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MINUTES PLANNING COMMISSION MEETING

TUESDAY, APRIL 15, 2025, 5:30 PM

1. CALL THE MEETING TO ORDER/ROLL CALL

Planning Commission Chair Cody Bettencourt called the meeting to order at 5:31 p.m.

Present: Planning Commissioners Cody Bettencourt, Vernon Grey, Mark Wilson (zoom), Rachel Weinstein (zoom); Staff - City Administrator Kathryn Greiner and Planning Contractor Dan Meader

Absent: Planning Commissioner Haylee Andrews

2. REVIEW & DISCUSS FLOODPLAIN ORDINANCE

2.1. Draft Floodplain Ordinance

Meader explained that due to a lawsuit by environmental groups against FEMA, new floodplain ordinances need to be approved by cities and counties to comply with the lawsuit decision. The ordinance is not a land-use actions, so this discussion is to just make the planning commission aware that the current floodplain ordinance that is in the zoning, will need to be rescinded and this ordinance in another section of the city's code. Meader stated that the new ordinance would make it very difficult to build in the floodplain and no building in the flood channel. There is a complicated process of filing reports in you are bui

CA Greiner stated that the city is working with FEMA to revise the 1984 floodplain maps, but they are not completed at this time. She said that the maps are similar to the 1984 maps and were engineered to show more exact elevations and flood channels.

The planning commission was not asked to approve the ordinance because it is a council decision, but to be made aware of the changes. Commissioner Wilson asked how this was going to affect a person pulling a building permit. Meader responded that the person would be required to hire an engineer to ascertain if the structure would be in the floodplain area and if they are required to mitigate any of the water issues. Commissioner Wilson also asked how does this effect getting a mortgage, noting that it was standard to evaluate if flood insurance would be needed. Meader stated that it would be the same process to have the lender evaluate if it is in the floodplain or channel to determine what the bank requires.

Commissioners Grey and Bettencourt expressed concerns with the new ordinance, but determined that this is a council decision.

It was the consensus of the planning commission to provide individual concerns to the council on the floodplain ordinance.

3. REVIEW & APPROVE MINUTES

3.1. Review & Approve the November 19, 2024 Planning Commission Meeting Minutes

A motion was made by Planning Commissioner Grey to approve the November 19, 2024 planning commission meeting minutes. The motion was seconded by Planning Commissioner Wilson. Motion carried.

Yes- Rachel Weinstein, Cody Bettencourt, Vernon Grey, Mark Wilson, No- None, Abstain- None

4. OTHER

CA Greiner updated the planning commission on the Fairway Housing subdivision, Baseball Field housing project and answered questions on the Condon Grade School Building and the recent notice of the city's burn pile. CA Greiner has applied for a grant to State of Oregon to create the Fairway Housing subdivision that would include surveying, construction staking, planning and ultimately get a preliminary draft of the engineering for water and sewer. The grant will be awarded in May and, if successful, the city can start the project on July 1, 2025. The Baseball Field housing project is nearing construction completion and current housing is fully occupied. Commissioner Grey asked about the Condon Grade School Building and was told by CA Greiner that the Port of Arlington's

non-profit arm has secured grants to mitigate the asbestos and that is expected to be completed by the end of 2025. She anticipates the property will be deeded back to the City of Condon in 2026. Commissioner Grey also asked about the recent announcement that the city's burn pile at the transfer station is closed. CA Greiner stated that the recent article in The Times-Journal was not correct, and it is still open, but DEQ has asked to close it when the permit is renewed in the next several months. The city is objecting to this closure and residents may be asked to give testimony when available if they feel strongly about this service.

5. ADJOURN

Commission chair Bettencourt adjourned the meeting at 6:26 p.m.

_____ Date _____
Cody Bettencourt, Planning Chair

ATTEST: _____ Date _____
Kathryn Greiner City Administrator