



128 S Main St.
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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

Chair Commissioner Vernon Grey called the meeting to order at 5:32 p.m.

Present: Planning Commissioners Vernon Grey, Cody Bettencourt & Haylee Potter; Staff - City Administrator Kathryn Greiner & Planner Kirk Fatland.

Absent: Planning Commissioner Derek Hiser and Rachel Weinstein.

3. Consent Agenda

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

A motion was made by Commissioner Potter to approve the June 15 Planning Commission meeting. The motion was seconded by Commissioner Bettencourt and approved unanimously.

4. Discuss & Review Zoning Ordinance



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4.1. Review Planner Kirk Fatland Zoning Information

Fatland narrowed the focus of the review and revision of the Residential 1 (R-1) zoning ordinance to discuss just the single family home requirements. The previous meeting included R-1 with duplexes and permitted uses for all zones. Fatland noted in a letter that the major adjustments would be to garage door options, outdoor area and required design features.

First item of discussion was the setbacks of the residence from street right-of-way (ROW) or property line with neighbors. Discussion was that the setback from the street ROW from 15' from any eave, porch, to 10' from mon-enclosed structures such as stairs, decks or porches that may encroach 5' into the required setback area. Commissioner Grey asked if this included carport, which Fatland stated that it is part of this new regulation and that it is regulated differently than a garage. Commissioner Bettencourt noted that if it cannot be enclosed or it becomes part of the home and is bound by the 15' setback. Another change is that the side yard on a corner lot can have a 10' setback, down from 15'. Rear yard and side yard that does not face a street will continue to have a 5' setback from property line.

Discussed the lot area for different types of housing - single resident, duplexes, triplexes and fourplexes and decided that the minimum lot size to build for all residential housing would be 5,000 square feet. It was consensus that if a person has to meet the prescribed setbacks, they may need larger than a 5,000 square foot lot. But if they built it up they could meet the setbacks in the smaller lot. The current code specifies that duplexes must have minimum 7,500 square feet, triplexes 8,500 square feet and fourplexes at 9,500 square feet. Next meeting the Planning Commission will work on the multi-plex housing as a permitted use and what the requirements may be under that code. Currently they are required to file a Conditional Use Permit.

Parking regulations are currently requiring two spots on the lot, but after discussion it was determined that they could have two parking spots, but they both could be street parking if providing a map for vehicles with a curb not in front of a parking apron.

Garage doors were discussed with Fatland proposing that garage doors must be subordinate to the primary street-facing facade to minimize visual impacts and encourage pedestrian orientations. He suggested selecting one of the three following options: 1) front facing garage door is limited width that may not exceed 50% of the face of the home; 2) garage door must be set back at least 5 feet from primary facade; and 3) side or rear facing garage doors that may be oriented to the side street. It was determined that that setback of a garage should be 4 instead of 5 feet from the primary facade.

Discussion was held regarding the wall facing the front street where there is a requirement of having the front door. Discussed that the front side of the home facing the street must be no less than 15% of the area of each primary street-facing facade must be windows or a main entrance door. Windows in the garage doors do not count toward the 15%. It was discussed that one house design of garage on the first level and residence on the second level may allow 80% of the width of primary street facing facade is allowable as long as there is a residence above that meets the 15% requirement.

Fatland stated that he took out the design features that are now listed in the code as he didn't want to limit creativity of design. CA Greiner expressed concern of corrugated metal boxes that would look like shops and pole buildings. Discussion ensued to look at limiting that material to a certain percentage of the design on the primary front street facing residence.

Discussion was held about requiring a back door to the design requirements, with the consensus of adding two doors on two separate walls - can be on a side wall to a side yard.

Fatland included some outdoor area requirements, but Commissioner Grey stated that he did not want them in the code. After further discussion they took those requirements out of the draft.

The last items was discussing accessory buildings. Discussed is you were going to allow an accessory building to be up against the residence or to retain a prescribed distance between residence and accessory building. Consensus to require 5' between the buildings as if they were to abut the buildings it would be seen as an addition. The setback of 5' on side yard and back 5' back from the front street facing facade of the residence.

Accessory dwelling units will be discussed at the next meeting with options of living quarters and that they must be smaller than the main residence. Discussion also touched on cottage clusters, duplexes that are not connected and potential planning



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5. Other

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

CA Greiner stated that she actually had two roads that may be considered for a new name. The first is the dirt road from Highway 19 to Jefferson Street that is currently a construction easement that allows public use but is not maintained. Mark and DaiLene Wilson purchased property along that easement and want to build a home. The city's attorney suggested that the landowners along that easement sign over a deed dedication for the 50' that is currently the easement and to provide is with a name. The Wilsons submitted a letter and suggested Wilson Way or Wilson Lane. Consensus of the Planning Commissioners was to allow Wilson Lane and forward that suggestion to the City Council.

CA Greiner also said that she had a complaint of Jew Street that is off of Walnut Street/Highway 206, is one block long with one address. She stated that she has had several complaints over the years and now is maybe the time to rename it. Consensus of the Planning Commission was to name it D Street. Commissioner Grey suggested that the owner of the property be compensated for having to change all records associated with it. CA Greiner said that she would talk to the Council about this issue. This suggestion will be taken to the City Council in August.

5.2. Other Planning Issues

6. Adjourn

Chair Commissioner Grey adjourned the meeting at 6:57 p.m.