



128 S Main St.
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION 11-17-2020
Tuesday, November 17, 2020, 5:30 PM
CONDON CITY HALL**

1. Location & Zoom Link

1.1. Meeting will be held at the Veteran's Memorial Hall - 120 S. Main Street

Join Zoom Meeting

<https://us02web.zoom.us/j/84957254946?pwd=bXlKQkEyeXA5UVhIVWJLR2kvNEtLQT09>

Meeting ID: 849 5725 4946

Passcode: 107893

2. Oath of Office to Derek Hiser

2.1. Oath

Chairman Grey administered the oath of office to Derek Hiser.

3. Call the Meeting to Order & Roll Call

Planning Commission Chairman Vernon Grey opened the meeting at 5:30 p.m.

Present: Planning Commissioners Vernon Grey, Cody Bettencourt, Haylee Potter, Derek Hiser; Staff - City Administrator Kathryn Greiner, Contract Planners Kirk Fatland and Dan Meader; Zoom - City Attorney Wyatt Baum and City Engineer of Record Dave Wildman.

Absent: Planning Commissioner Rachel Weinstein.

4. Review & Approve the August 18, 2020 Planning Commission Meeting

4.1. August 18-2020 Minutes

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

5. Public Hearing - Condon School District Site Plan & Variance. Application #602

5.1. Open Hearing

Commissioner Grey opened the public hearing at 5:32 p.m.



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5.2. Hearing Disclosure Statement

Meador stated that this was a quasi judicial hearing that is straight forward in its schedule.

5.3. Declare Actual or Potential Conflicts of Interest, Ex Parte Contact or Personal Bias

Meador asked if there were any potential conflicts of interest, ex parte contact or personal bias. Commissioner Potter stated that she had a small conversation with a staff member of the City of Condon and noted that it would not affect her ability to hear the information without bias. All other members said that they did not have any ex parte contact or personal bias.

5.4. Staff Report

Fatland stated that the staff report was not to tell Condon School District if they could building but how they needed to develop the project. The project is already a permissible use but they needed to show how they meet the city's requirements that are in their code of ordinances and public works standards. Fatland asked that they go to page 12 of the staff report that asked for points of clarification. Fatland had six points of clarification that included parking lots access and availability, ODOT ADA requirements for curbs, radius of a corner exiting the new school parking lot to Washington and the number of ADA parking spaces that are required by law. He added if there would be bike racks, catch basin requirements, drainage plan, improvements to Washington, Pennoyer and Trimble Streets, grant writing of the City staff, pedestrian paths, extending the Rights-of-Way (ROW) to 60 feet and that this is a south county project that resides in the City of Condon.

Wildman briefed the Commission on his review of the proposed site plans which included concern with the storm drains and proposed dry wells and noted that bedrock may be an issue in these plans; noted that there are currently rock check dams below the proposed grade school site that will be affected by the new building. He touched on pavement design, ODOT access and requirements, referred them to the city's Public Works standards, questioned the 1" connection and if it is sufficient for fire flow, ODOT ADA ramps, turning radius for busses and deliveries, that there is a proposed streetlight in the city's ROW and that the traffic study needed to include the high school traffic at peak times during events and during regular day traffic.



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5.5. Applicant Testimony

Chris Thome of Steele & Associates presented that the plan was to build a new approximately 17,000 square foot grade school with six classrooms. Fatland asked him to clarify the points noted in the staff report as summarized:

- Existing high school parking lot shows closed on Bayard Street. Thome- The Bayard Street entrance will be closed with access now just off Washington Street.
- Existing parking lot above swimming pool - will there still be parking or will it just be one-way off Bayard to the new Grade School parking lot? Thome - it will be two-way traffic to allow parking on the existing parking lot and narrow to one-way into the new parking lot.
- Radius coming out of grade school parking lot is square and may be difficult to allow a left turn onto Washington Street. Thome - they will look at it and make adjustments of a radius.
- For both schools there must be four ADA parking spaces and plans show three. Thome - we will review the plans and add another ADA spot.
- Existing parking lot by the high school shop shows no driveway access. Thome - we will add an access to that parking lot for vehicle traffic.
- Bicycle parking not shown. Thome - it is on the east side under the awning that you cannot see on plans. They will make the adjustment and show the bicycle parking.
- Deliveries parking not shown. Thome - we will put that on our final plans.
- Pennoyer Street paving improvements and signage. Scott Steele of Steele & Associates responded that they did not agree with the improvements on that street and would like the paving removed. Joe Bessman of Transight Consulting noted that the traffic review was not a full analysis since one was not required by the City of Condon Code of Ordinances. He suggested that the traffic circulation would go north on Washington and not a need to pave Pennoyer and Trimble Streets for traffic circulation.
- Need to show the storm water drainage from high school property that current goes across the new proposed grade school site. Jim Pex of Flagline Engineering stated that they will start addressing the storm drainage from Condon High School and that they were looking with a geotech engineer to determine which storm drain system they will use on the site. This may include drywells, swales or detention ponds. Pex said that the liability of detention ponds makes it an option they would rather not use.

Michelle Geer, Condon School District Superintendent testified that the District's perspective is to put the money from the bond directly into the building and did not see the point in developing Pennoyer.

Scott Steele of Scott Steele and Associates stated that they thought they would be doing a half street improvement on Washington Street with a sidewalk on only the west side of the street with a 40' ROW for pavement. He stated that he is concerned about the cost of construction. He asked the city not to require a 6'-' ROW because that would push the facility and playground further west and to the south.

Nichole Schott, Chair of the Condon School District board of directors testified that they had worked hard on getting the funds through the bond process and asked that the money be spent on the site, asked for no development on Pennoyer Street and that the ROW not be expanded to make less room for the playground. She stated that the decision made by the Planning Commission tonight will impact our kids.



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5.6. Others Members of the Audience who Wish to Speak on the Application

Commissioner Potter stated that she had done some research and had some concerns about the walkability and safety of the students to the new school. She read some of the statistics of child safety from ODOT's website regarding safety of the children in school zones and noted that the plans received had no sidewalks or cross walks on the east side of the property along South Main Street. She noted her daughter and several other families lived that direction and without sidewalks would not be safe to walk to school. She noted a junior police officer program that is done in school zones in Hawaii for crossing safety.

Jeff Schott resident spoke in favor of the school's proposal and said that he had done work on the predesign of the site. He did not agree with paving Pennoyer Street as the traffic would be directed to turn left onto Washington Street and not need to use Pennoyer. He was not in favor of barricading the end of Washington Street by the proposed school access road and noted that he was on the South Gilliam County Rural Fire Protection board that was also opposed to the barricade. He included that it was a "good design" and that there is not ample parking.

5.7. Other Public Agency Reports

Statements were read by Meader from Wade Luckman of ODOT regarding the ADA ramp project that is being done in the City of Condon; and from Don Morehouse of ODOT regarding the permitting required for the project. He also read a letter of requirements from Oregon State Fire Marshall Craig Andresen and Laci Olson, Gilliam County Fire Services Coordinator read her letter regarding the use of Trimble Street to access the facility with fire apparatus. Wildman asked if Olson was okay with the Trimble not being paved for fire apparatus and she assured him that she was comfortable with the current condition of that street and did not see the need to pave it.

5.8. Close Hearing

Commissioner Grey closed the meeting at 7:10 p.m.

5.9. Planning Commission Decision

Meader suggested that the applicant pull together a simple 1 page site plan with all the issues that were discussed during the hearing due to the agency reports came in right before the meeting began. Steele responded that he could do one in three sheets instead of one.

Commissioner Grey asked the Planning Commissioners if they were close to making a decision to get it completed. Commissioner Potter stated that she was not ready to make a decision until they reviewed her concerns on South Main Street and student safety. Commissioner Bettencourt agreed with Commissioner Potter that questions were not answered regarding safety and the plans were not complete with the changes discussed. Commissioner Hiser stated that he would like to see more planning on the sidewalks and needs clarifications on the dry wells and ADA issues. Commissioner Grey stated that his concerns included Commissioner Potters and the student drop off area and traffic flow.

It was determined that the meeting would be continued to December 1 with the city's Planning Commissioners to get concerns and comments to CA Greiner by Friday, November 20 to send to the school's project team.

Motion by Commissioner Bettencourt to continue the hearing of the Condon School District to December 1, 2020, 5:30 p.m. The motion was seconded by Commissioner Potter and approved unanimously.

6. Other

None



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7. Adjourn

Commissioner Grey adjourned the meeting at 7:31 p.m.