



128 S Main St.
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION 8-18-2020
Tuesday, August 18, 2020, 5:30 PM
CONDON CITY HALL**

- 1. Call the Meeting to Order & Note Members Present**
- 2. Review and Approve Minutes**
 - 2.1. Review and Approve July 21, 2020 Planning Commission Minutes**
- 3. Discuss ADA Curb Ramp Project**
 - 3.1. Updated Plans of ADA Curbs**
- 4. Discuss Zoning and Planning Ordinance**
 - 4.1. Barn'diminimums and Cargo Containers**
 - 4.2. Mobile Home and RV Parks**
- 5. Other**
 - 5.1. Update on School Housing Project/Master Plan**
 - 5.2. Miscellaneous Planning Update**
- 6. Adjourn**

Work Session agenda distributed August 11, 2020



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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION 7-21-2020
Tuesday, July 21, 2020, 5:30 PM
CONDON CITY HALL**

1. Call the Meeting to Order

Chair Vernon Grey opened the meeting and Planning Commissioners introduced themselves and a quorum was noted.

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

2. Review & Approve February 18, 2020 Planning Commission Minutes

2.1. Minutes

A motion was made by Commissioner Bettencourt to approve the February 18, 2020 Planning Commission minutes. The motion was seconded by Commissioner Potter and approved unanimously.

3. Discuss Conceptual Site Plan of the Gilliam County Historical Society

3.1. Site Plan Map & Staff Report

Planning Commissioners received a staff report from Fatland and preliminary site plan from Gilliam County Historical Society (GCHS) to build a new exhibit building on their property. A map from the Gilliam County Assessor was presented to the Commission, showing that there may be issue with the east line of the GCHS property, showing that their current building goes over their property line into Bob Kamarrer's property and to further complicate the issue, that property line is also the city limit line. Fatland read his staff report that included the issues of the property lines to the east; that the GCHS property is zoned Public Facilities in city limits and if the building does extend into Kamarrer's field, it is in the Urban Growth Boundary and is county zoned Residential 1 and EFU; and there are interior lot lines dividing the GCHS property that may limit their ability to build on this site. Fatland stated that the solutions would be to establish the actual boundaries and that Gilliam County has ordered a survey for that site. If the survey does show that the building is extending into field, owner Kamarrer has agreed to deed this portion to the GCHS allowing the new building to be built. Any property will need to be deeded to GCHS, annexed into the City of Condon and zoned Public Facilities. Fatland stated in his report, and was reiterated by Meader that it can be developed due to currently being in the UGB.

Fatland outlined the process that once the survey results are received it will be determined that if there are needed adjustments in property and city limit line adjustments. If the survey shows the current buildings are within the GCHS property, The site plan will be drawn up with no other property line adjustment changed to the east. The interior property lines will still need to be changed. If the property line needs to be moved, as determined by the survey, a property line adjustment will be made per city process. The property will then be annexed into the City of Condon, zoned Public Facilities and extinguish the interior property lines.

Fatland's report stated that the process would result in the GCHS having better knowledge of their property lines and make it possible to construct the proposed exhibit hall. Meader added that the City Council will have to approve the annexation with a public hearing with an emergency clause. The annexation goes to the State of Oregon for review and to sign off.

Commissioner Bettencourt asked if the process is hard to bring the GCHS property in and Commissioner Grey asked if the zone would be Commercial. Meader stated that it would not be difficult and that the property would remain Public Facilities as currently zoned. Eileen Potter, representing GCHS stated that they had received funds to do phase one of their project which was to construct the building. They have contacted all their funders to alert them that they will need an extension as the project



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may not start until 2021. Commissioner Bettencourt asked about the timeline. CA Greiner stated that she anticipates the the public hearing for the site plan will be done in September. The survey must be completed to move forward with the site plan.

It was the consensus of the Planning Commissioners that the plan was ready to move forward.

4. OTHER CITY PLANNING ISSUES

4.1. Code Issue & Review

CA Greiner said that with the interruption of COVID-19, the code review was unable to move forward and asked which ones does the Planning Commission want to move forward with in the next few meetings. After discussion it was determined that at the August Planning Commission meeting items to be discussed and reviewed were the RV/mobile home park ordinance, barndimimum and ordinances that relate to their construction and cargo containers.

CA Greiner updated the Commissioners on the city plan to develop the school property in to a housing project noting a work session will be planned to discuss options of lot size and types of buildings. Urban planners are available, which Meader has experience, to take the council through the process of development and legal aspects.

4.2. ** Addition - ODOT ADA Sidewalk Review

CA Greiner discussed an ODOT plan to install ADA curb cutouts that has been proposed to to place handrails near Country Flowers, Two Boys Meat & Grocery and Hotel Condon. CA Greiner stated that PW Superintendent Gibb Wilkins is working with ODOT to modify the plans to allow no handrails that would impede pedestrian traffic into the three businesses where they would be located. The ODOT project is due to a lawsuit that is requiring ADA curb ramps on all state highways.

5. Adjourn

Chair Grey adjourned the meeting at 6:20 p.m.

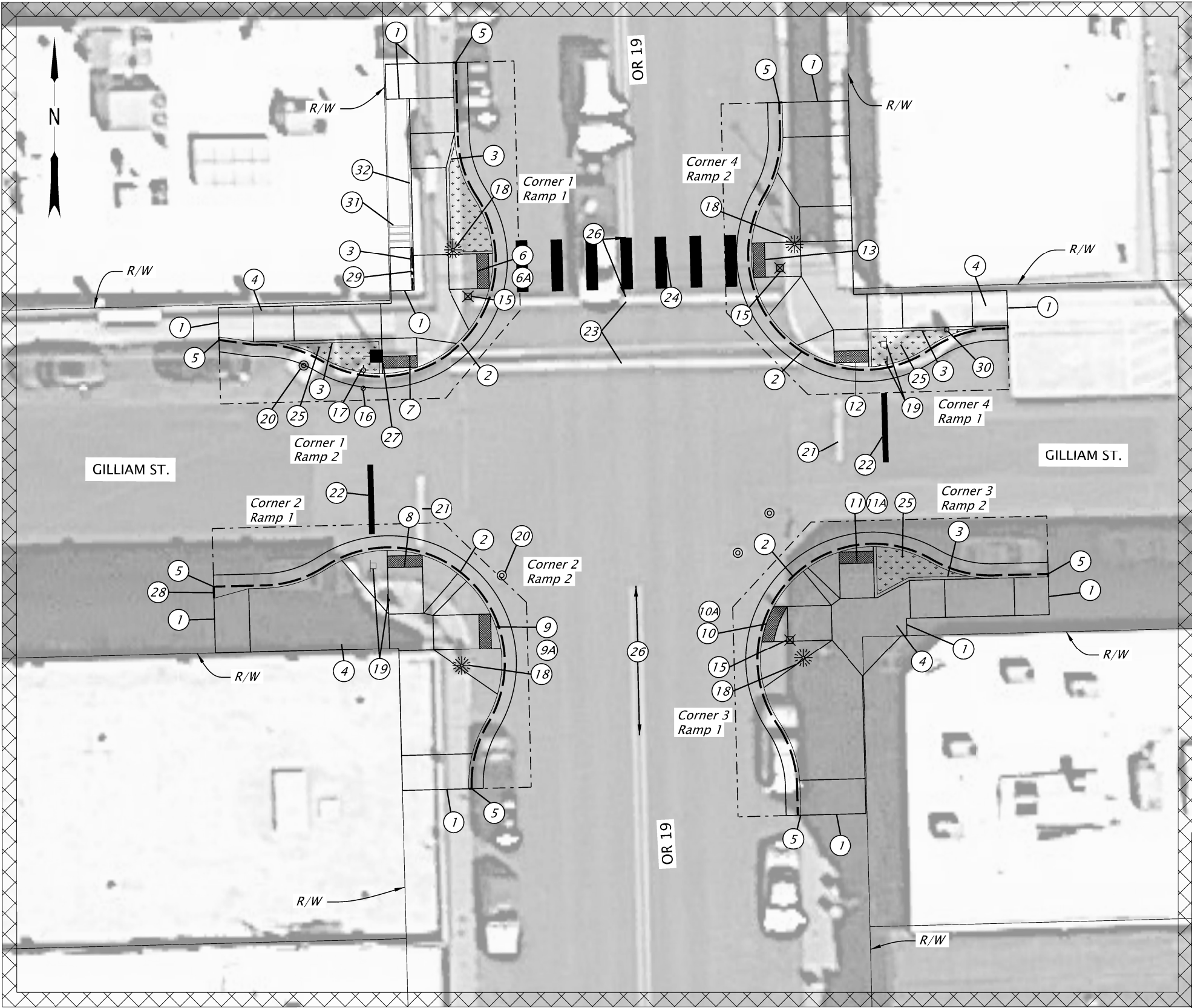
Chair Vernon Grey

Date _____

Attest: City Administrator Kathryn Greiner

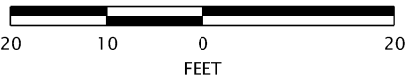
Date _____

CONDON SITE 11

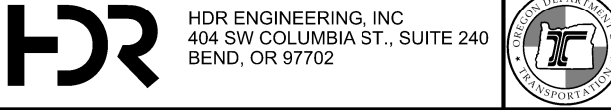


- | | |
|---|---|
| <p>1 Connect to extg. walk</p> <p>2 Const. curb and gutter</p> <p>3 Const. standard curb</p> <p>4 Const. P.C. conc. sidewalk</p> <p>5 Connect to extg. curb</p> <p>6 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC423)</p> <p>6A DE Control No. XXXXX-XX - Ramp
Turning Space Slope and Gutter Flow Slope
Intersection Control Type - Uncontrolled</p> <p>7 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC423)</p> <p>8 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 12.6 sq. ft.
PCC surfacing
(For details, see sht. BC424)</p> <p>9 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC424)</p> <p>9A DE Control No. XXXXX-XX - Ramp
Turning Space Slope
Intersection Control Type - Uncontrolled</p> <p>10 Const. curb ramp, Perpendicular
Inst. radial safety yellow truncated domes
on new surface - 12.9 sq. ft.
PCC surfacing
(For details, see sht. BC425)</p> <p>10A DE Control No. XXXXX-XX - Ramp
Running Slope and Ramp Turning Space
Slope
Intersection Control Type - Uncontrolled</p> <p>11 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC425)</p> <p>11A DE Control No. XXXXX-XX - Ramp
Turning Space Slope
Intersection Control Type - Stop</p> | <p>12 Const. curb ramp, Combination
Inst. radial safety yellow truncated domes
on new surface - 12.1 sq. ft.
PCC surfacing
(For details, see sht. BC426)</p> <p>13 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC426)</p> <p>14 Remove extg. inlet</p> <p>15 Install inlet protection-Type 3</p> <p>16 Adjust extg. water valve (by others)</p> <p>17 Preserve and protect extg. fire hydrant</p> <p>18 Relocate extg. luminaire (by others)</p> <p>19 Remove & Reinstall sign(s) on
new PSST support</p> <p>20 Adjust extg. MH</p> <p>21 Remove extg. stop bar</p> <p>22 Install stop bar</p> <p>23 Remove extg. crosswalk</p> <p>24 Install continental crosswalk</p> <p>25 Install rock mulch</p> <p>26 Remove extg. striping within intended
crossing location</p> <p>27 Relocate extg. utility pole (by others)</p> <p>28 Const. low profile mountable curb
(See dwg. no. RD700)</p> <p>29 Note not used</p> <p>30 Relocate extg. library box (by others)</p> <p>31 Presere & protect extg. stairs</p> <p>32 Presere & protect extg. handrail</p> <p>33 Const. type "CG-2" inlet
(See dwg. no. RD366)</p> |
|---|---|
- General Note:
1. Mark ROW line prior to construction.
Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



EXPIRES: DECEMBER 31, 2021



CENTRAL OREGON CURB RAMPS - PHASE 2

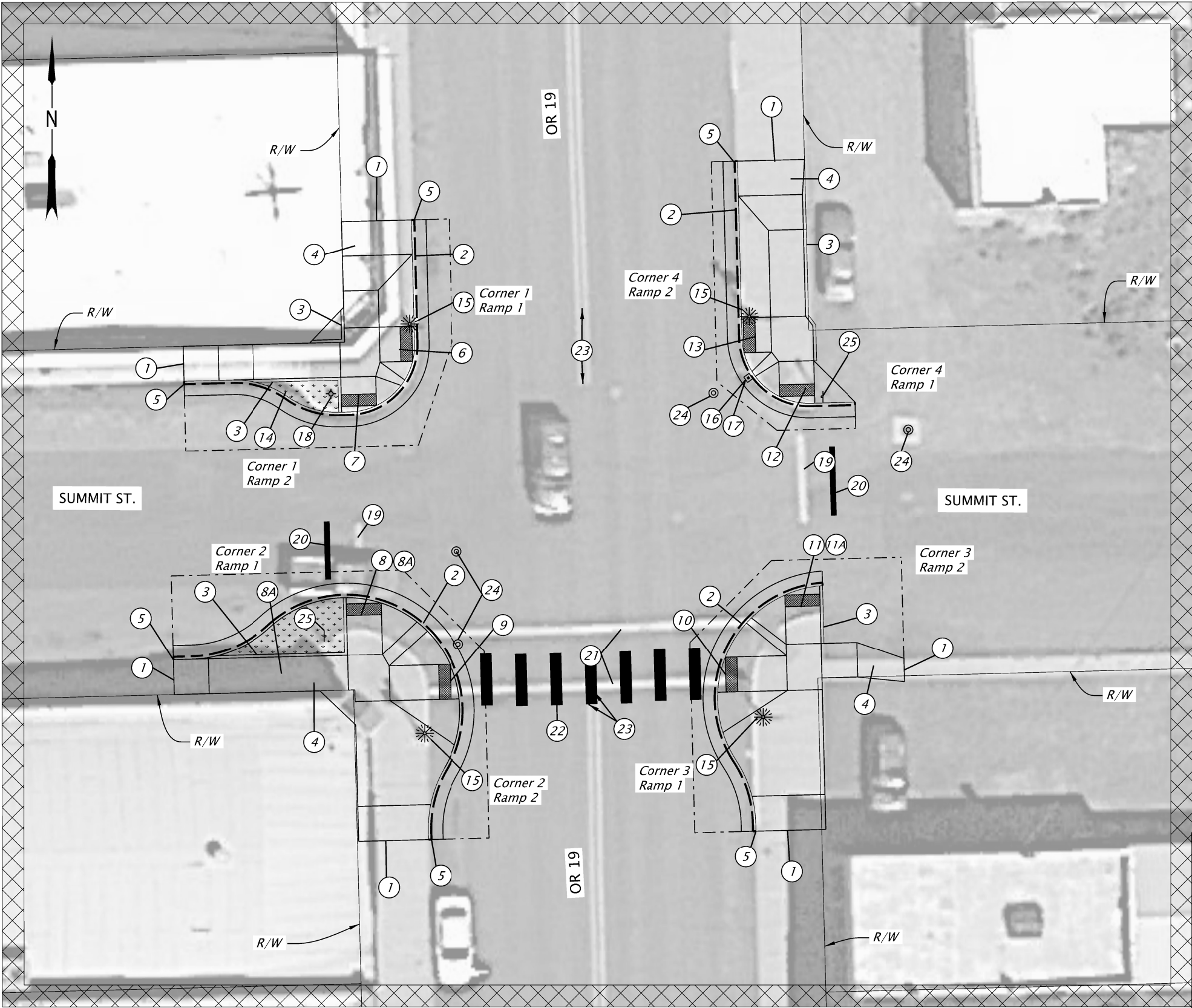
VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

GENERAL CONSTRUCTION

SHEET NO.
C411

CONDON SITE 12



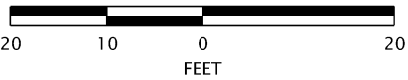
- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Connect to extg. curb
- 6 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC427)
- 7 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC427)
- 8 Const. curb ramp, Parallel
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC428)
- 8A DE Control No. XXXXX-XX - Ramp Turning Space Slope. Ramp Running Slope and Gutter Flow Slope Intersection Control Type - Stop
- 9 Const. curb ramp, Parallel
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC428)
- 10 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC429)
- 11 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC429)
- 11A DE Control No. XXXXX-XX - Cross Slope and Gutter Flow Slope Intersection Control Type - Stop
- 12 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC430)
- 13 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC430)
- 14 Install rock mulch
- 15 Relocate extg. luminaire (by others)
- 16 Adjust inlet
- 17 Install inlet protection-Type 3
- 18 Preserve and protect extg. fire hydrant
- 19 Remove extg. stop bar
- 20 Install stop bar
- 21 Remove extg. crosswalk
- 22 Install continental crosswalk
- 23 Remove extg. striping within intended crossing location
- 24 Preserve and protect extg. MH
- 25 Preserve and protect extg. sign

General Note:
1. Mark ROW line prior to construction.

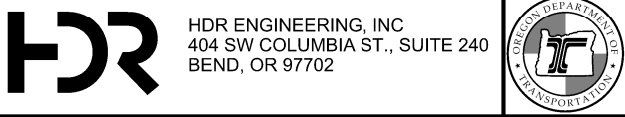


Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



EXPIRES: DECEMBER 31, 2021



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

GENERAL CONSTRUCTION

SHEET NO.
C412



TENNESON

ENGINEERING CORPORATION
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

3775 CRATES WAY
THE DALLES, OR 97058

PHONE (541) 296-9177
FAX (541) 296-6657

March 12, 2020

Condon City Planning Commission
P.O. Box 445
Condon, Oregon 97823

Regarding: Amendments Required to Allow Barn'dminiums and Cargo Containers as
Single-Family Residences

Dear Commissioners:

In order to facilitate a discussion regarding possible ordinance amendments regarding Barn'diminiums and cargo containers, the following material is provided:

Definitions

Add: "Barn'diminium" A steel structure originally intended for agricultural, commercial or industrial use that is placed upon a lot or parcel and has living quarters constructed within it to serve as a single family residence. Certain standards apply.

Add: "Cargo Container Conversion": One or more cargo containers designed to ship cargo by land, sea and air that is being converted into a single family dwelling. Certain standards apply. Such cargo containers must be certified by the seller to have never been used to carry hazardous material.

Dwelling:, Single Family: Amend to read: "***a structure designed and built exclusively for the occupancy of one family. The structure may be site built, a manufactured dwelling or a qualified mobile home.***

Single-family dwellings include both attached (e.g., townhomes) detached dwellings, and sustainable housing including barn'dminium and cargo containers meeting specified standards.

Add: Special Standards for Barn'dminiums and Cargo Containers

Barn'dminiums and Cargo Containers Barn'dminiums and Cargo Containers have certain design characteristics that denote the original intended use of the structure was for other a single family dwelling. These structures have more visual impact on a residential neighborhood that a site built or manufactured dwelling would have. These units shall be placed on concrete foundation, have a 3/12 pitched roof with a minimum of 6" eaves, minimum window area on each floor and a common type of siding material on each unit. In addition, a barn'dminium or a Cargo Container Conversion shall be required to have an approval from the City for at least 5 additional features of the listed architectural features in Section ____.

Hopefully this will initiate a lively discussion.

Respectfully submitted,

/s/ Dan Meader

Dan Meader, Planning Consultant

DM:kb
<wo#13100>



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3775 CRATES WAY
THE DALLES, OR 97058

PHONE (541) 296-9177
FAX (541) 296-6657

November 19, 2019

Condon City Planning Commission
P.O. Box 445
Condon, Oregon 97823

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.

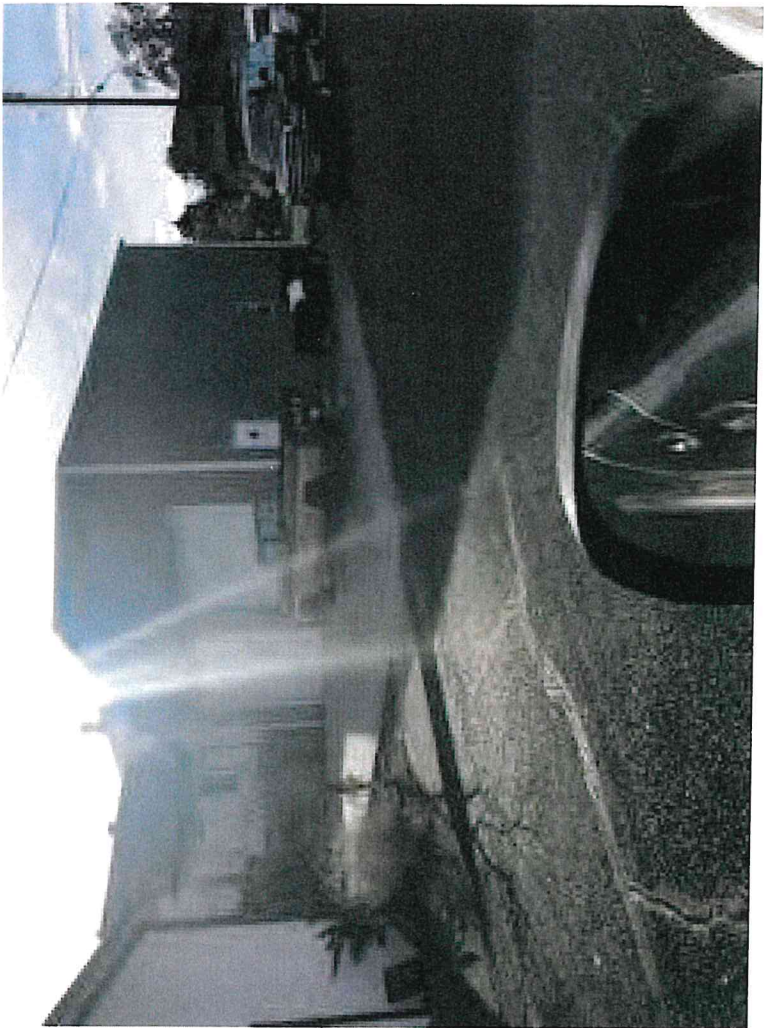
USES. Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the OS Open Space zone shall comply with the following regulations.

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

(A) Parks.

(B) Recreation areas.

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





SECTION 4.6 - MINIMUM STANDARDS FOR MANUFACTURED HOMES AND MOBILE HOMES PLACED IN MOBILE HOME PARKS AND PLACEMENT OF RECREATIONAL VEHICLES IN MOBILE HOME PARKS. A mobile home park can have significant impacts on the surrounding community; therefore, particular standards governing the placement of manufactured homes and mobile homes in mobile home parks are needed in addition to the standards necessary to protect the health, safety, and welfare of those who reside in mobile home parks. A manufactured home or mobile home may only be placed in a mobile home park by permit issued in accordance with Arlington City Code, Article 8, Section 8.2, and must meet the criteria of this ordinance.

- (1) Each manufactured home and mobile home placed in a mobile home park shall be inspected by the building official and shall meet the following standards:
 - (A) An insignia of compliance with Federal and State manufactured/mobile home construction and safety standards and regulations in effect at the time of construction and including compliance for reconstruction of equipment installation made after manufacture shall be displayed on each manufactured/mobile home;
 - (B) Each manufactured home or mobile home shall be in good repair, notwithstanding deterioration which may have occurred due to misuse, neglect, accident, or other cause;
 - (C) Each manufactured home or mobile home shall contain a water closet, lavatory, shower or tub, and a sink in a kitchen or other food preparation space;
 - (D) Each manufactured home or mobile home shall be installed under the provisions of the administrative rules adopted by the Director of the Department of Consumer and Business Services and administered by the State Building Code Division;
 - (E) Each manufactured home or mobile home shall enclose a space of not less than 600 square feet.
 - (F) Each manufactured home or mobile home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade;
 - (G) Each manufactured home or mobile home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width;
 - (H) Each manufactured home or mobile home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority; and
 - (I) Each manufactured home or mobile home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the

performance standards required of single-family dwellings constructed under the state building codes as defined in ORS 455.010.

- (2) **RECREATIONAL VEHICLES.** Each recreational vehicle placed in a mobile home park shall meet the following standards:
- (A) Each recreational vehicle shall be in good repair, notwithstanding deterioration which may have occurred due to misuse, neglect, accident, or other cause;
 - (B) Each recreational vehicle shall contain a water closet, lavatory, shower or tub, and a sink in a ketch or other food preparation space;
 - (C) Each recreation vehicle shall comply with Arlington City Code, Title 4, Chapter 5, regarding discarded vehicles;
 - (D) Each recreational vehicle shall be lawfully registered and titled within the United Sates and displaying state issued evidence of current registration, unless exempt from registration because of United States government ownership; and
 - (E) Each recreational vehicle shall be occupied by the vehicle's owner as a residential dwelling; lawfully connected to water and electrical supply systems; and lawfully connected to a sewage disposal system.
- (3) **NONCONFORMING MANUFACTURED HOMES OR MOBILE HOMES.** Replacement of nonconforming manufactured homes or mobile homes in mobile home parks when they are moved or destroyed must conform with this ordinance and all other applicable standards of the Arlington City Code. Residential trailers in mobile home parks that are moved or destroyed my only replaced by manufactured homes or mobile homes in compliance with the ordinance.

(Ordinance #430, November 8, 2018)

SECTION 4.7 - MOBILE HOME AUTHORIZED AS TEMPORARY RESIDENCE ON INDIVIDUAL LOT. A mobile home may be authorized as a temporary residence on an individual lot and shall comply with the following additional provisions:

- (1) The mobile home shall be occupied by the owner of the lot on which the mobile home is located except as approved by the City.
- (2) The mobile home shall be placed upon a lot for which a building permit for a housing unit has been obtained or as otherwise approved by the City.
- (3) The mobile home shall be occupied only during a period in which satisfactory progress is being made toward the completion of the housing unit on the same site.
- (4) Electric, water and sewer utility connections shall be made to the mobile home.
- (5) The owner of the lot agrees to remove the mobile home from the lot not later than eighteen (18) months from the date on which the building permit for the housing