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

1. Zoom Link & Location

1.1. In-Person & Zoom Meeting

Meeting ID: 878 0582 8146

Passcode: 536062

One tap mobile

+12532158782,,87805828146# US (Tacoma)

+13462487799,,87805828146# US (Houston)

2. Call the Meeting to Order

3. Consent Agenda

3.1. Review & Approve the June 15, 2021 Planning Commission Meeting Minutes

4. Discuss & Review Zoning Ordinance

4.1. Review Planner Kirk Fatland Zoning Information

5. Other

5.1. Discuss & Recommend Dirt Road Name Jefferson to Highway 19

5.2. Other Planning Issues

6. Adjourn

Work Session agenda distributed July 14, 2021



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Tuesday, June 15, 2021, 5:30 PM
CONDON CITY HALL**

1. Call the Meeting to Order

Chair Commissioner Vernon Grey called the meeting to order 5:30 p.m.

Present: Commissioners Vernon Grey, Derek Hiser, Haylee Potter, Rachel Weinstein (zoom); City Administrator Kathryn Greiner and Planning Consultant Kirk Fatland

Absent: Commissioner Cody Bettencourt

2. Review & Approve Planning Commission Meeting of April 2021

2.1. April 20, 2021 Regular Planning Commission Meeting Minutes

2.2. April 29, 2021 Planning Commission Work Session Meeting Minutes

A motion was made by Commissioner Potter to approve the April 20 and 29 Planning Commission meeting minutes. The motion was seconded by Commissioner Hiser and approved unanimously.

3. Discuss and Review Zoning Ordinances

3.1. Planner Kirk Fatland Draft Zoning

Fatland asked that the Commissioners go over the concepts instead of the numbers in the staff report he wrote of revisions and additions to the Residential 1 (R-1) zone.

Under Chapter 152.301 - Residential Zone Fatland added permitted uses of duplex, triplexes and fourplexes, Accessory Dwelling Units (ADU) and Short Term rentals subject to the supplemental provisions. He noted that this would allow city staff to approve these uses if they met the criteria so they did not have to come to the planning commission for approval. He did ask that maybe the ADU could be changed to Cottage Units. In the Conditional Use portion of this chapter duplex/tri-plex and four plex were removed and Fatland suggested that Boarding House name be changed as it is out dated. Added to this portion is "oversized Accessory Structure subject to supplemental provisions.

Discussed changing setbacks from 15' to 10' from street and corner and change the lot area for duplexes from 7,500, tri-plexes of 8,500 and four-plexes of 9,500 square feet to all of them 5,000 square feet. These changes are to encourage more dense development and the consensus of the planning commission was to make the changes in lot size to 5,000 square feet for all multiple housing units and allow 10' from street to porch, but still 15' from street for foundation of residence.

Fatland suggested that the on property parking spaces be reduced to one space, instead of two, plus allowing on-street parking credit if space allows. After discussion it was the consensus to change to leave two spaces on the lot, but one may be replaced if they meet the on-street credit criteria. Garages were discussed with Fatland recommending that they either be in the back of the residence, or five-foot set-back from the front of the house. Issues were that the lot may not have the room to allow parking in the back or a long drive-way to the side. After a lengthy discussion, it was determined that Fatland will bring examples of different garage styles.



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Discussed that a front entrance would need to face the street or have a side door with an open porch to the front. Consensus that this was approved. Discussed requiring that the front of the home must have 30% door surface or windows, but majority of Commissioners did not want to dictate design of the home. Discussed how to keep it from looking like a shop or barn. Fatland will bring to the next Planning Commission meeting design ideas for homes and what may be done to provide some requirements that will allow it to look like a residence not a shop.

4. Other City Planning Issues

No other issues discussed.

5. Adjourn

Commissioner Grey adjourned the meeting at 6:58 p.m.

Vernon Grey, Chair

Date

Attest: _____ Kathryn Greiner, City Administrator



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July 13, 2021

Planning Commission
City of Condon
128 South Main Street
Condon, Oregon 97823

Regarding: Residential Zoning Code Review

Dear Commissioners,

Included with this letter is an updated R-1 ordinance draft for your review. The Planning Commission meeting in June focused on the Commissioner's concerns regarding design and the appropriate regulating criteria. The attached draft attempts to address these concerns by including only essential criteria to ensure that the R-1 Zone indeed presents a residential appearance, without overprescribing design requirements. I will bring additional regulatory options and photos of a variety of homes to the July meeting for the Commission's consideration and discussion. Below are the major adjustments made to the draft as a result of the Commissioner's requests.

1. **Garage door options.** This section has been amended to provide additional options and minimal restrictions compared to the previous draft. The purpose of this section is to encourage the residential portion of a dwelling to be the primary portion of a home. Similar to the City's regulations of accessory structures, this section is meant to discourage development that has the visual appearance of a storage or warehouse structure more appropriate in an industrial or commercial zone.
2. **Outdoor area.** This section is meant to work alongside the maximum lot coverage criteria to ensure each dwelling has access to useable outdoor space. Primarily this is a response to the concerns expressed by Commissioners during the hearing of the recently proposed duplex project. The purpose of the criterion requiring direct access from an entrance is to provide a solution that ensures access to useable outdoor space without specifically prescribing the number or location of doors needed per dwelling.
3. **Required design features.** As discussed at recent meetings, controlling for good design is exceptionally difficult due to its subjective nature. I will provide additional options and hope to generate more ideas with Commissioners at the meeting. The criteria listed in the draft I believe would serve as a minimally restrictive standard ensuring simply that: homes are oriented to the street and maintain visual interaction with the street via windows. As written this section would allow for maximum diversity in architectural design, not dictating particular features such as siding, roof style etc.

As always, I look forward to working with and hearing feedback from the Commission on this draft. This is certainly the core of the R-1 code and once the single-family portion is addressed satisfactorily



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the additional provisions (duplex, ADU, etc.) will be relatively straightforward. Please reach out of if you have any questions or comments before the July Planning Commission meeting.

Sincerely,

Kirk T. Fatland

Kirk Fatland

KTF

<wo#15786>

' 152.301 RESIDENTIAL ZONE - R-1.

USES. Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the R-1 Residential Zone shall comply with the following regulations. ~~One single-family dwelling per lot, or parcel, is the maximum allowed density unless otherwise specified by this chapter.~~

(1) *PERMITTED USES.*

(A) Single-family dwellings, including manufactured homes meeting the requirements of '152.406.

(B) **Duplexes, meeting the requirements of _____**

(C) **Triplexes and fourplexes meeting the requirements of _____**

(D) **Accessory Dwelling Units, meeting the requirements of _____**

(E) **Cargo containers, meeting the requirements of _____**

(F) **Short-term rentals meeting the requirements of _____**

(G) Public parks, public recreation areas and publicly owned community or neighborhood centers.

(H) Accessory uses or structures conforming with the requirements of '152.301(8) customarily incidental **and subordinate** to the above uses.

(I) Name plates and signs. One non-illuminated name plate, not to exceed four square feet in area, placed flat against the building, for each dwelling containing a home occupation. One temporary non-illuminated sign not to exceed eight square feet in area appertaining to the lease, rental, or sale of a building or premises upon which it is located. One bulletin board, not to exceed 24 square feet in area for each church, public library, neighborhood or community center. See '152.410.

(J) Residential homes.

(K) Home occupation Type I.

(2) *CONDITIONAL USES.* Permitted with approval of the Planning Commission in accordance with '152.501.

(A) Churches.

(B) Public buildings, schools and libraries.

- (C) Lodge for civic or fraternal organization carrying on no commercial activity.
- (D) Home occupation Type II.
- (E) ~~Duplexes, two-unit dwellings, triplexes, and fourplexes.~~
- (F) Necessary public utilities and public services with safeguards against non-compatibility to adjacent or abutting residential property as required by the Planning Commission.
- (G) Mobile home parks.
- (H) Bed and Breakfast facilities meeting the provisions of '152.407.
- (I) Boarding house.
- (J) Residential facilities.
- (K) Child care center.
- (L) Temporary use for construction with a one-year time limit, or once an occupancy permit is granted for the constructed structure.

(3) *HEIGHT.* Buildings, structures, or portions thereof shall not be erected to exceed a height of 2 stories or 35 feet. Accessory buildings shall not exceed 14 feet in height.

(4) *SETBACK AND AREA REQUIREMENTS.*

- (A) Setbacks. The following setbacks apply to both primary and accessory structures.
 - 1. Front Yard, Setback. There shall be a front yard of not less than 15 feet in depth. **Non-enclosed structures such as stairs, decks, or porches may encroach 5 feet into the required setback area, must be a minimum of 10 feet from the front lot line.**
 - 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 ~~45~~ **10** 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.

- i. ~~Duplexes~~ ~~7,500~~ **5,000** square feet
- ii. ~~Triplexes~~ ~~8,500~~ **7,500** square feet
- iii. ~~Fourplexes~~ ~~9,500~~ **8,500** square feet

- (5) PARKING REGULATIONS.** ~~Two~~ **one** parking space shall be provided on the lot for each dwelling unit. A driveway apron, as defined shall be provided.

(A) Garage Door Options. Dwellings must have garage doors that are subordinate to the primary street-facing façade to minimize visual impacts and encourage pedestrian orientations. Select at least one of the following options:

1. Front-facing garage door with limited width. Front-facing garage door(s) extending a maximum of fifty percent of the primary façade width.
2. Garage door set back from primary façade. Front-facing garage door(s) set back at least five feet from primary façade.
3. Side or rear facing garage doors. Garage door(s) oriented to a side street or alley.

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

(6) REQUIRED DESIGN FEATURES

(A) Entry Orientation. The main entrance for each dwelling unit must:

1. Be within eight (8) feet of the street-facing wall closest to the street and
2. Either:
 - i. Face the street; or
 - ii. Open onto a porch with at least one entrance facing the street.

(B) At minimum of 15 percent of the area of each primary street-facing façade must be windows or a main entrance door. Windows in garage doors do not count toward meeting this standard.

(7) OUTDOOR AREA. Each single-family dwelling is required to have an outdoor area meeting the following criteria:

- (A)** Must be a contiguous area and may be on the ground or above ground.
- (B)** Must be surfaced with lawn, pavers, decking, or sport court paving which allows the area to be used for recreational purposes. It may be covered, such as a patio but may not be fully enclosed. Amenities such as tables,

benches, trees, garden plots, pools may be placed in the area.

- (C) General landscaped areas which are included as part of the required outdoor area may extend into the required side and rear building setback, but the required outdoor area may not be located in the front building setback.
- (D) The shape of the area must be such that a square measuring 12 feet by 12 feet will fit in entirely in the outdoor area.
- (E) Must be directly accessible (either immediately adjacent or via walkway) to an entrance to the dwelling.

(8) *ACCESSORY STRUCTURES OR USES.* Accessory uses or structures larger than ~~420~~ **200** square feet must meet all of the following requirements:

(A) Setbacks.

- 1. Detached accessory buildings shall not be located within the required setback areas.
- 2. Must be located a minimum of five feet behind the primary street-facing façade of the dwelling.

(B) Size and Design.

- 1. Have a maximum height of 80% of the height of the primary dwelling or 16 feet, whichever is higher.
- 2. Have a maximum width of 20 feet.
- 3. Have a peaked roof.

(C) Exceptions.

- 1. Structures exceeding the maximum height and width standards may seek an administrative variance per the Oversized Accessory Structure supplementary provision _____

(D) Accessory dwelling units see supplementary provision ____

(E) 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)

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