



128 S Main St.
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Condon, OR 97823
P: 541-384-2711
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**CITY OF CONDON
WORK SESSION AGENDA
JANUARY 17 2023 PLANNING COMMISSION
Tuesday, January 17, 2023, 5:30 PM
CONDON CITY HALL**

1. ZOOM LINK

1.1. <https://us02web.zoom.us/j/83910648519?pwd=NVR4dEw2WHFmQUsvVmFHTmV3SVVvdz09>

Meeting ID: 839 1064 8519

Passcode: 448321

One tap mobile

+16694449171,,83910648519#,,,448321# US

2. OATH OF OFFICE - PLANNING COMMISSIONERS - VERNON GREY, RACHEL WEINSTEIN & MARK WILSON

3. Call the Meeting to Order

4. Election of Planning Commission Officers

4.1. Election of Chair, Vice Chair & Secretary

5. Public Hearing - The Times-Journal Historic District Review - Major Alteration Development Permit #627

5.1. Open Hearing

5.2. Staff Report - Read and/or Summarized by City Planner Kirk Fatland

5.3. Applicant & Proponents Testimony

5.4. Opponents & Public Agency Testimony

5.5. Close Hearing

5.6. Planning Commission Decision

6. Review & Approve the April 19, 2022 Planning Commission Meeting Minutes

6.1. Minute Document

7. Other

8. Adjourn

Work Session agenda distributed January 10, 2023



TENNESON

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January 6, 2023

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

Reference: Times-Journal Façade

Staff Report

Report Prepared By:	Kirk Fatland, Contract Planner
Applicant:	City of Condon
Procedure Type:	Quasi-Judicial
Decision Date:	January 17, 2023
Legal Description:	Lot 4 of Block 4 of the Original Town Plat of the City of Condon.
Comprehensive Plan Designation:	Commercial
Zoning District:	C-1 & Historic Resource Combining Zone

Request and Background Information: The Condon Planning Commission will conduct a Public Hearing beginning at 5:30 p.m. on January 16, 2023, at City Hall and via Zoom video conference. The purpose of the Hearing is to consider a Major Alteration of a building located in the Historic Resource Combining Zone. Stephen Allen, owner of the Times-Journal building located at 319 S. Main Street proposes to restore the building's front façade, removing the existing awning to be replaced by additional windows, and moving the entrance steps to the center of the building.

Currently two single family dwellings exist

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

Comments Received: No public comments were received by the writing of this report.

Recommendation: Planning Staff recommends approval based upon the following findings of fact.

§ 152.306 HISTORIC RESOURCE COMBINING ZONE "HR"

(7) EXTERIOR ALTERATIONS, ADDITIONS, AND NEW CONSTRUCTION.

(A) *Review Criteria.* Review by the Planning Commission is required for all major exterior alterations or additions to designated historic landmarks or districts, and new construction within a historic district or on the same parcel as a designated historic landmark with the exception of alterations classified as "minor alterations".

(2) *Review Criteria for Major Alterations.* The Planning Commission shall approve an application for major alterations if the proposed alteration is determined to be harmonious and compatible with the appearance and character of the historic landmark or district and shall disapprove any application if found detrimental or unsightly, grotesque, or adversely affecting the architectural significance, the integrity or historical appearance, or the educational or historical value of the resource. The following guidelines are based on the Secretary of Interior Standards for Rehabilitation and apply to exterior alterations to historic landmarks or districts:

(a) Every reasonable effort shall be made in the proposal to provide a compatible use for the property which requires a minimal alteration of the resource, or to use the property for its original intended purpose.

FINDING: The subject building will continue to be utilized as the headquarters for the Times-Journal newspaper. The proposed alteration is a renovation of the building façade and is not indicative of a change in purpose or use of the building.

(b) Retention of original construction features shall be preserved, so far as practicable. The removal of distinctive materials, features, finishes, and construction techniques, or alterations of features, spaces, and spatial relationships that characterize the historic landmark or district shall be avoided.

FINDING: The features proposed to be altered do not appear to be characteristic of the original 1908 building. The proposal seeks to restore the original characteristics of the building.

- (c) *Each historic landmark or district shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall be avoided.*

FINDING: The proposal is intended to restore the building to a state more akin to that of the original 1908 façade. Features that would detract from the historic nature of the building or suggest a different period are not proposed.

- (d) *Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

FINDING: The existing entrance and small windows are not original but have been in place for many years. These features are not considered by the applicant to have historical significance.

- (e) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

FINDING: The distinctive stone block will remain the primary feature of the façade. The proposal includes an improved entry, windows, and signage.

- (f) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, material. Replacement of missing features shall be substantiated by documentary and physical evidence.*

FINDING: The proposal seeks to restore the façade to more closely resemble its original state. No deteriorating materials are proposed to be directly replaced.

- (g) *Chemical and physical treatment, if appropriate, shall be undertaken using the most gentle means possible. Treatment such as sandblasting or harsh chemical*

cleaning that cause damage to the historic material shall not be used.

FINDING: No chemical or physical treatment is proposed.

(h) Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

FINDING: No archeological resources are known to exist on site.

(i) Whenever possible, new additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the historic landmark and district. The new addition shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

FINDING: The proposed alteration will replace a portion of the existing stone block façade with larger windows, the overall features of the façade will remain intact. No new addition is proposed.

(j) New additions and adjacent or related new construction, within a district or on the same parcel as a designated historic landmark shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic landmark or district and its environment would be unimpaired.

FINDING: The proposal does not include any new additions.

(k) New construction. The design of new construction shall be compatible with the design of the historic landmark or district considering scale, style, height, setbacks, architectural detail, and materials. The location and orientation of the new construction shall be consistent with the typical location and orientation of similar building in the area considering setbacks, distances between building, location of entrances, and similar citing considerations.

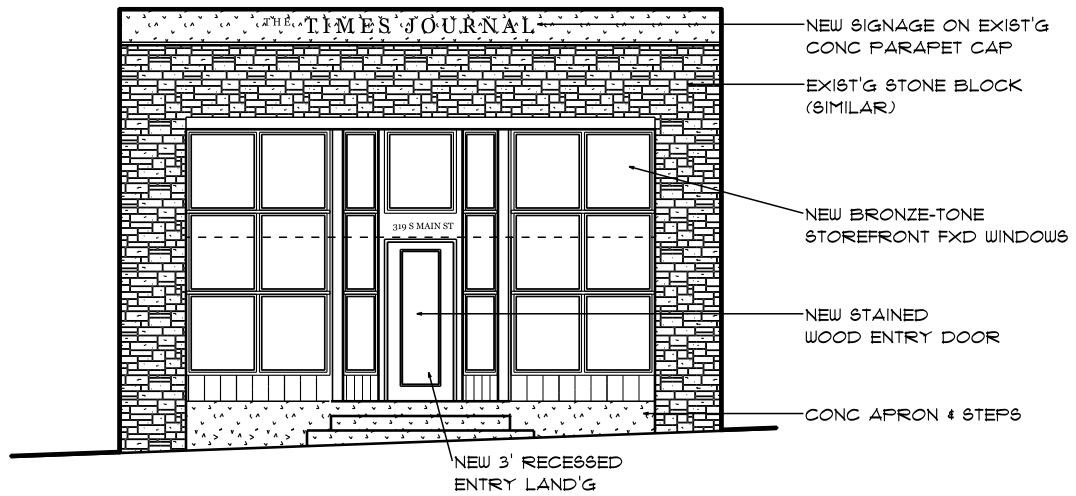
FINDING: The proposal does not include any new construction.

- (I) *Murals. Murals shall be subject to the review criteria set forth in this subchapter under division (A) (2) above of this section and subject to the size requirements established in § 152.410 of this chapter.*

FINDING: No murals are proposed.

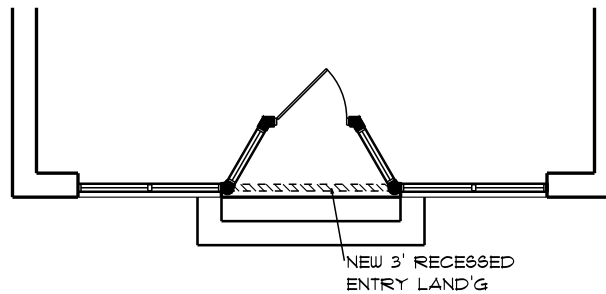
- (B) *Exemptions from Review. Nothing in this section shall be construed to prevent the normal maintenance or repair of any exterior architectural feature on any property covered by this section that does not involve a change in design, material, or external appearance thereof. Normal maintenance may include, but not be limited to, painting and related preparation, ground care and maintenance required for the permitted use of the property, and existing materials replaced in-kind because of damage or decay of materials. Nor does this section prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such features when the building official or City determines that such emergency action is required for the public safety due to an unsafe or dangerous condition.*

FINDING: The proposal is an alteration to the façade of the structure beyond normal maintenance. The Planning Commission will review the application and determine compliance with this section.

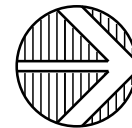


FRONT ELEV

SCALE: 1/8"=1'-0"



PLAN



DIRECTION
NORTH

TIMES JOURNAL

319 S MAIN ST

CITY OF CONDON'S
MAIN STREET REHABILITATION PROJECT
PRELIM ELEVATION DESIGNS
FALL 2013



PLAN 'A'



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 ☐ Conditional Use Permit ☐ Site Plan Review

☐ Comprehensive Plan/Zoning Map Amendment ☐ Other

APPLICANT

Name _____

Address _____

Telephone # _____

E-mail _____

LEGAL OWNER (If Different than Applicant)

Name _____

Address _____

Telephone # _____

PROPERTY INFORMATION

Address _____

Map & Tax Lot _____

Zone District/Overlay _____

Oregon State Highway access ☐ [Yes] ☐ [No]

If yes, property owner must obtain appropriate Permits from Oregon Dept. of Transportation.

GENERAL INFORMATION

Describe current use of the property _____

www.cityofcondon.com

Revised 08/11/2022

Describe how proposal will change use of property _____

**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: _____

12/6/22

Signature of Applicant

Date

12/6/22

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: YES NO

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: _____

Plans for the restoration project of The Times-Journal building (Bank Saloon in historic district, built in 1903) storefront in Condon, Oregon

Submitted by Stephen Allen, owner. Recommendations provided by Jim Doherty of Spray, Oregon.

Building Materials Description, Sourcing for Restoration Phase items:

- 1) #2 and better – Hem/Fir/Larch 2x6 framing for studs, trimmers/cripples; 6x12 header over door; pressure treated lumber where framing contacts masonry or concrete; caulk wood-masonry interfaces with urethan foam to stop air infiltration.
- 2) Vapor barrier is tyrek, typar, or equivalent, flashings to be minimum 26 grade galvanized steel with finish to match storefront window system.
- 3) Entry door is 30wt Simpson Therman French, pre-hung in CVC Fir Jamb, 1 ¾ inch thick slab with clear/clear insulated Low E glass; 18” bottom rail; Ovalo Sticking. (Note: door height is critical to the look of the storefront and is determined by working backwards from the storefront window final layout, which divides the vertical glazed space into thirds, per drawing); jamb thickness will be approximately 6 ¾ inches but is determined by measurement on site unless jamb extension is to be used.
Suggested door hardware: Emtek ‘wilshire’ 8” pulls backed by oil rubbed bronze (matching) push-plates; matching-finish deadbolt incorporated in plate (see Anderson building, same hardware different finish). Hinges on pre-hung door to match this hardware finish on pulls, plates. (Note: this inswing door will require interior signage at had of door: “This door to remain unlocked during business hours.” Potential sourcing for door unit: Terey Builders Supplu, Portland.
- 4) Bronze thermal break windows w/ low E glass; some unites will require tempering.
Recommended Sourcing: Hermiston Glass.
- 5) Scale lettering in signage to available space; recommend letter type: bronze painted, aluminum pinned w/ 2 studs. Recommended source: Carlson Sign, Bend, Oregon. (same signage on Anderson Building.)

Scope of Work:

Demolition Phase:

- 1) Remove existing storefront window and door features, and concrete steps
- 2) Remove interior and exterior wall coverings/sheathing, insulation in storefront wall
- 3) Remove down framing for existing storefront windows and doors
- 4) Remove any electrical/wiring fixtures from storefront wall

- 5) Dispose of waste materials from demolition

Restoration Phase:

Exterior:

- 1) Reframe storefront wall to accommodate new windows and doors, per "Plan A". Sheath exterior of wall with half-inch CDX plywood.
- 2) Install vapor membrane and exterior vertical red cedar lap siding under windows; flashings installed as needed.
- 3) Order and install in-swing exterior door and hardware
- 4) Order and install bronze tone aluminum storefront windows.
- 5) Install exterior cedar wood trim.
- 6) Repair and seal existing oncrete apron and parapet.
- 7) Order and install new signage at parapet and over door.
- 8) Apply exterior finish to wood siding and trim.

INTERIOR:

- 1) Install new wiring, switching and lighting in storefront wall
- 2) Install fiberglass insulation in new kneewall and seal openings with urethane foam.
- 3) Install 5/8 type X drywall to exterior of storefront wall, tape, hand trowel texture, prime and paint.
- 4) Install interior CVG for window, door, and base trim, and apply urethane finish.
- 5) Repair transition from new wall to ceiling and two sidewalls as needed.
- 6) Evaluate floor conditions in newly created recessed entry landing; install materials as needed to create weather tight exterior landing surface.



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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=L1VFbzJ5dXRhenBaaTh2RXJtM2dHQOT09>

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

Chair Vernon Grey called the meeting to order at 5:33 p.m.

Present: Commissioners Vernon Grey, Haylee Potter, Rachel Weinstein (zoom); City Administrator Kathryn Greiner, Planner Kirk Fatland.

Absent: Commissioners Cody Bettencourt and Derek Hiser

3. PUBLIC HEARING - RESIDENTIAL ZONE ORDINANCE

3.1. Open Hearing

Chair Grey opened the public hearing at 6:34 p.m.

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

This is a legislative hearing and this portion of the hearing is not required.

3.3. Staff Report and Applicants Testimony

Commissioners had a copy of the revised Residential 1 zoning ordinance. Fatland went through the ordinance and noted that the Planning Commission started this ordinance revision approximately one year ago and that the city council had received a briefing in March. Fatland stated that this review was done to allow more flexibility in the development of housing in the residential zone. Fatland summarized the staff report going into the hearing requirements, which show that the applicant, the city of Condon, believes this will provide flexibility in the planning code. He also went through the findings as they relate to the State of Oregon and city comprehensive plan goals. Goal 10 is Housing, which the city did the revisions to increase the city to meet the present and future housing needs.

Fatland went through the ordinance that is changing City of Condon Ordinance Chapter 152 of Residential 1 areas. He highlighted the major changes that were highlighted in yellow. Some of the biggest changes in multi-family units are making them permitted uses not requiring a Conditional Use Permit or being outright not allowed. The design features were pared down that focus on the percentage of windows seen from the street, the orientation of the front door, garages and parking requirements. The ordinance does not allow containers in the R-1 zone, which is a change from allowing them with certain design features. Accessory dwelling units saw some changes in the height restrictions and how to measure the height. One of the largest changes that was made to allow for more housing options was adding Accessory Dwelling Units (ADU). There are requirements for size and where or how they can be located.



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Several residents zoomed in to the meeting. Steve Watson, 503 S. Washington Street, stated that he did not have any questions. Eli Caudill, 305 W. Summit Street, inquired about the ability to site "tiny homes" but heard that they are considered RVs by the state of Oregon and would have the requirements of parking any RV in Condon.

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

CA Greiner stated that she did not receive any written testimony for or against this ordinance. She received an email asking for the draft and was visited by a resident but nothing in writing that was a question.

3.5. Applicants Rebuttal

None

3.6. Close Hearing

Commissioner Grey closed the hearing at 6:14.

3.7. Planning Commission Questions, Discussion & Decision

A motion was made by Commissioner Potter to approve the the R-1 ordinance. The motion was seconded by Commissioner Weinstein and approved unanimously.

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

4.1. February 15, 2022 Minutes

A motion was made by Commissioner Weinstein to approve the February 15, 2022 planning commission meeting minutes. The motion was seconded by Commissioner Potter and approved unanimously.

5. Other

No other items were discussed.

6. Adjourn

Commissioner Grey adjourned the planning commission meeting at 6:18 p.m.