



128 S Main St.
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION
Tuesday, December 1, 2020, 5:30 PM
CONDON CITY HALL**

1. Zoom Link

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/89015411596?pwd=cWp1QWd4QjlldGRsL0xFdzJsaCtDUT09>

Meeting ID: 890 1541 1596

Passcode: 662746

One tap mobile

+16699006833,,89015411596#,,,,,0#,,662746# US (San Jose)

+12532158782,,89015411596#,,,,,0#,,662746# US (Tacoma)

2. Call the Meeting to Order & Roll Call

Commissioner Vernon Grey, Chairman called the Planning Commission meeting to order at 5:30 p.m.

Present: Commissioners Vernon Grey, Cody Bettencourt, Derek Hiser and Haylee Potter; Staff: CA Kathryn Greiner, PW Superintendent Gibb Wilkins, Planning Consultants Dan Meader and Kirk Fatland, City Engineer of Record Dave Wildman.

Absent: Commissioner Rachel Weinstein



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3. Open Public Hearing for Condon School District Site Plan & Variance Application - This is for Commission to hear new information and will not accept redundant testimony

Commissioner Grey opened the public hearing at 5:31 p.m.

Fatland read the staff report that noted that there were several unresolved issues, most were minor and will require clarification from the proponents. He wrote that for the district to proceed the staff will recommend approval with the following conditions:

- Washington Street must be developed to the City's Minor Collector Street Standards. The standard section was attached. The City will allow the following alterations to the Minor Collector Street standards: the eight foot parking lanes could be gravel instead of pavement and a curb would not be required.
- No dry wells will be placed in the City right-of-way.
- To address the Safe Routes to School implementation, the School District will need to participate with the City and ODOT to develop a satisfactory response to this State requirement. The purpose of this is to ensure a firm plan can be identified for a successful grant application. This would need to be completed by July 1st to apply for the next round of grants.
- All comments and questions in the staff report dated November 12, 2020 and the staff summation of Planning Commissioner's concerns dated November 20, 2020 must be addressed and approved by the City.

It was noted in the staff report that if the Commissioners agreed to the recommendation motions that were drafted could be made to approve the site plan, but the Commissioners could add any additional conditions if addressed in this hearing. The motions would also include one to approve the variance as requested.

Proponents testimony:

- Chris Thome of Steele Architects, Bend - He stated that they had resubmitted their site plan and believed they had addressed commissioners concerns regarding access and sidewalks. He asked that they were previously approved for 24' foot of asphalt and asked what that had been changed. Fatland stated that the street width of 24' had not been changed but added allowance for gravel parking on the east and west sides of the travel lanes.
- Jim Pex, Flagline Engineering, Bend - explained that the new diagram allowed limited parking on the west side due to vision clearance of entrances and exits of parking lots. Several parking spaces were put near the high school guy on the west side. The diagram showed parking on the east side of Washington Street north of Pennoyer Street, but did not have any south of that street to limit the ability to park and drop the kids off in front of the next grade school. He noted that they would add "No Parking" signs. He added that the City had indicated that they did not want to allow dry wells in the City's ROW and he didn't want that to be taken from his "toolbox" to address the drainage. Wildman asked if the plan was to allow curb cuts to allow drainage into the landscaping strip, which Pex noted that they were going to be added. Although the City is going to allow no curbs, Pex indicated that they would still like to use the curbs.
- Jeff Schott, Condon - stated that he was a proponent and added that the site plan was well thought out. He said that the plan for Washington Street made sense to move traffic away from the building. He added that adding the SRTS condition was unusual. Meader said that it can be a condition of approval as the design team has made comments for the City to write grants and we are assuring that the school will participate. Schott stated that he reviewed comments of the Commissioners about extending the ROW on Washington to Matney Street which it is undeveloped and asked what the benefit to the city would be with this ROW. Meader stated that the Commissioners did not feel that their comments were not answered and wanted the District to address sidewalks and safety of pedestrian/student travel on South Main Street near Trimble.
- K'Lynn Lane, Condon - commenting on the group working together to find the best solutions for Condon Community. She added that she lived near Trimble and Church Streets and that it was dangerous for her kids to cross on South Main Street west of the new school and was in support of a SRTS plan.
- Gary Bettencourt, Condon - stated that he patrols the City and that cars come in fast from the south and do not slow down enough near Trimble Street. He noted that there are safe crosswalks near the park and he would like to sit in on the SRTS planning effort.
- Brian Johnson, Condon - testified that he was a Condon School Board member and works for the Gilliam County Road Department. He noted that his employer maintains over 500 miles of roads and that gravel roads are more forgiving in snow. He did not see the benefit in paving the the South end of Washington and stated that in City of Condon unpaved streets were not an issue.



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3.1. Revised Plot Plan & Other Planning Information

3.2. Opponents Testimony

None

3.3. Planning Commissioners Questions & Response

Commissioner Hiser stated that his questions were not adequately answered, has concerns with the drywells and that he hopes the SRTS plan comes to fruition. Commissioner Potter asked if a sidewalk/path could be located on the south side of the proposed building to connect from south of football field. Pex noted that it would not meet ADA requirements. Commissioner Potter asked if due to costs if a gravel path could be placed on the south side of the building and not on the gravel road. Bettencourt spoke that he has common sense and hoped that this would not hold up the \$7 million project. Commissioner Potter stated that it just seemed like common sense to have a sidewalk on three sides of the new building.

3.4. Close Hearing

Commissioner Grey closed the hearing to public testimony at 6:47 p.m.



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3.5. Planning Commission Deliberations - Can result in Decision, Re-Open Hearing for More Information or Move Deliberations to a Time/Date Certain

Meador stated that there are three options 1) move to continue the hearing at another date/time certain; 2) continue deliberations or 3) work it out this evening. Wildman stated that with the new information on the street design of no parking on the west side of Washington Street that he is fine with the parking as proposed in the newest design submitted. PW Wilkins agreed that the new information made sense and was fine with the west side of Washington design too. Commissioner Grey asked about the crowing of the street in the city's cross section that would drain from the center. The submitted design shows the slope to allow drainage to the west. They also discussed the option of no curb on west side and allowing 8' gravel parking strip on east side of Washington Street. Commissioner Bettencourt pointed out that one of the designs didn't show the gravel parking on the east side of Washington Street that needed to be included.

Consensus of Commissioners and staff to leave the 60' ROW to Matney for future development of the school or residential area. Fatland stated that this easement would allow for the same opportunity of development as other areas of town where there is a similar ROW.

Meador and Fatland rewrote the conditions as follows:

- Washington Street must be developed to the City's Minor Collector Street standards. The City will allow the following alterations to the Minor Collector Street standards: the eight-foot parking lanes could be gravel instead of pavement and would be optional on the west side. A curb is not preferred to accommodate road extension to the south.
- No dry wells will be placed in the City right-of-way.
- To address the Safe Routes to School implementation, the School District will be asked to participate with the City and ODOT to develop a satisfactory response to this State requirement. The purpose of this is to ensure a firm plan can be identified for a successful grant application. This would need to be completed by July 1st to apply for the next round of grants.
- All comments and questions in the staff report dated November 12, 2020 must be addressed and approved by the City.

A motion was made by Commissioner Bettencourt to approve the variance to allow public parking in front of the proposed grade school based upon the findings of fact contained in the staff report dated November 12, 2020. The motion was seconded by Councilor Potter and approved unanimously.

A motion was made by Commissioner Bettencourt to approve Condon School District 25J's elementary school site plan with the above conditions of approval. The motion was seconded by Commissioner Hiser and approved unanimously.

Meador asked if Council would take up the issue of no-parking along the west side of Washington Street at their next meeting. CA Greiner will ask the attorney, but since the Council is the appealing body, she wasn't sure if they were allowed to discuss this project until the appeal date has expired.

4. Other

None

5. Adjourn

Commissioner Grey adjourned the meeting at 7:26 p.m.