



128 S Main St.
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION MEETING
Tuesday, October 19, 2021, 5:30 PM
CONDON CITY HALL**

1. LOCATION & ZOOM LINK - CITY HALL - MASKS REQUIRED

1.1. <https://us02web.zoom.us/j/82099660469?pwd=WTN5NnYxZ21HZDIzbEpOQ29uOFY3Zz09>

Meeting ID: 820 9966 0469

Passcode: 174574

One tap mobile

+13462487799,,82099660469#,,,*174574# US (Houston)

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2. Call the Meeting to Order - Roll Call

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

Present: Commissioners Vernon Grey, Haylee Poter & Cody Bettencourt; staff City Administrator Kathryn Greiner and contract planner Kirk Fatland of Tenneson Engineering.

Absent: Commissioners Rachel Weinstein & Derek Hiser.

3. Review & Approve the August 17, 2021 Planning Commission Meeting Minutes

3.1. Minutes

A motion was made by Commissioner Bettencourt to approve the August 17, 2021 Planning Commission meeting minutes. The motion was seconded and approved unanimously.

4. Public Hearing - Baseball Field Re-Plat - Subdivision Ordinance

4.1. Open Hearing

Commissioner Grey opened the hearing at 5:31 p.m.

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

Commissioner Grey asked if the Commission had an potential or actual conflict of interest in the matter, any ex parte pre-hearing contact to declare, any personal bias. None of the Commissioners had an issue with these items. He asked if members of the audience wanted to challenge the Commissioners to hear this item with no one objecting.

4.3. Staff Report & Applicants Testimony

Fatland summarized the staff report on the re-plat of the Baseball Field Housing project stating that this has to go through the subdivision ordinance and the city has met the requirements to proceed. It will go from 12 platted lots of 50' x 100' to six 100' x 100' lots. This is a residential area and is a tentative plan. He explained that the process must go as a tentative plan to the Planning Commission, then to the City Council for approval. The applicant, which is the City, then has one year to bring the final plan back to the Planning Commission. CA Greiner anticipates that the final plan will come back in November to the Commissioners with final approval at the Council level December 1.

No applicants testimony.



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4.4. Other Members of the Audience Who Wish to Speak on Application (Includes Written Testimony) and Public Agency Reports

None

4.5. Applicants Rebuttal

None

4.6. Close Hearing

Chairman Grey closed the hearing at 5:38 p.m.

4.7. Planning Commission Questions, Discussion & Decision

A motion was made by Commissioner Bettencourt to approve the tentative plat plan from the City of Condon as submitted. The motion was seconded by Councilor Potter and approved unanimously.

5. Public Hearing - Mike Bell - Variance Application #610

5.1. Open Hearing

Chairman Grey opened this hearing at 5:39 p.m.

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

Commissioner Grey asked if the Commission had an potential or actual conflict of interest in the matter, any ex part pre-hearing contact to declare, any personal bias. None of the Commissioners had an issue with these items. He asked if members of the audience wanted to challenge the Commissioners to hear this item with no one objecting.

5.3. Staff Report & Applicants Testimony

Fatland summarized the staff report that Mike Bell has asked for a variance to place a manufactured home 10' from Church Street property line instead of the required 15' setback. Fatland stated that it meets the criteria and design features for placement of a manufactured home according to City of Condon Code of Ordinances. The home is on the third lot of three lots that face 2nd Street with side of home facing undeveloped Church Street. CA Greiner asked if there was going to be an addition to the approval of the application if the two front lots were sold to have the landowner be responsible for development of Church Street. Fatland stated that it would not go with the variance application but would be a consideration if the lots were sold and the person was going to pull a development/building permit on the other two lots.

Mike Bell testified that the object of the placement was to put the entire structure on one lot (of three) and to attach the garage to the home.

5.4. Other Members of the Audience Who Wish to Speak on Application (Includes Written Testimony) and Public Agency Reports

None

5.5. Applicants Rebuttal

None

5.6. Close Hearing

Chariman Grey closed the hearing at 5:47 p.m.

5.7. Planning Commission Questions, Discussion & Decision

A motion was made by Commissioner Potter to approve Mike Bell's application for a variance. The motion was seconded by Commissioner Bettencourt and approved unanimously.

CA Greiner stated that a Notice of Decision would be drafted by Fatland then sent to Bell to take to building codes in Boardman.



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6. Administrative Planning Application #611 - David Gaillard - Variance of Shop Building

CA Greiner put this on the agenda to let the Commissioners know that this was an administrative decision with property owners noticed within 250' of Gaillard property. She said that only response was property on north side of Walnut/Highway 207 that inquired if the property was near their property - it is not. Chairman Grey asked if the elevation of the building was above grade to be higher than residence. It was noted that the proposed building is to the back and on flat ground. It was noted that the variance for the height of the building was less than 10% of the height and could be approved administratively.

6.1. Application & Staff Report

Staff report was attached to the packet.

7. Fairway Housing Update - Zoning, Re-Plat, Allowable Housing Structures

CA Greiner updated the Commission on the most recent housing meetings and the possibility of affordable workforce housing at the Fairway Housing project north of Condon's golf course. She recapped a meeting that the city's Housing Committee had, then an informal gathering with that committee and Pioneer CDC regarding affordable workforce housing. CA Greiner said that they are trying to connect Gilliam County employers with affordable housing, which includes potentially working with a developer that specializes in this type of housing. This would require the city to plat the golf course property into appropriately sized lots for 4-plexes.

CA Greiner stated that Gilliam County is going to host a meeting November 3 to discuss housing and invited the Planning Commissioners to participate. Chair Grey suggested that the project use local vendors.

8. Other

8.1. Land Tax Discussion

Fatland prepared a memo that stated there is no legal basis for having a land tax for vacant land. Commissioners discussed incentives not taxes to incentivize owners to develop or clean their lots.

8.2. Discuss Accessory Commercial Unit

Fatland prepared a memo on allowing residences in commercial units and noted that it is similar to the existing code for Home Occupation I and Home Occupation II in the city's ordinances. Brief discussion of several businesses that fall under this ordinance in Condon.

8.3. Other Planning Issues

It was discussed that at the November meeting the Commissioners will discuss the requirements of duplexes, tri-plexes and four-plexes to determine if changes need to be made.

9. Adjourn

Chair Grey adjourned the meeting at 6:16 p.m.