



128 S Main St.
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City of Condon Regular Council Meeting Minutes Tuesday, April 18, 2023 5:30 PM

1. CALL THE MEETING TO ORDER/ROLL CALL

Chair Cody Bettencourt called the meeting to order at 5:30 p.m.

Present: Planning Commissioners - Chair Cody Bettencourt, Vernon Grey, Haylee Potter, Mark Wilson and Rachel Weinstein (zoom);
Staff - CA Kathryn Greiner and Contract Planner Kirk Fatland

Absent: None

2. PUBLIC HEARING - City of Condon Conditional Use Permit Application #632

2.1. Open Hearing

Chair Bettencourt opened the hearing at 5:31 p.m .

Chair Bettencourt asked if any commissioners had conflict of interest, ex part contact or a personal bias in the application. Commissioner Grey stated that he drew up the plans but did not feel that it would effect his decision making on this application. Chair Bettencourt asked if anyone in the audience (there was one person) wanted to challenge any planning commissioners on their ability to hear this application with no response.

2.2. Staff Report - Read and/or Summarized by City Planner Kirk Fatland

Fatland summarized the staff report for the Conditional Use Permit application from the City of Condon to place a machine storage shed on their property. The proposed building is approximately 4,000 square feet, which is approximately 20' at the peak. The building will be six bays to store equipment and materials that currently are not in a covered storage facility. Fatland summarized that this government building is allowed on Public Spaces/Open with a CUP, that at the building is similar to other buildings in that area, that the location is the least impact of other city buildings, that the equipment will now be stored inside a facility instead of outside, it will be adequate to store city equipment, that there is no negative impact on other city buildings and that the construction will be completed once the application is approved.

Commissioner Wilson asked if there were going to be any sidewalk or landscaping requirements with this application. Fatland stated that there would be no sidewalks. CA Greiner stated that the facility will have a concrete apron in front of the bays and a concrete stem wall. Commissioner Potter asked where the equipment is currently stored and CA Greiner said that most is outside near the current shop building.

2.3. Applicants & Proponents Testimony

No other testimony was given to the commission.

2.4. Opponents & Public Agency Testimony

No public testimony was given to the commission.

2.5. Questions by Planning Commissioners to Applicant or Proponents

No other questions of the commissioners or applicant were received.

2.6. Close Hearing

Chair Bettencourt closed the hearing at 5:39 p.m.

2.7. Planning Commission Deliberation, Decision or Postpone



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A motion was made by Commissioner Potter to approve the Conditional Use Permit Application #632 for the City of Condon. The motion was seconded by Commissioner Wilson and approved unanimously.

3. REVIEW & APPROVE MINUTES

3.1. Review & Approve March 21, 2023 Planning Commission Meeting Minutes

A motion was made by Commissioner Grey to approve the March 21, 2023 planning commission meeting minutes. The motion was seconded by Commissioner Wilson and approved unanimously.

4. DISCUSS FAIRWAY HOUSING SUBDIVISION PROCESS

Commissioners received a tentative plan for the lots at the Fairway Housing project north of the golf course that was approved by the city council to move forward with the subdivision process. Fatland explained that this is a preliminary design and that to start the subdivision process he will meet with the city's public works and CA Greiner to determine the steps to move forward. This will require a tentative plan for the layout of lots, streets and infrastructure. Commissioner Wilson asked about the property in the middle of the Fairway Housing subdivision and if it was purchased later, would it fit into the current plan. Fatland stated that the plan was developed to include a 50' street on that property that could go to the 60' street width, which is in the rest of the development plan. Discussion was held regarding the floodplain and fill, storm drainage and if the project would be done in phases. An update will be given at the May meeting.

5. DISCUSS MORATORIUM ON SHORT-TERM RENTALS

CA Greiner stated that the council had approved a moratorium on short-term rentals (STR) starting May 1, 2023 for six months to review the issue and determine if changes needed to be made in the zoning or transient ordinances. She said that the council is to schedule a joint work session on STR with the planning commission for discussion and determine if any actions will be taken on this issue. Commissioner Grey asked if the discussion was regarding tourism or the limited housing stock and if there was a correlation between long and short-term rentals.

Fatland, who has been working on this issue with other cities in the region, provided a document from the city of Moro for supplementary provisions that allow for rules that would have STR registered annually. He also included a draft of provisions for Condon that currently allows for STR in the R-1 zone with a completed application. Fatland stated that the city needed to first address what the concerns are with having STR and mentioned parking, noise, nuisance or if it was from lack of rentals for residents. Several of those items are addressed in other portions of the city's ordinances and would not have to add to any new regulations. An example is that excessive noise is noted in another section of Condon's code.

Fatland stated examples of STR's in Moro and Maupin and said both have had mixed success. Condon has a unique issue, that there are residences in the Commercial zone and do not have a unique zone for STR. Commissioner Grey asked if there are any nuisance issues with CA Greiner noting there have not been issues with the current STR properties. Commissioner Wilson asked if there are any statistics on the housing stock. CA Greiner said that city staff did an informal housing stock review in 2021 and provided the information to the commission. Commissioner Weinstein stated that she did some work on the housing in Condon while she was at Gilliam County and they should have that data. Commissioner Potter asked if the rentals are not being advertised due to the state fair housing regulations.

Gilliam County resident Barb Anderson, who owns multiple STR in Condon, stated that most of her homes can be rented long term and that with them being registered with Air BnB there is good accountability. She noted that several of her rentals are been reserved a year in advance and would need adequate time if there was an issue with an annual license. Chair Bettencourt stated that one of the issues was the transient tax and that if there was a nuisance or complaint it would be lodged not just at renewal time.

Discussion of the shortage of rentals for affordable work force housing and for families.

6. OTHER

No other items were discussed.

7. ADJOURN

Chair Bettencourt adjourned the meeting at 6:25 p.m.

Date _____



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Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator