128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700

CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION MEETING
Tuesday, April 20, 2021, 5:30 PM
CONDON CITY HALL

1. **ZOOM LINK**

    1.1. **Join Zoom Meeting**
    https://us02web.zoom.us/j/88335368764?pwd=UlQyeUp5anJBQXRvbC9DNDdTOE1Ndz09

    Meeting ID: 883 3536 8764
    Passcode: 972851
    One tap mobile
    +16699006833,,88335368764#,,,,*972851# US (San Jose)
    +12532158782,,88335368764#,,,,*972851# US (Tacoma)

2. **Call the Meeting to Order & Roll Call**

3. **Consent Agenda**

    3.1. **Review & Approve March 16, 2021 Planning Commission Meeting Minutes**

4. **PUBLIC HEARING - ROLLES CONSTRUCTION - CONDITIONAL USE PERMIT APPLICATION #606**

    4.1. **Open Hearing**

    4.2. **Hearing Disclosure State, Declare Conflict of Interest, Ex Parte or Personal Bias**

    4.3. **Staff Report**

    4.4. **Applicant's Testimony**

    4.5. **Other Members of the Audience that Wish to Testify or Submission of Written Testimony**

    4.6. **Applicant's Rebuttal**

    4.7. **Public Agency Reports**

    4.8. **Close Hearing**

    4.9. **Planning Commission Decision**

5. **Discussion of Short Term Rentals & Accessory Dwelling Units**

6. **Other**

7. **Adjourn**

TENNESON ENGINEERING CORPORATION
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

3775 CRATES WAY
THE DALLES, OR 97058

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

April 5, 2021

Planning Commission
City of Condon
218 S. Main Street
Condon, Oregon 97823

Regarding: Rolles Duplex
STAFF REPORT

Applicant:	Wade Rolles of Rolles Construction Inc.
Procedure Type:	Quasi-Judicial
Decision Date:	April 20, 2021
Assessor's Map:	Township 4 South, 21 East, Section 10BC
Tax Lot:	101
Address:	Currently no address is assigned
Comprehensive Plan Designation:	Residential
Zoning District:	R-1

REQUEST: The applicant is requesting a Conditional Use Permit to construct a duplex in the R-1 Zone.

BACKGROUND INFORMATION: The proposed Conditional Use Permit is for a 1,390 square foot duplex to be constructed on a 11,100 square foot lot. The subject lot is located between 4th and 5th Street with frontage on A Street.

NOTICE: The requisite notices were published mailed to adjacent property owners and published in the Times-Journal.

COMMENTS RECEIVED: No comments were received by the writing of this report.

RECOMMENDATION: Planning staff recommend approval based upon the following findings of fact.

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(2) *STANDARDS FOR GRANTING CONDITIONAL USES.*

(A) *The proposal will be consistent with the Comprehensive Plan and the objectives of the Zoning Ordinance and other applicable policies of the City.*
Finding: The proposal complies with the Zoning Ordinance as Duplexes are permitted as a Conditional Use in the R-1 zone. Adding a duplex to the City housing stock adds to the variety of housing choices specifically called for in the Goal 10 - Housing Policies section of the Comprehensive Plan. The proposal does not conflict with other policies of the City.

(B) *Taking into account location, size, design and operation characteristics, the proposal will have minimal adverse impact on the (a) livability, (b) value, and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.*
Finding: The surrounding area is primarily residential in nature along with the municipal golf course. The proposed duplex will have no adverse impact to the abutting residential properties or other residences in the surrounding area.

(C) *The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants.*
Finding: The design and location are typical to the City and region. The applicant might consider locating the parking area behind the duplex to allow for greater flexibility to develop the parking area as a garage in the future.

(D) *The proposal will preserve assets of particular interest to the community.* **Finding:** The proposal will have no negative impacts on the community and will contribute to the diversity of housing units available within the City.

(E) *The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal, and is not motivated solely by such purposes as the alteration of property values for speculative purposes.*
Finding: The applicant intends to construct the proposed duplex upon approval and has not submitted this proposal for speculative purposes.

Sincerely,

Kirk T. Fatland

Kirk Fatland
KTF
<WO 15786>

128 S. Main St
PO Box 445
Condon, OR 97823-0445
Tel. (541) 384-2711
Fax (541) 384-2700
Email: admin@cityofcondon.com

City of Condon Development Permit Application

CITY OF CONDON
Community Development Department
128 S. Main Street
P. O. Box 445
Condon, OR 97823

Date Issued _____
Building Permit Log # _____

TYPE OF LAND USE ACTION OR DECISION
[ ] Building Permit [ ] Variance [X] Conditional Use Permit [ ] Site Plan Review
[ ] Comprehensive Plan/Zoning Map Amendment [ ] Other

APPLICANT

Name Rolles Construction Inc.

Address _____

Telephone # 541-977-1468

E-mail wrolles@gmail.com

LEGAL OWNER (If Different than Applicant)

Name WADE ROLLES

Address 21634 N.E. Butler Market RD Bend OR 97701

Telephone # 541 977 1468

PROPERTY INFORMATION

Address _____

Map & Tax Lot 04S 21E 10BC 101

Zone District/Overlay _____

Oregon State Highway access [ ] [NO]
If yes, property owner must obtain appropriate Permits from Oregon Dept. of Transportation.

GENERAL INFORMATION

Describe current use of the property Existing is Bare lot
Proposed to be Duplex

Describe how proposal will change use of property Proposed New Duplex

INFORMATION REQUIRED FOR
Development Permit Application Review

☐ 1 and 2 family residential development: *Scaled plot plan indicating property boundaries, setbacks, building location(s) with orientation(s), garage/carport/parking location and surface material Height of structures, street address, utility locations if known, and other information as required by Ordinance.*

☒ Multi-family, Conditional Use, Commercial or Industrial Development: *Detailed site plan, utilities, drainage, off street parking, landscaping, building footprints, outside lighting, proposed signs, and other information as required by Ordinance.*

☐ Other: _____

WP 3/29/21
Signature of Applicant Date

WP 3/29/21
Signature of Property Owner* Date

*Notarized Owner Consent Letter may substitute for signature of property owner

STAFF REVIEW:

ZONE DISTRICT: _____ GEOHAZARD ZONE: _____

HISTORIC DISTRICT/STRUCTURE: ☐ S/ ☐

FLOOD DESIGNATION: _____

PREVIOUS PLANNING ACTIONS: _____

ARE THERE EROSION CONTROL ISSUES? ACCESS ISSUES? DOES THE PROPERTY HAVE ALL UTILITIES AND PUBLIC IMPROVEMENTS SUCH AS SIDEWALKS, SEWER AND WATER? ARE THERE ANY OTHER ITEMS THAT NEED ATTENTION?

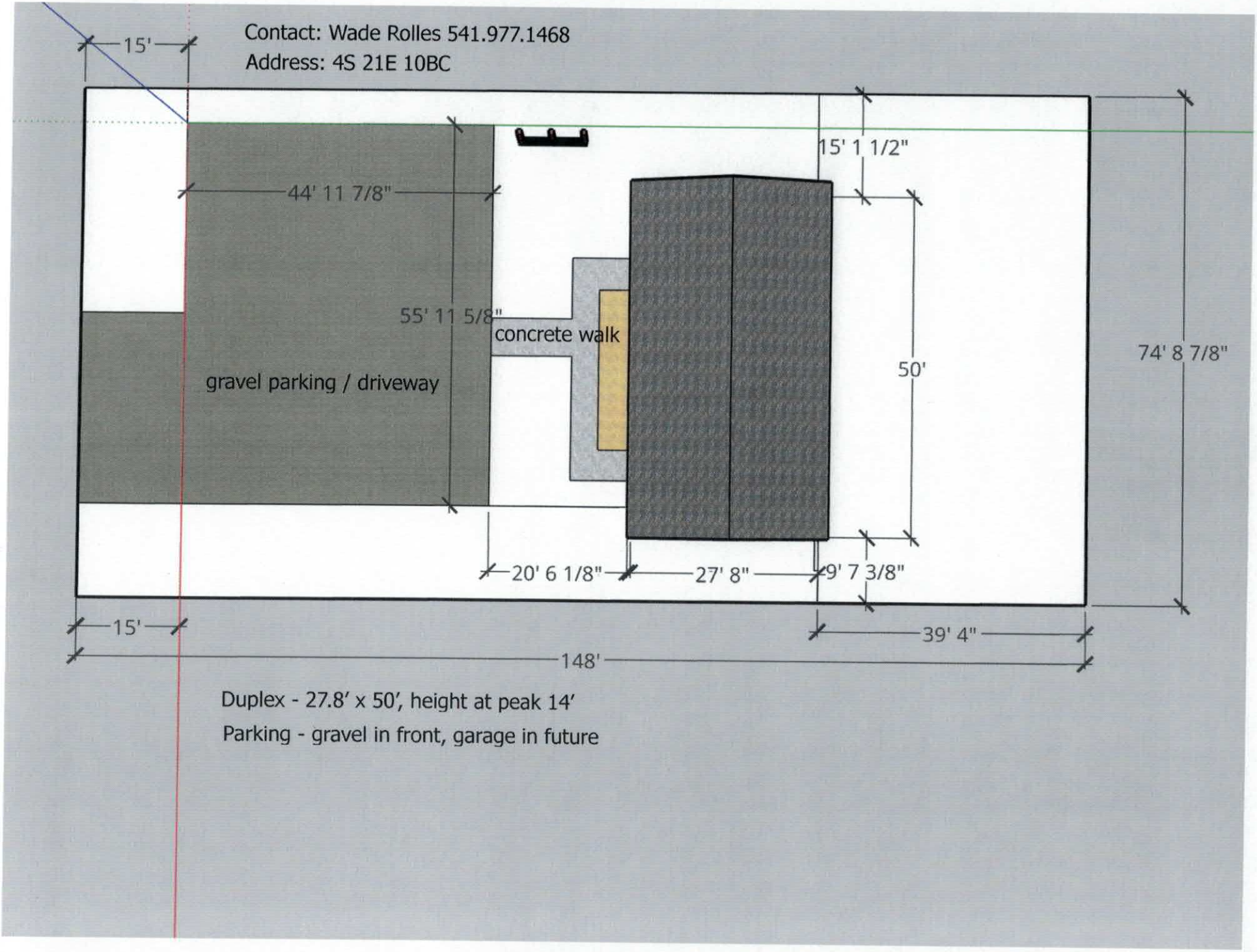
_____

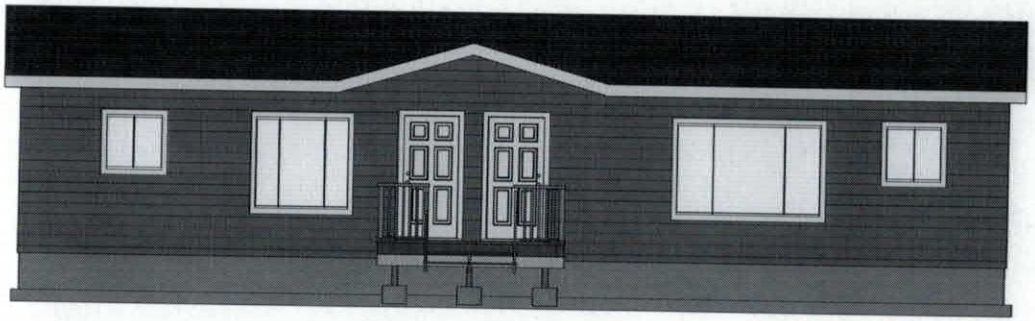
_____

DATE OF THE SITE VISIT: _____ PLANNER: _____

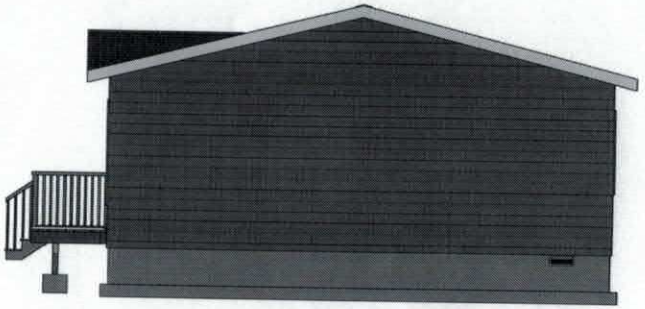
PLANNING APPROVAL: _____

PUBLIC WORKS APPROVAL: _____

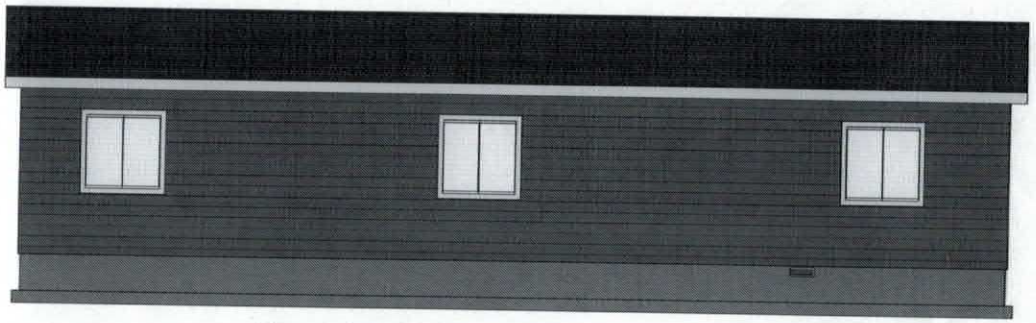

Contact: Wade Rolles 541.977.1468
Address: 4S 21E 10BC
15'
44' 11 7/8"
55' 11 5/8"
gravel parking / driveway
concrete walk
15' 1 1/2"
50'
74' 8 7/8"
20' 6 1/8"
27' 8"
9' 7 3/8"
15'
39' 4"
148'
Duplex - 27.8' x 50', height at peak 14'
Parking - gravel in front, garage in future



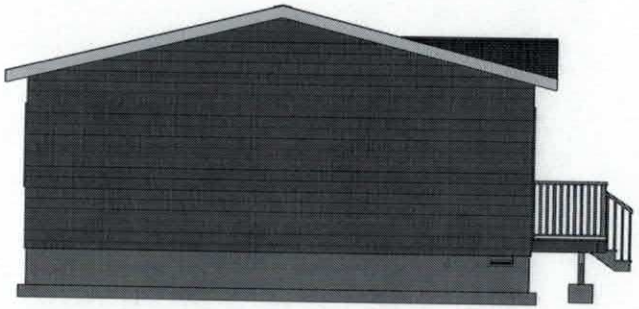
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

*Contractor Numbers: Washington: WESTCC *012L8 Electric WESTCAC002R0 Oregon: 149296*

Customer: Rolles
Date: 2/9/2021

NOTICE OF PUBLIC HEARING

The City of Condon Planning Commission will conduct a Public Hearing beginning at 5:30 p.m. on April 20, 2021 in Council Chambers at City Hall, also accessible through video conference via cityofcondon.com. The purpose of the Hearing is to consider a Conditional Use Permit for a proposed duplex in the R-1 Zone. Located on A Street between 4th and 5th Streets, the Property is owned by Mr. Wade Rolles and is legally described as Taxlot 101 of Tax Map 04S21E10BC. All interested are urged to attend.

If you have any questions, please contact Kathryn Greiner at (541) 384-2711.

Kirk Fatland

Contract Planner