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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION MEETING
Tuesday, November 23, 2021, 5:00 PM
CONDON CITY HALL**

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

1.1. <https://us02web.zoom.us/j/83035691524?pwd=aTJ3ejFKQmFhcUFITVZNUmYwRWJJQT09>

Meeting ID: 830 3569 1524
Passcode: 491362

2. Call the Meeting to Order - Roll Call

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

Present: Commissioners Grey, Cody Bettencourt, Haylee Potter and Derek Hiser (zoom); Staff - City Administrator Kathryn Greiner and Planning Consultant Kirk Fatland

Absent: Commissioner Rachel Weinstein

3. Review & Approve October 19, 2021 Planning Commission Meeting Minutes

3.1. Minutes

A motion was made by Commissioner Bettencourt to approve the October 19, 2021 planning commission meeting minutes. The motion was seconded by Councilor Potter and approved unanimously.

4. Public Hearing - Silvia Durfey - Tentative Partition Plat - Application #613

4.1. Open Hearing

Chair Grey opened the hearing at 5:01 p.m.

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

Chair Grey asked if any Commissioners had conflicts of interest, ex parte contact or a personal bias, and none were noted. He also asked if the audience wanted to challenge any of the Commissioners on the hearing before them and none were noted.

4.3. Staff Report & Applicant Testimony

Fatland summarized the staff report saying that Durfey is requesting you to partition four 50' x 100' lots into two lots - one will be 100' x 75' and the second 125' x 100'. It would create a more conforming situation as it is currently being used with a livable house on the back portion facing Lincoln Street, and an uninhabitable house on the front lot along Church Street. Two buildings are separated by approximately 10' and if the survey shows less than that between buildings, a variance will need to be applied to make the two lots. Durfey provided a map of the buildings and what she anticipates to do with both lots. Fatland stated that one of the issues is that the current water and sewer services go through the lot facing Church Street and a condition of the partition is for Durfey to install new services from Lincoln Street. Fatland recommends approval based on the condition of getting new services to the habitable house.

Durfey stated that the request is to get insurance on the home which she currently lives on. She is unable to get insurance at this time due to it being on the same lot as an uninhabitable house. She added that with the weather getting colder, the source of heat is wood and she wants to get insurance to protect her investment.



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

Dr. Cathleen Greiner, attending on Zoom, stated that her question was answered with the survey information.

No other written or oral testimony was given.

4.5. Applicants Rebuttal & Questions

Commissioner Bettencourt asked for clarification of the new survey line that would run between the two buildings. Commissioner Potter asked about the cost of new connections from Lincoln Street. CA Greiner stated that connection to the city system would cost approximately \$2,000 and to get to the dwelling will be the landowner's responsibility. She said that Pioneer CDC has a project that grants landowners up to \$10,000 for utility upgrades and urged Durfey to have a conversation to help with the cost.

4.6. Close Hearing

Chair Grey closed the hearing at 5:15 p.m.

4.7. Planning Commission Questions, Discussions & Decision

A motion was made by Commissioner Bettencourt to approve the tentative partition plat application with the condition that new utilities would be run from Lincoln Street and a survey would be completed. The motion was seconded by Commissioner Potter and approved unanimously.

5. Review & Approve the Final Baseball Field Plat Map - Subdivision Ordinance

5.1. Re-Plat Plan & Information

A motion was made by Commissioner Potter to approve the final plat map of the Baseball Field project. The motion was seconded by Councilor Bettencourt and approved unanimously.

CA Greiner noted that the final maps for signature will be completed in next two weeks for signature after the final approval is given at the December 1, city council meeting.

6. Discuss Zoning Ordinance Changes - Commercial & ADU

Discussed duplex, tri-plex and four-plex information that was given that day to the Commissioners by Fatland. It was decided that the Commissioners will look at the information by the December meeting. CA Greiner asked if Fatland can put together all the changes that the planning commission had made to the zoning code to review in December with him stating that he will work on gathering that information.

7. Other

None

8. Adjourn

Chair Grey adjourned the meeting at 5:30 p.m.