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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
2. Discuss Residential One Zoning
 - 2.1. Residential Code - Ordinance 152.301
3. Other
4. Adjourn

Work Session agenda distributed November 13, 2019



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November 19, 2019

Condon City Planning Commission
P.O. Box 445
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Regarding: Barn'dminiums and Cargo Containers

Dear Commissioners:

I have learned a lot about barn'dminiums and cargo containers being converted into single family dwellings this past month. I need to determine the Planning Commission's goals on these types of units before spending a lot of time refining what I have learned into actual policy and ordinance provisions. I know there is interest in barn'dmimiums, but am unsure about cargo containers.

I am working on this issue in the City of Metolius as well, and had drafted a Zoning Ordinance exclusion for both of these types of units for public hearing before the Planning Commission and the City Council. That process requires a Post Acknowledgement Plan Amendment notice be prepared and the proposed ordinance language be submitted to the Department of Land Conservation and Development (DLCD) for review. I fully expected some push back from that Department before the first public hearing. There was none forthcoming. So I contacted our Field Representative in Bend and found the following: The Department has no concerns about regulating these types of units. Their concern is about site built homes and manufactured homes, and to some extent, wooden barns that may be converted into single family dwellings. So, cities and counties can regulate or exclude these types of units, as long as the standards required for approval are clear and objective. To not have clear and objective standards in place will mean units such as the most recent addition to the housing stock in The Dalles will be allowed. Please see photos attached.

Now, I am the first to say there are some wonderful examples of barn'dminiums in the area; there is one up in Wasco that is very well done. But, if it is the Planning Commission's goal to allow these, I think there is a better way to regulate them so that property values of the neighboring properties are not adversely affected. The City could allow these units in all residential zones as conditional uses. As a conditional use, certain threshold standards could be required. These standards could include: Concrete foundation, a minimum of 6" eaves, a certain percentage of window area on each floor, and, perhaps, a more common residential siding on the unit. Then a requirement that each unit be fitted for three to five of a list of architectural features provided in the Zoning Ordinance. Attached is a listing of typical features. This would be a fairly straight forward policy decision and could be implemented with this ongoing Ordinance update.

I am anxious to discuss this with the Planning Commission. I look forward to seeing you tonight.

Respectfully submitted,

/s/ Dan Meader

Dan Meader, Planning Consultant

DM:kb
<wo#13100>

Enclosures

2. Side Yard, Setback. There shall be a side yard on each side of the main building and each side yard shall have a width of not less than five feet. A corner lot shall have 15 feet of side yard setback.

3. Rear Yard, Setback. There shall be a rear yard of not less than five feet in depth.

(B) Area Requirements.

1. Lot Area. Every lot shall have a minimum average width of not less than 50 feet and an area of not less than 5,000 square feet.

Duplexes	7,500 square feet
Triplexes	8,500 square feet
Fourplexes	9,500 square feet

(5) *PARKING REGULATIONS*.

(A) Dwellings. Two parking spaces shall be provided on the lot for each dwelling unit. A driveway apron, as defined shall be provided.

(B) Uses other than Dwellings. See Supplemental Provisions ' 152.411.

(6) *SANITATION REGULATIONS*. Before any dwelling is occupied, it must be connected to the city sewer system.

(7) *DESIGN FEATURES*. One or two-family dwellings and manufactured homes shall be provided with at least two of the following design features.

(A) Dormers.

(B) Recessed entries.

(C) Cupolas.

(D) Bay or bow windows.

(E) Attached garage.

(F) Window shutters.

(G) A roof with a pitch greater than nominal 3/12.

(H) Offsets on building face or roof (minimum 12").

(I) Gables.

(J) Covered porch entry.

(K) Pillars or posts.

(L) Eaves (minimum 6").

(M) Tile or shake roof .

(N) Horizontal lap siding.

(8) *ACCESSORY STRUCTURES OR USES.*. Accessory uses or structures larger than 120 square feet must meet all of the following requirements:

(A) Have a peaked roof.

(B) If manufactured off site:

1. The manufacture date shall not be more than three years prior to date of placement, and

2. If purchased used, the seller must certify the unit has not been previously used for the manufacture, storage or transportation of hazardous wastes.

(Ord. 01-05, passed 6-6-01; Am. Ord. 2012-01, passed 12-7-11)

' 152.302 OPEN SPACE/PUBLIC FACILITIES - OS.

USES. Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the OS Open Space zone shall comply with the following regulations.

(1) *PERMITTED USES.* Subject to site plan review. See ' 152.412.

(A) Parks.

(B) Recreation areas.

(C) Community centers, including facilities for senior citizens.



