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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION NOVEMBER 19, 2019
Tuesday, November 19, 2019, 5:30 PM
CONDON CITY HALL**

1. Call the Meeting to Order

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

Present: Planning Commissioners Vernon Grey, Haylee Potter and Cody Bettencourt; Staff - City Administrator Kathryn Greiner; Planning Consultants - Dan Meader and Kirk Fatland of Tenneson Engineering.

Absent: Planning Commissioner Rachel Weinstein.

Meader introduced Fatland who is working with him for approximately a year to be the new planner at

2. Discuss Residential One Zoning

Meader started with distributing a letter and some other information on cargo containers being used as houses or buildings and barn 'dminiums. The barn 'dminiums are metal shop looking buildings that are current allowed in the residential area by meeting code that is not restrictive. He had a picture of a barn 'dmimium in The Dalles that had no eaves, two windows on two sides of the building and otherwise had large garage doors. Another barn 'dminium in Wasco is more appropriate with features that indicate it is a house.

Meader suggested that these type of buildings could be done better with more regulations of what housing specifications much be med. Currently in the City of Condon code houses must meet two of fourteen design features of a house. Meader suggested reviewing the design features and revise what is now applicable as some such as "tile or shake roof" are no longer a design feature that is used as much. Meader also suggested that one design feature may be in regards to windows on the building. Other items is that it must be on a concrete foundation, 6" eaves and a 3/12 pitched roof.

Meader went through the Residential 1 portion of the City's code of what was allowed, what constitutes a Conditional Use Permit, accessory buildings and set backs. Commissioner Potter asked if there could be a minimum house size and use builder grade materials that make it affordable. CA Greiner asked about apartments that are larger than what is allowed in the code of a fourplex. Meader did not know if it was allowable by law if a minimum house size could be regulated.

Accessory buildings were discussed and Meader said that they cannot be larger than the primary residence. They also have to meet setbacks and height requirements that are in the code. Another discussion was in regards to sidewalks, or lack sidewalks within the city. There are no requirements of sidewalks with new construction but it was decided that it may be added to the sidewalk/street ordinance for new construction and development.

Meader will send several examples of housing design standards from other cities for the commissioners to review. It will be determined at a subsequent meeting what changes, if any will be suggested for the R-1 zoning ordinance.

2.1. Residential Code - Ordinance 152.301

3. Other

No other discussion.

4. Adjourn

Chairman Grey adjourned the meeting at 6:30 p.m.