



128 S Main St.
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Condon, OR 97823
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION APRIL 19 2022
Tuesday, April 19, 2022, 5:30 PM
CONDON CITY HALL**

1. ZOOM LINK & MEETING LOCATION

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/83700194938?pwd=L1VFbzJ5dXRhenBaaTh2RXJtM2dHQT09>

Meeting ID: 837 0019 4938

Passcode: 414469

One tap mobile

+16699006833,,83700194938#,,,,*414469# US (San Jose)

+12532158782,,83700194938#,,,,*414469# US (Tacoma)

2. Call the Meeting to Order & Roll Call

3. PUBLIC HEARING - RESIDENTIAL ZONE ORDINANCE

3.1. Open Hearing

3.2. Hearing Disclosure Statement, Declare Conflicts of Interest, Ex Parte or Personal Bias

3.3. Staff Report and Applicants Testimony

3.4. Other Members of the of the Audience Who Wish to Speak on Application (Includes Written Testimony) and Public Agency Reports

3.5. Applicants Rebuttal

3.6. Close Hearing

3.7. Planning Commission Questions, Discussion & Decision

4. Review & Approve the Minutes of February 15, 2022 Planning Commission Meeting

4.1. February 15, 2022 Minutes

5. Other

6. Adjourn

Work Session agenda distributed April 12, 2022



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April 11, 2022

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

Reference: Zoning Ordinance Update Staff Report
Staff Report

Over the past year the Condon Planning Commission has been reviewing and proposing updates to the current Zoning Ordinance. The proposed amendments include the allowance of additional housing options in the Residential Zone including accessory dwelling units and townhomes. It is generally understood that there is an overall shortage of housing in Condon, the proposed amendments attempt to encourage new development while ensuring any new development will be a positive contribution to the town. The relevant amendment criteria are addressed below.

CITY OF CONDON ZONING ORDINANCE

§ 152.701 FORMS OF AMENDMENTS. *There are two types of amendments to this ordinance:*

- (1) *Amendment to the text. (Legislative Revision)*
- (2) *Amendment to the Map. (Legislative Revision or Quasi-Judicial Change)*

Finding: The proposal is an amendment to the text of the Zoning Ordinance and is to be processed as a legislative revision.

§ 152.702 LEGISLATIVE REVISIONS.

(1) Proposed amendments to this chapter shall be deemed legislative revisions if:

- (A) The proposed amendment involves the text of this chapter, and/or
- (B) The proposed amendment involves the map, when such an amendment would have widespread and significant impact beyond the immediate area of the proposed amendment.

Finding: The proposed amendment affects the text of the Zoning Ordinance is to be processed as a legislative revision.

(2) Legislative revisions shall be initiated by:

- (A) A majority vote of the City Council; or
- (B) A majority vote of the Planning Commission; or



(C) A request by the City Attorney, City Administrator, or City Planner. (Ord. 01-05, passed 6-6-01)

Finding: The proposed amendment has been initiated by the Planning Commission.

§ 152.707 LEGISLATIVE AMENDMENTS. *Legislative amendments are broad-based amendments which impact the whole city not just a specific neighborhood or area. Most text amendments are legislative. No specific hearing procedure is required. The Planning Commission and/or City Council are acting as legislators, making new law for the city. It is suggested, in order to provide a sound format for the hearing process, that the quasi-judicial procedure be followed.*

Finding: The quasi-judicial hearing requirements are addressed below.

§ 152.708 QUASI-JUDICIAL HEARING REQUIREMENTS.

(1) *The following criteria must be followed in deciding upon a quasi-judicial proceeding.*

(A) *The burden in all land use proceedings is upon the applicant, whether a zone change, conditional use or variance is the subject of the hearing.*

Finding: In this case, the City of Condon is the applicant

(B) *The requested zone change or conditional use must be justified by proof that:*

1. *The change is in conformance with the Comprehensive Plan and also the goals and policies of the Plan.*

Finding: Compliance with the Comprehensive plan policies and goals is demonstrated below.

2. *The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration.*

Finding: The Planning Commission has determined that the proposed amendments serve a public need by addressing the limitations of the existing Zoning Ordinance and its limitations to allowing infill development within the City.

3. *The public need is best served by changing the classification of the subject site in question as compared with other available property.*

Finding: The proposal will affect all residentially zoned lands and no classification change is proposed.

4. *The potential impact upon the area resulting from the change has been considered.*



Finding: The potential changes to the area have been considered. The proposed amendments generally allow for a larger variety of housing types to be constructed while improving the design standards and streamlining the application process for residential development.

(C) Approval Criteria for Amendments.

1. *The applicant must show that the proposed change conforms with the Comprehensive Plan.*

Finding: The relevant Comprehensive Plan Goals are addressed below.

Goal 1 – Citizen Involvement

Finding: The City will conduct public hearings to evaluate this proposal. All necessary notices will be published and mailed in accordance with requirements set forth in the Zoning Ordinance, which complies with the City's Citizen Involvement Program.

Goal 2 – Land Use Planning

Finding: This proposal seeks to amend and update existing Zoning Ordinance. The proper land use policies regarding amendments are addressed in this report.

Goal 3 – Agricultural Lands

Finding: The Zoning Ordinance and any amendments affecting it apply only to urbanized lands; the proposal would have no impact on agricultural lands.

Goal 4 – Forest Lands

Finding: The proposal would not impact any forest land.

Goal 5 – Open Space, Natural & Scenic Resources

Finding: The proposed amendments affect primarily the Residential Zone and would not alter provisions applying to open space or natural and scenic resources either within or adjacent to the City.

Goal 6 – Air, Water, & Land Resources of the State

Finding: The proposal meets all environmental regulations and complies with Goal 6.

Goal 7 – Natural Disasters & Hazards

Finding: The proposed amendment will not alter the existing portion of the Zoning Ordinance governing development within floodplains and other natural hazard criteria.

Goal 8 – Recreational Needs

Finding: The proposed amendments will have no impact on the City's existing recreational facilities or future recreational needs.



Goal 9 – Economics

Finding: The City of Condon recognizes the necessity of increasing its population to fuel economic development. The proposed amendments are intended to reduce bureaucratic friction to encourage additional residents and economic investment.

Goal 10 – Housing

Finding: The proposed amendments are intended to increase the City's ability to meet present and future housing needs by streamlining regulations in the Residential Zone. The proposal includes provisions for housing types currently prohibited in Condon including, accessory dwelling units, townhomes, and apartments.

Goal 11 – Public Facilities

Finding: The proposed amendments do not directly impact any public facilities. All future development will adhere to the City's current standards regarding public facilities.

Goal 12 – Transportation

Finding: The requested amendments would not impact any existing or planned transportation systems.

Goal 13 – Energy

Finding: The proposal would have no impact on the City's energy goals.

Goal 14 – Urbanization

Finding: The City currently contains a surplus of vacant, residentially zoned land and is unable to expand its Urban Growth Boundary to meet the pressing need for housing. The proposed amendments are intended to provide citizens with additional opportunities to develop housing within the urbanized area of the City.

2. *A plan or land use regulation amendment significantly affects a transportation facility if it:*
 - (a) *Changes the functional classification of an existing or planned transportation facility;*
 - (b) *Changes standards implementing a functional classification system;*
 - (c) *Allows types or levels of land use that would result in levels of travel or access what are inconsistent with the functional classification of a transportation facility; or*
 - (d) *Would reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.*



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Finding: The requested amendment would not significantly affect a transportation facility.

The proposed Comprehensive Plan/Zoning Map amendment complies with the applicable criteria of the City's Comprehensive Plan and Zoning Ordinance.

Additions are in bold, text to be removed is struck, some changes are highlighted for clarity.

CHAPTER 152: ZONING REGULATIONS

152.103 DEFINITIONS.

For purposes of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning. As used in this chapter, the singular includes the plural and the masculine includes the feminine and neuter; the word may is discretionary, the word shall is mandatory.

ACCESSORY DWELLING – An interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a primary residential use.

~~***APARTMENT.*** A building (or portion thereof) consisting of separate living units designed for occupancy by three or more families living independently of each other.~~

APARTMENT. A building containing five or more dwelling units.

~~***DUPLEX.*** A building containing two dwelling units, each dwelling unit is designed for occupancy by a single family.~~

DUPLEX – Two dwelling units on a lot or parcel in any configuration (detached or attached). In instances where a development can meet the definition of a duplex and also meets the definition of a primary dwelling unit with an accessory dwelling unit (ADU), the applicant shall specify at the time of application review whether the development is considered a duplex or a primary dwelling unit with an ADU.

DWELLING UNIT - A single independent unit providing complete living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. For the purposes of this definition, "independent" means the dwelling unit:

- (a) Is detached from any other dwelling unit or is separated from any other dwelling unit by an approved fire separation as required under the Building Code;
- (b) Includes a kitchen area with a sink and an approved electrical service connection for a stove or range; and
- (c) Does not have a direct interior connection to any other dwelling unit, but may have fire-separated access to a common facility shared with any other dwelling unit

FOURPLEX - Means four dwelling units on a lot or parcel in any configuration.

SHORT-TERM RENTAL – Dwelling units rented for a period of less than 30 days, subject to the City of Condon Transient Lodging Tax.

TOWNHOME - A dwelling unit located on its own lot that shares one or more common or abutting walls with one or more dwelling units on adjacent lot(s).

TRIPLEX - Means three dwelling units on a lot or parcel in any configuration.

LAND USE ZONES

' 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, triplexes, and fourplexes meeting the requirement of ' 152.415.

(C) Accessory Dwelling Units meeting the requirements of ' 152.416.

(D) Townhomes meeting the requirements of ' 152.417.

(E) Short term rentals as defined.

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

(G) Accessory uses or structures conforming with the requirements of ' 152.301(8) customarily incidental to the above uses. Detached accessory buildings shall not be located within the required setback areas or less than **10 5 feet** from the main building. Accessory uses are those which are clearly incidental and subordinate to the primary use of the main building.

(H) 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.

(I) Residential homes.

(J) 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.~~
- (E) Necessary public utilities and public services with safeguards against non-compatibility to adjacent or abutting residential property as required by the Planning Commission.
- (F) Mobile home parks.
- (G) Bed and Breakfast facilities meeting the provisions of ' 152.407.
- (H) Boarding house.
- (I) Residential facilities.
- (J) Child care center.
- (K) Temporary use for construction with a one-year time limit, or once an occupancy permit is granted for the constructed structure.

(L) Apartments.

- (3) *HEIGHT.* Buildings, structures, or portions thereof shall not be erected to exceed a height of 2 1/2 stories or 35 feet. Accessory buildings shall not exceed ~~14~~ **16** 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. **Unenclosed structures such as stairs, decks, or porches may encroach up to five feet into the required setback.**
 - 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 **10** ~~15~~ 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.

Duplexes	7,500 square feet
Triplexes	8,500 square feet
Fourplexes	9,500 square feet

(5) **PARKING REGULATIONS.** One parking space shall be provided for each dwelling unit. If provided off-street, a driveway apron, as defined shall be provided.

~~(A) Dwellings. Two parking spaces shall be provided on the lot for each dwelling unit. A driveway apron, as defined shall be provided.~~

(A) **On Street Credit.** On street parking spaces meeting the following criteria shall be counted toward the minimum parking requirement above.

1. The space must be a minimum of 22 feet long,
2. The space must be abutting the subject site; and
3. The space must not obstruct a required sight distance area.
4. **Garage Door Orientation.** All garage doors must be subordinate to the primary dwelling's street facing façade. Select at least one of the following options:
 - a) **Front-facing garage door with limited width.** Front-facing garage door(s) extending a maximum of fifty percent of the street facing façade width or 12 feet, whichever is greater.
 - b) **Front-facing garage door beneath a second story.** Front-facing garage door(s) may extend beyond fifty percent of the street facing façade if beneath a full second story.
 - c) **Garage door set back from primary façade.** Front-facing garage door(s) set back at least four feet from the street facing façade.
 - d) **Side or rear facing garage door.** Garage door(s) oriented to a side street or alley.

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

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

~~(7) **DESIGN FEATURES.** One or two family dwellings and manufactured homes shall be provided with at least two of the following design features.~~

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

1. Be within eight (8) feet of the street-facing façade and

2. Either:

- a) Face the street; or
- b) Open onto a porch with at least one entrance facing the street.

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

- ~~(A) Dormers.~~
- ~~(B) Recessed entries.~~
- ~~(C) Cupolas.~~
- ~~(D) Bay or bow windows.~~
- ~~(E) Attached garage.~~
- ~~(F) Window shutters.~~
- ~~(G) A roof with a pitch greater than nominal 3/12.~~
- ~~(H) Offsets on building face or roof (minimum 12").~~
- ~~(I) Gables.~~
- ~~(J) Covered porch entry.~~
- ~~(K) Pillars or posts.~~
- ~~(L) Eaves (minimum 6").~~
- ~~(M) Tile or shake roof.~~
- ~~(N) Horizontal lap siding.~~

(8) ACCESSORY STRUCTURES OR USES. Accessory uses or structures larger than ~~120~~ **200** square feet must meet all of the following requirements:

(A) Setbacks.

- 1. Accessory structures shall not be located within the required setbacks and;
- 2. Must be located a minimum of five feet behind the street-facing façade of the primary dwelling.

(B) Size and Design.

- 1. Have a maximum height of 16 feet.
- 2. Accessory dwelling units meeting the design standards of Section ' 152.301 (7) may

be constructed to a maximum height of 2 ½ stories or 35 feet.

(C) Shipping containers as accessory structures.

1. Shipping containers are prohibited as accessory structures in the R-1 Zone.

(D) Accessory Dwelling Units. See Section ' 152.416

~~(A) Have a peaked roof.~~

(B) 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)

SUPPLEMENTARY PROVISIONS

' 152.415 DUPLEXES, TRIPLEXES, AND FOURPLEXES. Duplexes, triplexes, and fourplexes are permitted outright on lots or parcels zoned for residential use that allow for the development of detached single-family dwellings. Duplexes are subject to the same approval process as those for detached single family dwellings in the same zone and are subject to the following standards.

(1) Design Standards.

(A) New duplexes, triplexes, and fourplexes shall meet all required design standards (e.g., window coverage, etc.) that apply to detached single-family dwellings in the same zone, unless those standards conflict with this code.

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

- a) Face the street; or**
- b) Open onto a porch with at least one entrance facing the street; or**
- c) For detached units: if separated from the street by another dwelling, the main entrance may face a common space adjacent to the street.**

(C) Development Standards. Duplexes shall meet all other development standards (e.g., height, setbacks, parking, etc.) for single-family dwellings in R-1 Zone, additionally;

- a) Conversion of an existing, conforming or legal non-conforming single-family dwelling to a duplex is allowed, provided that the conversion does not increase the non-conformity.**

' 152.416 ACCESSORY DWELLING UNITS. Accessory dwellings, where allowed, are subject to review and approval through an administrative review and shall conform to all of the following standards:

(1) Density.

(A) The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or shop), or a unit attached or interior to the primary dwelling (e.g., an addition or conversion of an existing floor.)

(B) A maximum of one (1) detached Accessory Dwelling is allowed on an individual lot per primary residential use (single-family dwelling, duplex, or triplex.)

(C) Configurations exceeding four (4) units per lot requires a Conditional Use Permit.

(2) Floor area.

(A) A Detached Accessory Dwelling shall not exceed 900 square feet of floor area or 75 percent of the primary dwelling's total floor area, whichever is larger. When the accessory structure has another use (e.g., garage), this criterion only applies the floor area of the structure used as a dwelling.

(B) An attached Accessory Dwelling shall not exceed 900 square feet of floor area, or 75 percent of the primary dwelling's floor area, whichever is greater. However, Accessory Dwellings that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level

or floor, even if the floor area of the Accessory Dwelling would be more than 900 square feet.

(3) Other Development Standards. Accessory dwellings shall meet all other development standards (e.g., height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that:

(A) Conversion of an existing conforming or legal non-conforming structure to an Accessory Dwelling is allowed, provided that the conversion does not increase the non-conformity;

(B) No additional parking is required for an accessory dwelling unit.

' 152.417 TOWNHOMES. Townhomes are permitted outright on lots or parcels zoned for residential use that allow for the development of detached single-family dwellings. Townhomes are subject to the same approval process as those for detached single-family dwellings in the same zone and are subject to the following standards.

(1) Design Standards.

(A) New townhomes shall meet all required design standards (e.g., window coverage, etc.) that apply to detached single-family dwellings in the same zone, unless those standards conflict with this code.

(2) Development Standards. Townhomes shall meet all other development standards (e.g., height, setbacks, parking, etc.) for single-family dwellings in the zone in which it is placed, additionally;

(A) Conversion of an existing, conforming or legal non-conforming single-family dwelling to a townhome is allowed, provided that the conversion does not increase the non-conformity.

(B) Side yard setback requirements are not required where the development abuts an adjacent townhome unit.

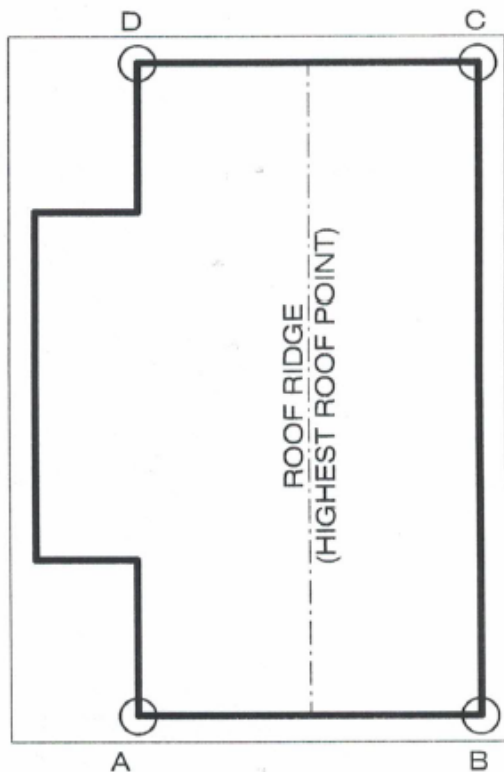
' 152.418 MEASURING BUILDING HEIGHT. "Building height" means the vertical distance between the building's highest roof point, not including chimneys or mechanical equipment, and the average finish grade adjacent to the building's foundation. Unless you are planning your addition or new building to meet the maximum height allowed, simple calculations for building height are illustrated here that will not require ladder work or climbing around on your roof. If you are needing precise calculations, perhaps obtaining professional assistance is warranted. There are 4 simple steps: Establish an exterior horizontal exterior line of reference, discover roof pitch (slope) in order to calculate the height of roof, measure grade changes at building corners, and finally add the measurements together.

- 1. Find or create an exterior horizontal exterior line of reference (such as the siding to foundation) that continues around the building. (see figure 1 below)**
- 2. An easy way to learn the roof height is to first calculate the slope (rise-to-run), by standing**

beside the building and walk back until your eyesight aligns with the slope of the roof, (see figure 1). If "H1"=5'-6" minus "H2"=9'-6" equals 4'-0" over "L1"=8'-0" means 4/8=6/12, thus the slope is a 6/12 pitch. Now measure the distance horizontally (at ground level) from the edge of the roof to the ridge (roof max, see figure 1). Once you have the slope rise (6" for every 12"), multiply that by the measurement taken at ground level to discover the roof height. Add this height measurement with the distance from the roof edge (roof min. figure 1) to the line of reference established in step 1.

3. Envelope the shape of the building's footprint to corners as shown on the plan below. Label each corner as shown. Measure the height between exterior horizontal line to the ground near the foundation at each corner. Add the four measurements together, then divide that sum x4 to arrive at the average measurement. (see example below)
4. Finally, add the average measurement from step 3 to height from reference line to roof max (step 2). You now have the building height.

Note that if you have scaled architectural drawings of your building, the measurements found on the exterior elevations may be added to the site measurements found in step 3 once the main floor elevation is established in relationship to your building site.



PLAN VIEW

Example; A=6", B=1'-6", C=8'-0", D=7'-6"
 = 17'-6" / 4 (average height, step 3)
 = 4'-6" + 15'-6" (ref. line to roof peak, step 2)
 = 20'-0" building height

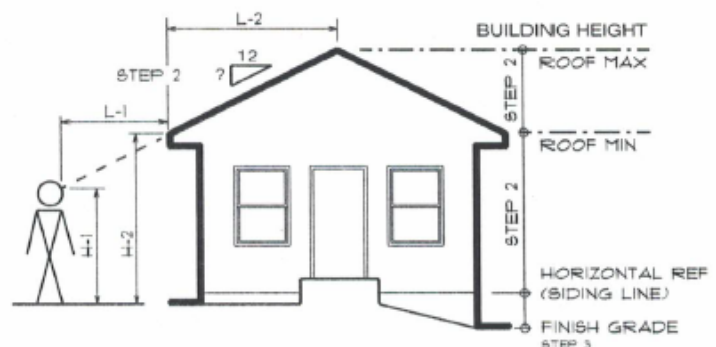


FIGURE 1



128 S Main St.
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION FEBRUARY 15 2022
Tuesday, February 15, 2022, 5:30 PM
CONDON CITY HALL**

1. Location & Zoom Link

1.1. <https://us02web.zoom.us/j/85614724918?pwd=ODJPQ0U0L2lVdVVLc1FJZnZSZ2k3QT09>

Meeting ID: 856 1472 4918

Passcode: 012737

One tap mobile

+16699006833,,85614724918#,,, *012737# US (San Jose)

+12532158782,,85614724918#,,, *012737# US (Tacoma)

2. Call the Meeting to Order & Roll Call

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

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

Absent: None

3. Consent Agenda

3.1. Review & Approve December 21, 2021 Minutes

Commissioner Bettencourt noted that the minutes had the heading for a council meeting. CA Greiner stated that she had changed it on a Word document.

A motion was made by Commissioner Bettencourt to approve the December 21, planning commissioner minutes with the correct heading and signatures. The motion was seconded by Commissioner Hiser and approved unanimously.

4. Review & Approve Zoning Ordinance Changes

4.1. Final Draft of Zoning Ordinance

Fatland noted that there were two issues that needed to be cleaned up as discussed at the December meeting - containers and height of accessory structures.

Fatland noted that when submitted to Oregon DLCD it was discussed that they did not like the vagueness of the wording on containers that stated the roofline could be "similar" to the residence. Fatland suggested that DLCD would accept wording that was more specific, suggesting that the language must be clear and objective. Commissioner Potter suggested that the code disallow containers and give the residents the opportunity to come up with a plan that they can deliberate. Chair Grey suggested that the containers must meet residential standards that have been drafted in the revised ordinance. It was the consensus of the commissioners to prohibit containers as accessory buildings.

The height requirement was also discussed for an accessory building from the current 14' at the peak to a new allowable height of 16'. Chair Grey discussed how it was measured and Fatland would work with him to determine a height measurement tool. It was discussed that a residence can be 35' tall and if an ADU is above an accessory building (garage/shop) does this allow a



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taller building. It was consensus that the accessory building may be at a height above the residence if it is permitted with an ADU and has the residential design features.

Schedule for moving forward:

- March 2 - Fatland will present the code for zoning as the consensus of the planning commission
- March 15 - planning commission will hold a public hearing on the zoning change and vote on its approval
- April 6 - council will have first reading of the revised zoning ordinance that was approved at planning commission
- May 4 - council will have second reading/hearing of the revised zoning ordinance
-

5. Other

CA Greiner gave an update on the Condon Grade School Building, and what the council is planning for the property once the school district moves out this summer, plus the current studies on environmental and structural issues. She said that the environmental company did their field work in January and gave an update earlier this morning. They said that the building is full of asbestos in flooring, mastic, pipe wrap and lead paint. The company did not take samples on the north and south wings, nor on the exterior of the main buildings.

They assume the flooring is similar in the south wing to the main part of the building, which would be asbestos. When asked what the cost of asbestos abatement would be for the main building a rough estimate of \$250,000 to \$600,000. This would not include the cost of taking the building down. CA Greiner had a conversation with the structural engineer/architect and was told that the wings are in good shape, but the main building has issues with the exterior walls. due to being stucco over porous clay blocks.

CA Greiner is having the company look at an increase in the scope of the evaluation of the building to determine the cost of abatement and teardown to rehabilitation of the exterior walls. During this time, the CGS boiler failed its recent inspection and appears to be at the end of its life. Any renovations to any part of the building, or if the playshed is saved and kept for recreational use, will need their own HVAC systems.

Commissioners discussed housing and the CGS building, possible housing funds that are available and having the main building, if kept standing, as a multiple-use building with apartments and offices. They also discussed building codes and planning to convert portions of the CGS building into housing and what would need to be completed. Fatland stated that it would have to be re-zoned and there may be some issues depending on the use for different portions of the school property.

Commissioner Hiser asked if there is a larger plan for Condon and CA Greiner stated that City Councilor Jeremy Kirby asked a similar question at the recent council retreat. Discussion of county strategic plans and the possibility of getting the organizations in the community together to talk about a large scale plan.

6. Adjourn

Chairman Grey adjourned the meeting at 6:45 p.m.

Vernon Grey, Chair

Date

Kathryn Greiner, City Administrator

Date