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**MINUTES  
PLANNING COMMISSION MEETING  
128 S. MAIN STREET, CONDON, OR 97823  
TUESDAY, JULY 18, 2023, 5:30 PM**

**1. CALL THE MEETING TO ORDER/ROLL CALL**

Planning Commission Chair Cody Bettencourt called the meeting to order at 5:33 p.m.

**Present:** Commissioners Cody Bettencourt, Mark Wilson, Vernon Grey and Rachel Weinstein (zoom); Staff - City Administrator Kathryn Greiner and City planner Kirk Fatland (zoom).

**Absent:** Commissioner Haylee Potter

**2. PUBLIC HEARING - City Application #632 - City Shop Revision Site Plan/CUP**

**2.1. Open Hearing**

Chair Bettencourt opened the hearing at 5:33 p.m.

She asked the planning commissioners if they had a conflict of interest or ex parte contact with the city or any of the witnesses. Commissioner Wilson stated that he had a discussion with Donna McIntosh and Roger Andrews the previous day. No other commissioner had ex parte contact or a conflict of interest in this issue. Chair Bettencourt asked if the audience would like to challenge any of the commissioners to hear the application with none saying they had an issue.

Chair Bettencourt, when through the rules of the hearing, stated that if an issue was not heard it could not be used to appeal the decision.

**2.2. Staff Report - Read and/or Summarized**

Planner Fatland summarized the staff report saying that the applicant (city) only asked to change the location of the city storage shop by a change of 20-40 feet. The building does not require any setbacks but it has been set back 15 feet from the property line at Jefferson and Matney Streets. He explained that Matney Street is a platted but undeveloped street. CA Greiner stated that the reason for the move from the approved location was that it would require approximately 145 loads of gravel and compaction at that location due to elevation changes.

**2.3. Applicants & Proponents Testimony**

No other information was given by city.

**2.4. Opponents & Public Agency Testimony**

Tara McIntosh - 703 S. McKinley Street, Condon - stated that she opposed the plans to move the city's shop to the proposed location due to it blocking the view from her residence. She stated that she did not want her grandmother, who lives with her to have to look at the shop. She stated that she wanted to collaborate with the city on the location, but stated that in the current location it would create more traffic, impact her and neighbor's view and views was not the best for her family.

Donna McIntosh - 703 S. McKinley Street, Condon - stated that she agreed with what her daughter Tara had stated.

Roger Andrews - 807 S. Jefferson, Condon - stated that he didn't think the building would block the neighbor's view.

**2.5. Questions by Planning Commissioners to Applicant or Proponents**

None

**2.6. Close Hearing**

Chair Bettencourt closed the hearing at 5:45 p.m.

**2.7. Planning Commission Deliberation, Decision or Postpone**

Commissioner Wilson stated that he recognized the challenge of the first location but that since the building did not produce revenue for the city, nor add value by placing it there, the city should keep it in its original location or put it near the current city shop. He added that it affects the value of the property located near this shop by obstructing the view. Commissioners Weinstein and Grey agreed that the placement of the shop could impact adjoining property values by view obstruction.

Chair Bettencourt asked Planner Fatland about the options of the planning commission on this option. She was told that they could continue the hearing to come to agreement on placement next month, the city could move back to the approved location or it could be denied.

**A motion was made by Commissioner Grey to continue the hearing to the August meeting regarding the City of Condon's application. The motion was seconded by Commissioner Wilson and approved unanimously.**

**3. REVIEW & APPROVE MINUTES**

**3.1. Review & Approve June 20, 2023 Planning Commission Meeting Minutes**

**A motion was made by Commissioner Wilson to approve the June 20, 2023 planning commissioner meeting minutes. The motion was seconded by Commissioner Grey and approved unanimously.**

**4. OTHER**

**4.1. Historic District Review - Administrative Decision - Kellie Hill**

CA Greiner stated that she had received an application for Kellie Hill's property in the Historic District after she had completed her work. It was noted that the changes were administratively approved but the decision added in that future changes to the exterior must follow the city ordinance process. She also stated that she is working with Larrie & Jackie Hardie on a similar property in the Historic District that is being converted to a residence.

**5. ADJOURN**

Chair Bettencourt adjourned the meeting at 5:56 p.m.

\_\_\_\_\_ Date \_\_\_\_\_  
Jim Hassing, Mayor

ATTEST: \_\_\_\_\_ Date \_\_\_\_\_  
Kathryn Greiner City Administrator