



128 S Main St.
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION APRIL 19 2022
Tuesday, April 19, 2022, 5:30 PM
CONDON CITY HALL**

1. ZOOM LINK & MEETING LOCATION

- 1.1. Join Zoom Meeting**
<https://us02web.zoom.us/j/83700194938?pwd=L1VFbzJ5dXRhenBaaTh2RXJtM2dHQOT09>

Meeting ID: 837 0019 4938
Passcode: 414469
One tap mobile
+16699006833,,83700194938#,,, *414469# US (San Jose)
+12532158782,,83700194938#,,, *414469# US (Tacoma)

2. Call the Meeting to Order & Roll Call

Chair Vernon Grey called the meeting to order at 5:33 p.m.

Present: Commissioners Vernon Grey, Haylee Potter, Rachel Weinstein (zoom); City Administrator Kathryn Greiner, Planner Kirk Fatland.

Absent: Commissioners Cody Bettencourt and Derek Hiser

3. PUBLIC HEARING - RESIDENTIAL ZONE ORDINANCE

3.1. Open Hearing

Chair Grey opened the public hearing at 6:34 p.m.

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

This is a legislative hearing and this portion of the hearing is not required.

3.3. Staff Report and Applicants Testimony

Commissioners had a copy of the revised Residential 1 zoning ordinance. Fatland went through the ordinance and noted that the Planning Commission started this ordinance revision approximately one year ago and that the city council had received a briefing in March. Fatland stated that this review was done to allow more flexibility in the development of housing in the residential zone. Fatland summarized the staff report going into the hearing requirements, which show that the applicant, the city of Condon, believes this will provide flexibility in the planning code. He also went through the findings as they relate to the State of Oregon and city comprehensive plan goals. Goal 10 is Housing, which the city did the revisions to increase the city to meet the present and future housing needs.

Fatland went through the ordinance that is changing City of Condon Ordinance Chapter 152 of Residential 1 areas. He highlighted the major changes that were highlighted in yellow. Some of the biggest changes in multi-family units are making them permitted uses not requiring a Conditional Use Permit or being outright not allowed. The design features were pared down that focus on the percentage of windows seen from the street, the orientation of the front door, garages and parking requirements. The ordinance does not allow containers in the R-1 zone, which is a change from allowing them with certain design features. Accessory dwelling units saw some changes in the height restrictions and how to measure the height. One of the largest changes that was made to allow for more housing options was adding Accessory Dwelling Units (ADU). There are requirements for size and where or how they can be located.



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Several residents zoomed in to the meeting. Steve Watson, 503 S. Washington Street, stated that he did not have any questions. Eli Caudill, 305 W. Summit Street, inquired about the ability to site "tiny homes" but heard that they are considered RVs by the state of Oregon and would have the requirements of parking any RV in Condon.

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

CA Greiner stated that she did not receive any written testimony for or against this ordinance. She received an email asking for the draft and was visited by a resident but nothing in writing that was a question.

3.5. Applicants Rebuttal

None

3.6. Close Hearing

Commissioner Grey closed the hearing at 6:14.

3.7. Planning Commission Questions, Discussion & Decision

A motion was made by Commissioner Potter to approve the the R-1 ordinance. The motion was seconded by Commissioner Weinstein and approved unanimously.

4. Review & Approve the Minutes of February 15, 2022 Planning Commission Meeting

4.1. February 15, 2022 Minutes

A motion was made by Commissioner Weinstein to approve the February 15, 2022 planning commission meeting minutes. The motion was seconded by Commissioner Potter and approved unanimously.

5. Other

No other items were discussed.

6. Adjourn

Commissioner Grey adjourned the planning commission meeting at 6:18 p.m.