatland said that he has done some research on vacant land/building taxes and will do more research to see if this is an option.

Commissioners decided that they will not meet in September but will meet in October.

6. Adjourn

Chairman Commissioner Grey adjourned the meeting at 6:54 p.m.