



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

**CITY OF CONDON
WORK SESSION AGENDA
MARCH 21 2023 PLANNING COMMISSION
Tuesday, March 21, 2023, 5:30 PM
CONDON CITY HALL**

1. ZOOM LINK

1.1. <https://us02web.zoom.us/j/86308014954?pwd=aHBiZDFrNnhnbjViMS9TdGZQY2ZGZz09>

Meeting ID: 863 0801 4954
Passcode: 760920
One tap mobile
+12532050468,,86308014954#,,, *760920# US

2. Call the Meeting to Order

3. OATH OF OFFICE - COMMISSIONERS MARK WILSON & RACHEL WEINSTEIN

4. PUBLIC HEARING - JUNIPER RIDGE HOME & DEVELOPMENT - SITE PLAN REVIEW - APPLICATION #630

- 4.1. Open Hearing
- 4.2. Staff Report - Read & Summarized by City Planner Kirk Fatland
- 4.3. Applicant & Proponents Testimony
- 4.4. Opponents & Public Agency Testimony
- 4.5. Close Hearing
- 4.6. Planning Commission Deliberation, Decision or Postpone

5. Discuss & Review Moratorium on Short Term Rentals

6. Discuss & Review Fairway Housing Subdivision

- 6.1. Tentative Mapping and Subdivision Information

7. Other

- 7.1. Review & Approve the January 17, 2023 Planning Commission Meeting Minutes
- 7.2. Other City Planning Issues

8. Adjourn

Work Session agenda distributed March 14, 2023

January 14, 2023

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

Reference: 112 S. Ward Street Site Plan Review

Staff Report

Report Prepared By:	Kirk Fatland, Contract Planner
Applicant:	Juniper Ridge Home and Development
Procedure Type:	Quasi-Judicial
Decision Date:	March 21, 2023
Legal Description:	Lots 9, 10, & 11 of Block 41 of Lancaster's Addition
Comprehensive Plan Designation:	Commercial
Zoning District:	C-1, Commercial

Request and Background Information: The application under consideration is a Site Plan Review of a proposed change of use in the Commercial Zone. The applicant, Juniper Ridge Home and Development, proposes to convert the existing B&C Grocery building into an interior public storage facility. The exterior of the structure will not be altered, the existing car parking is to be retained in front of the building. The property is located at 112 S. Ward Street. Due to the nature of the site, the applicant proposes a Variance to the landscaping standards required of Commercial uses.

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.

' 152.303 COMMERCIAL ZONE - C-1.

USES. Buildings and structures hereafter erected, structurally altered, enlarged or moved or land hereafter used in the C-1 Commercial Zone shall comply with the following regulations.

(1) PERMITTED USES. Subject to site plan review. See ' 152.412.

(A) Retail trade establishments in which the operation takes place solely within an enclosed building.

FINDING: The proposed indoor storage facility would take place entirely within an existing commercial building, previously operated as B&C Grocery. No Storage or operations would take place outside.

(2) HEIGHT. Buildings, structures, or portions thereto, shall not be erected to exceed a height of three stories or 35 feet, whichever is less.

FINDING: The existing structure is a single-story commercial structure that does not exceed the height limit. The height will not be increased as a result of the proposal.

(3) SETBACK REQUIREMENTS. In the Commercial zone, setbacks shall be as follows.

(A) No front or side yard setback is required.

(B) No buildings shall be constructed or located closer than five feet from the rear lot line.

FINDING: The exterior of the existing building and lot lines will not be altered. The existing structure encroaches into the five-foot rear yard setback area. The proposal will not increase this encroachment.

(4) PARKING REGULATIONS.

(A) Residential Off-Street Parking. For residential uses, one parking space for each dwelling unit.

(B) Off-Street Parking. See Supplemental Provisions ' 152.411.

(C) Parking Area Approval. Land used for commercial parking areas in this zone shall be developed in accordance with a plan approved in writing by the Planning Commission. The area must be surfaced with asphaltic concrete, or other type of surfacing approved by the Planning Commission and all parking spaces shall be individually marked.

FINDING: Section 152.411 does not provide specific parking requirements for mini-storage facilities. Storage warehouses require one space per employee and retail stores require one space per 300 feet of floor area. The applicant proposes to retain the existing 12 parking spaces in front of the building, one of which will be ADA accessible. The parking area is paved, and the site plan indicates striping as well as curb stops.

152.412 SITE PLAN APPROVAL.

1 *PURPOSE. The purpose of the site plan approval process is to provide the city with a detailed drawing or drawings of a proposed land use. A site plan shall be provided for all proposed uses other than single-family or duplex residential uses and/or accessory structures. Where the proposed use is an outright permitted use within the zone in which the proposal is located, a site plan may be approved by the city staff, provided a proposal with a significant change in trip generation has been reviewed by ODOT and it is determined that the proposed use will not impose an undue burden on the transportation system. However, at the discretion of the city staff, such site plans may be referred to the Planning Commission in either an administrative or quasijudicial process such as a conditional use proceeding. Site plans for proposed conditional uses will become an integral part of the record and provide the basis for City staff reports, and the basis of final review and approval by the Planning Commission or governing body. If an administrative review is undertaken, the process outlined in ' 152.804 shall be followed.*

2 *A site plan shall be drawn to scale and indicate the following:*

(A) Dimensions and orientation of the parcel.

(B) Locations and heights of buildings and structures, both existing and proposed (scaled elevation drawings or photographs may be required).

(C) Location and layout of vehicle and bicycle parking and loading facilities.

(D) Location of points of entry and exit for pedestrians, motor vehicles and internal circulation patterns, including bikeways and walkways.

(E) Location of existing and proposed walls and fences and indication of their height and materials.

(F) Proposed location and size of exterior lighting.

(G) Proposed location and size of exterior signs.

(H) Site specific landscape plan including percentage of total net area.

(I) Location and species of trees greater than six inches in diameter when measured four feet above the ground and an indication of which trees to be removed.

(J) Contours mapped at two-foot intervals. (Five-foot contours may be allowed on steep slopes.)

(K) Natural drainage.

(L) Other significant natural features.

(M) Legal description of the lot.

(N) Percentage of the lot covered by any and all proposed and remaining structures to

include asphalt concrete and Portland Cement concrete.

(O) Locations and dimensions of all easements and nature of the easements.

(P) Service areas for uses such as loading and delivery.

(Q) Grading and drainage plan.

(R) Other site elements which will assist in the evaluation of site development.

(S) A statement of operations shall accompany the site plan. A brief narrative on the nature of the activity, including:

- 1. Number of employees.*
- 2. Method of import and export.*
- 3. Hours of operation including peak times.*
- 4. Plans for future expansion.*

(T) Distances to neighboring constructed access points, median openings, traffic signals, intersections and other transportation features on both sides of the property.

(U) Number and direction of lanes to be constructed on the driveway, plus striping plans.

(V) All planned transportation features (lanes, signals, bikeways, sidewalks, crosswalks, etc.)

(W) Internal pedestrian and bicycle facilities connect with external or planned facilities or system.

(X) Trip generation data' or appropriate traffic studies.

(Y) Plat map showing property lines, rights-of-way, and ownership of abutting properties; and

(Z) A detailed description of any requested variance.

FINDING: The applicant has submitted a site plan and supplemental information addressing all relevant criteria.

3 SITE PLAN REVIEW CRITERIA. *The following criteria shall be used in evaluation proposals.*

(A) Natural Features. Where existing natural or topographic features are present, they shall be used to enhance the development; (i.e., the use of small streams in the landscaping design, rather than culvert and fill).

FINDING: No natural features exist on site. The subject site is currently developed.

(B) Trees. Existing trees shall be left standing except where necessary for building

placement, sun exposure safety or other valid purpose. Vegetative buffers should be left along major streets or highways, or to separate adjacent uses.

FINDING: No trees currently exist on site; none are proposed to be planted.

(C) Grading. The grading and contouring of the site shall take place and on-site surface drainage and on-site storage of surface water facilities are constructed when necessary, so there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. Graded areas shall be replanted as soon as possible after construction to prevent erosion. A construction erosion control plan may be required.

FINDING: No grading will occur as a result of this proposal.

(D) Public Facilities. Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and offsite public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities may be required. On-site detention or treatment of stormwater may be required.

FINDING: No public facilities will be impacted by this proposal. The mini-storage use will take place in an existing building formerly operated as a grocery store.

(E) Traffic. The following traffic standards shall be applicable to all proposals. When evaluating traffic issues, consideration shall be given to the proposed usage (i.e., employees, customers, freight, service) and to the potential types of traffic (i.e., vehicles, pedestrians, bicycles).

1. On-site traffic circulation shall be designed according to accepted engineering guidelines to be safe and efficient.

2. The access point(s) between the subject property and the public street shall be reasonably safe. Minimal factors to be considered in evaluating the proposed access points include the average speed of the traffic on the public street(s), the proposed usage of the access points, the distance between the existing and proposed access points, vision clearance, and the pre-existing location of the access point(s) on the subject property.

3. Access to all state highways will require a permit from ODOT. Access spacing and location shall address the Access Management Policies and standards of the 1999 Oregon Highway Plan. Frontage improvements, such as curb and sidewalk to ADA standards, may be required by ODOT as a condition to access.

4. The applicant may be required to provide a traffic impact report prepared by an Oregon licensed traffic engineer.

The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 400 average daily motor vehicle trips (ADT=s), the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the surrounding street system. The developer shall be required to mitigate impacts attributable to the project.

The determination of impact or effect and the scope of the impact study should be coordinated with the provider of the affected transportation facility.

Dedication of land for streets, transit facilities, sidewalks, bikeways, paths, or accessways shall be required where the existing transportation system will be impacted by or is inadequate to handle the additional burden caused by the proposed use.

Improvements such as paving, curbing, installation or contribution to traffic signals, construction of sidewalks, bikeways, accessways, paths, or streets that serve the proposed use shall be required where the existing transportation system may be burdened by the proposed use.

Every effort will be made to inform the applicant within 20 days of receiving a completed application whether a traffic impact report and/or a determination of the level of service will be required. Unforeseen circumstances could result in a delayed request for this information.

FINDING: The current access and circulation will be maintained. The parking area is located in front of the building, all cars park head in. The proposed mini-storage use is anticipated to generate less traffic than the former grocery store. The traffic impacts of the proposal appear to be minimal.

5. All proposed roads shall follow the natural topography and preserve natural features of the site as much as possible. Alignments shall be planned to minimize grading.

FINDING: No roads are proposed.

6. Access shall be properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access.

FINDING: No changes to the existing access are proposed. The existing building covers the majority of the subject site leaving minimal options to reconfigure parking or access.

7. The road system shall provide adequate access to buildings for residents, visitors, deliveries, emergency vehicles, and garbage collection.

FINDING: No new roads are proposed.

8. An internal pedestrian system of sidewalks or paths shall provide connections to parking areas, entrances to the development, and open space, recreational and other community facilities associated with the development. Streets shall have sidewalks on both sides. Pedestrian linkages shall also be provided to the peripheral street system.

FINDING: Sidewalks in front of the building will provide pedestrian access from the parking area.

9. Access shall be consistent with typical access management standards.

FINDING: The proposed access is typical to what has existed at this location and throughout Condon.

(F) Storage. All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.

FINDING: All storage will be contained within the building. No garbage collection will be provided, as the site will only be used as a self-storage facility.

(G) Equipment Storage. Design attention shall be given to the placement or storage of mechanical equipment so as to be screened from view and that an adequate sound buffer will be provided to meet at a minimum the requirements of this Code of Ordinances relative to noise, if any.

FINDING: All storage will be contained within the building. No equipment will be stored outside of the building.

(H) The following criteria shall be applied to the maximum extent possible without causing significant adverse impacts on the operating efficiency of the proposed use:

1. Compatibility. The height, bulk and scale of buildings shall be compatible with the site and the buildings in the vicinity. Use of materials shall promote harmony with surrounding structures and sites.

2. Design. Monotony design in single or multiple projects shall be avoided. Variety of detail, form and siting shall be used to provide visual interest.

3. Orientation. Buildings shall have their orientation toward the street rather than the parking area. A main entrance shall be oriented to the street. For lots with more than two front yards, the buildings shall be oriented to the two busiest streets.

4. Parking. Parking areas shall be located behind the buildings or on one or both sides.

FINDING: The proposal is to change the use of an existing building. The proposal will not alter the existing building. Due to the building's location, amending the parking area is not possible. The proposal seeks only to use the existing structure for a new purpose which will generate less traffic.

4 COMPLIANCE. After site plan approval or approval of a change to a site plan as provided in this chapter, it shall be unlawful for any person to cause or permit the proposed use in any manner except in complete and strict compliance with the approved site plan

152.413 LANDSCAPING AND DEVELOPMENT STANDARDS.

(1) PURPOSE.

(A) Landscaping standards apply to all new multi-family, commercial and industrial uses, including change of use, and parking lots of four spaces or more. The Downtown Master Plan shall govern the landscaping requirements in the downtown core area.

(B) For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building or parking lot expands, e.g. if the building or parking lot area is to expand by 25%, then 25% of the site must be brought up to the standards required by this chapter.

(2) *PROCEDURE. A landscaping plan shall be submitted to the city at the time of application for a building permit, conditional use permit, or site plan review for all new multifamily, commercial, industrial uses, including change of use, and parking lots of four spaces or more.*

(A) *The design must conform to the Downtown Master Plan.*

(B) *The city staff shall review all landscaping plans for compliance with the provisions of this chapter and notify the property owner of deficiencies in a submitted plan.*

(C) *A building permit, conditional use permit, or site plan review shall not be issued until a landscaping plan has been approved.*

(D) *The required landscaping shall be in place prior to issuance of a certificate of occupancy or a schedule for its completion prepared and approved.*

(3) *CONTENTS OF LANDSCAPING PLAN. A landscaping plan submitted to the city as required by this chapter shall identify the placement and type of plant materials to provide an effective means for evaluating whether the chosen plant materials will:*

(A) *Survive in the climate and soils of the proposed site;*

(B) *Satisfy the functional objectives of landscaping as detailed in this chapter, including erosion control, screening and shade within a reasonable time.*

(4) *GENERAL LANDSCAPING STANDARDS. The following landscaping standards apply to all new multi-family, commercial and industrial uses, including change of use, and parking lots of four or more spaces.*

(A) *The property owner shall be responsible for any future damage to a street, curb or sidewalk caused by landscaping.*

(B) *Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.*

(C) *Landscaping in parking areas shall be planted in combination along the perimeter and in the interior of the lot and shall be designed to guide traffic movement and lessen the visual dominance of the lot.*

(D) *Plants that minimize, upkeep and maintenance shall be selected.*

(E) *Plants shall complement or supplement surrounding natural vegetation.*

(F) *Plants chosen shall be in scale with building development.*

(G) *Minimum landscaping as a percent of gross site area shall be as follows:*

ZONE	PERCENT
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<i>Multi-family</i>	<i>20%</i>
<i>Commercial</i>	<i>15%</i>
<i>Industrial</i>	<i>15%</i>
<i>Parking Lots</i>	<i>10%</i>

(H) Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 12 inches and be adequately staked for planting.

(I) Evergreen trees shall be a minimum of three feet in height, fully branched and adequately staked for planting.

(J) Shrubs shall be a minimum 18 inches in height and spaced not more than four feet apart for planting.

(K) Ground cover, defined as living material and not including bark chips or other mulch, shall be planted on a maximum 18 inches on center between plants and rows.

(L) Watering systems shall be installed to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

(M) Trees shall not be planted closer than 25 feet from the curb line of intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.

(N) Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least 20 feet distant.

(O) Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.

(P) Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

(Q) Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional air and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable non-permanent hard surfaces such as grates, bricks on sand, paver blocks, cobblestones, or ground cover.

(R) Trees, as they grow, shall be pruned to their natural form to provide at least eight feet of clearance above sidewalks and 12 feet above street roadway surfaces.

(S) Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the City Engineer.

(7) *Vision clearance hazards shall be avoided.*

FINDING: The existing building and parking area cover the majority of the site leaving minimal space for landscaping to satisfy this section. The applicant proposes planters along the façade of the building to address this section. Please see the relevant variance criteria below.

' 152.606 CIRCUMSTANCES FOR GRANTING A VARIANCE.

A variance may be granted only in the event that all of the following circumstances exist:

(1) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography or other circumstances over which the owners of property since enactment of this chapter have had no control.

FINDING: The applicant proposes a variance to the 15% landscaping standards required of a Commercial use. The applicant proposes 1% of the subject site to be landscaped due to the existing building and parking coverage, which does not allow sufficient space to satisfy the landscaping criteria.

(2) The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess.

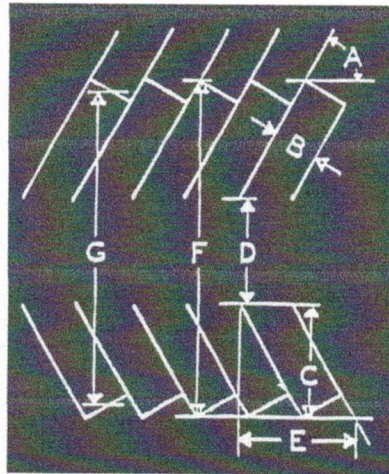
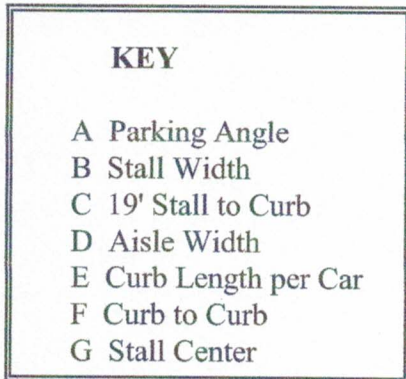
FINDING: The applicant intends to operate a commercial business out of an existing structure. The building and parking area were constructed prior to the enactment of the Zoning Ordinance and is unable to comply with all relevant standards simultaneously, in particular, parking and landscaping.

(3) The variance would not be materially detrimental to the purposes of this chapter, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy.

FINDING: Staff do not believe the proposed variance to be detrimental to the purpose of this Ordinance as the Variance would allow a commercial business to reuse a currently vacant building. Generally, the proposal complies with the Zoning Ordinance, however the specific nature of the subject site is unable to conform to the landscaping standards.

(4) The variance requested is the minimum variance which would alleviate the hardship. (Ord. 01-05, passed 6-6-01)

FINDING: The request is a minimum variance. The applicant proposes planters along the façade of the building to address, as much as possible the need for landscaping on the subject site.



(Ord. 01-05, passed 6-6-01)

' 152.412 SITE PLAN APPROVAL.

(1) *PURPOSE.* The purpose of the site plan approval process is to provide the city with a detailed drawing or drawings of a proposed land use. A site plan shall be provided for all proposed uses other than single-family or duplex residential uses and/or accessory structures. Where the proposed use is an outright permitted use within the zone in which the proposal is located, a site plan may be approved by the city staff, provided a proposal with a significant change in trip generation has been reviewed by ODOT and it is determined that the proposed use will not impose an undue burden on the transportation system. However, at the discretion of the city staff, such site plans may be referred to the Planning Commission in either an administrative or quasijudicial process such as a conditional use proceeding. Site plans for proposed conditional uses will become an integral part of the record and provide the basis for City staff reports, and the basis of final review and approval by the Planning Commission or governing body. If an administrative review is undertaken, the process outlined in ' 152.804 shall be followed.

(2) A site plan shall be drawn to scale and indicate the following:

- (A) Dimensions and orientation of the parcel. *See provided Site Plan*
- (B) Locations and heights of buildings and structures, both existing and proposed (scaled elevation drawings or photographs may be required). *See provided Site Plan*
- (C) Location and layout of vehicle and bicycle parking and loading facilities. *See provided Site Plan*
- (D) Location of points of entry and exit for pedestrians, motor vehicles and internal circulation patterns, including bikeways and walkways. *See provided Site Plan*

Condon - Land Usage

- (E) Location of existing and proposed walls and fences and indication of their height and materials. *See provided Site Plan*
- (F) Proposed location and size of exterior lighting. *Automatic exterior lighting provided near all entrances*
- (G) Proposed location and size of exterior signs. *Will propose vision of signage and location See attached Sketch*
- (H) Site specific landscape plan including percentage of total net area. *See provided Site Plan*
- (I) Location and species of trees greater than six inches in diameter when measured four feet above the ground and an indication of which trees to be removed. *No Trees*
- (J) Contours mapped at two-foot intervals. (Five-foot contours may be allowed on steep slopes.)
The site is fairly flat with a slight slope to the south
- (K) Natural drainage. *No system is proposed*
- (L) Other significant natural features. *None*
- (M) Legal description of the lot. *See provided Site Plan*
- (N) Percentage of the lot covered by any and all proposed and remaining structures to include asphalt concrete and Portland Cement concrete. *See provided Site Plan*
- (O) Locations and dimensions of all easements and nature of the easements. *See provided Site Plan*
- (P) Service areas for uses such as loading and delivery. *See provided Construction Plans*
- (Q) Grading and drainage plan. *No changes proposed*
- (R) Other site elements which will assist in the evaluation of site development. *None*
- (S) A statement of operations shall accompany the site plan. A brief narrative on the nature of the activity, including: *See envisioned statement attached*
1. Number of employees. *There will be none on site*
 2. Method of import and export. *N/A*
 3. Hours of operation including peak times. *See statement of operations*

4. Plans for future expansion. *There will be no future expansions*

(T) Distances to neighboring constructed access points, median openings, traffic signals, intersections and other transportation features on both sides of the property. *N/A*

(U) Number and direction of lanes to be constructed on the driveway, plus striping plans. *N/A*

(V) All planned transportation features (lanes, signals, bikeways, sidewalks, crosswalks, etc.) *N/A*

(W) Internal pedestrian and bicycle facilities connect with external or planned facilities or system. *N/A*

(X) Trip generation data' or appropriate traffic studies. *See provided Statement of Operations*

(Y) Plat map showing property lines, rights-of-way, and ownership of abutting properties; and
See provided Site Plan

(Z) A detailed description of any requested variance. *N/A*

(3) *SITE PLAN REVIEW CRITERIA.* The following criteria shall be used in evaluation proposals.

(A) Natural Features. Where existing natural or topographic features are present, they shall be used to enhance the development; (i.e., the use of small streams in the landscaping design, rather than culvert and fill). *N/A*

(B) Trees. Existing trees shall be left standing except where necessary for building placement, sun exposure safety or other valid purpose. Vegetative buffers should be left along major streets or highways, or to separate adjacent uses. *N/A*

(C) Grading. The grading and contouring of the site shall take place and on-site surface drainage and on-site storage of surface water facilities are constructed when necessary, so there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. Graded areas shall be replanted as soon as possible after construction to prevent erosion. A construction erosion control plan may be required. *No grading changes proposed*

(D) Public Facilities. Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and offsite public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities may be required. On-site detention or treatment of stormwater may be required. *None, See Statement of Operations*

(E) Traffic. The following traffic standards shall be applicable to all proposals. When evaluating traffic issues, consideration shall be given to the proposed usage (i.e., employees, customers, freight, service) and to the potential types of traffic (i.e., vehicles, pedestrians, bicycles). See provided Site Plan

1. On-site traffic circulation shall be designed according to accepted engineering guidelines to be safe and efficient. Existing on-site circulation

2. The access point(s) between the subject property and the public street shall be reasonably safe. Minimal factors to be considered in evaluating the proposed access points include the average speed of the traffic on the public street(s), the proposed usage of the access points, the distance between the existing and proposed access points, vision clearance, and the pre-existing location of the access point(s) on the subject property. Existing site looks to be reasonably safe for traffic

3. Access to all state highways will require a permit from ODOT. Access spacing and location shall address the Access Management Policies and standards of the 1999 Oregon Highway Plan. Frontage improvements, such as curb and sidewalk to ADA standards, may be required by ODOT as a condition to access. N/A

4. The applicant may be required to provide a traffic impact report prepared by an Oregon licensed traffic engineer. Proposed use change from retail to rental household storage closets, anticipate great reduction in traffic.

The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 400 average daily motor vehicle trips (ADT=s), the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the surrounding street system. The developer shall be required to mitigate impacts attributable to the project.

The determination of impact or effect and the scope of the impact study should be coordinated with the provider of the affected transportation facility.

Dedication of land for streets, transit facilities, sidewalks, bikeways, paths, or accessways shall be required where the existing transportation system will be impacted by or is inadequate to handle the additional burden caused by the proposed use.

Improvements such as paving, curbing, installation or contribution to traffic signals, construction of sidewalks, bikeways, accessways, paths, or streets that serve the proposed use shall be required where the existing transportation system may be burdened by the proposed use.

Every effort will be made to inform the applicant within 20 days of receiving a completed application whether a traffic impact report and/or a determination of the level of service will be required. Unforeseen circumstances could result in a delayed request for this information.

5. All proposed roads shall follow the natural topography and preserve natural features of the site as much as possible. Alignments shall be planned to minimize grading. N/A

6. Access shall be properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access. N/A

7. The road system shall provide adequate access to buildings for residents, visitors, deliveries, emergency vehicles, and garbage collection. N/A

8. An internal pedestrian system of sidewalks or paths shall provide connections to parking areas, entrances to the development, and open space, recreational and other community facilities associated with the development. Streets shall have sidewalks on both sides. Pedestrian linkages shall also be provided to the peripheral street system. See provided Site Plan

9. Access shall be consistent with typical access management standards. Yes

(F) Storage. All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing. There will be none available

(G) Equipment Storage. Design attention shall be given to the placement or storage of mechanical equipment so as to be screened from view and that an adequate sound buffer will be provided to meet at a minimum the requirements of this Code of Ordinances relative to noise, if any. N/A

(H) The following criteria shall be applied to the maximum extent possible without causing significant adverse impacts on the operating efficiency of the proposed use:

1. Compatibility. The height, bulk and scale of buildings shall be compatible with the site and the buildings in the vicinity. Use of materials shall promote harmony with surrounding structures and sites. Existing Building

2. Design. Monotony design in single or multiple projects shall be avoided. Variety of detail, form and siting shall be used to provide visual interest. Existing Building

3. Orientation. Buildings shall have their orientation toward the street rather than the parking area. A main entrance shall be oriented to the street. For lots with more than two front yards, the buildings shall be oriented to the two busiest streets. Existing Building

4. Parking. Parking areas shall be located behind the buildings or on one or both sides. See provided Site Plan

(4) *COMPLIANCE.* After site plan approval or approval of a change to a site plan as provided in this chapter, it shall be unlawful for any person to cause or permit the proposed use in any manner except in complete and strict compliance with the approved site plan.
(Ord. 01-05, passed 6-6-01)

' 152.413 LANDSCAPING AND DEVELOPMENT STANDARDS.

(1) *PURPOSE.* Other than minor planting-bed upgrades no development is being proposed.

(A) Landscaping standards apply to all new multi-family, commercial and industrial uses, including change of use, and parking lots of four spaces or more. The Downtown Master Plan shall govern the landscaping requirements in the downtown core area.

(B) For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building or parking lot expands, e.g. if the building or parking lot area is to expand by 25%, then 25% of the site must be brought up to the standards required by this chapter.

(2) *PROCEDURE.* A landscaping plan shall be submitted to the city at the time of application for a building permit, conditional use permit, or site plan review for all new multifamily, commercial, industrial uses, including change of use, and parking lots of four spaces or more.

(A) The design must conform to the Downtown Master Plan.

(B) The city staff shall review all landscaping plans for compliance with the provisions of this chapter and notify the property owner of deficiencies in a submitted plan.

(C) A building permit, conditional use permit, or site plan review shall not be issued until a landscaping plan has been approved.

(D) The required landscaping shall be in place prior to issuance of a certificate of occupancy or a schedule for its completion prepared and approved.

(3) *CONTENTS OF LANDSCAPING PLAN.* A landscaping plan submitted to the city as required by this chapter shall identify the placement and type of plant materials to provide an effective means for evaluating whether the chosen plant materials will:

(A) Survive in the climate and soils of the proposed site;

(B) Satisfy the functional objectives of landscaping as detailed in this chapter, including erosion control, screening and shade within a reasonable time.

(4) *GENERAL LANDSCAPING STANDARDS.* The following landscaping standards apply to all new multi-family, commercial and industrial uses, including change of use, and parking lots of four or more spaces.

(A) The property owner shall be responsible for any future damage to a street, curb or sidewalk caused by landscaping.

(B) Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.

(C) Landscaping in parking areas shall be planted in combination along the perimeter and in the interior of the lot and shall be designed to guide traffic movement and lessen the visual dominance of the lot.

(D) Plants that minimize, upkeep and maintenance shall be selected.

(E) Plants shall complement or supplement surrounding natural vegetation.

(F) Plants chosen shall be in scale with building development.

(G) Minimum landscaping as a percent of gross site area shall be as follows:

ZONE	PERCENT
Multi-family	20%
Commercial	15%
Industrial	15%
Parking Lots	10%

(H) Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 12 inches and be adequately staked for planting.

(I) Evergreen trees shall be a minimum of three feet in height, fully branched and adequately staked for planting.

(J) Shrubs shall be a minimum 18 inches in height and spaced not more than four feet apart for planting.

(K) Ground cover, defined as living material and not including bark chips or other mulch, shall be planted on a maximum 18 inches on center between plants and rows.

(L) Watering systems shall be installed to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

(M) Trees shall not be planted closer than 25 feet from the curb line of intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.

(N) Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least 20 feet distant.

(O) Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.

(P) Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

(Q) Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional air and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable non-permanent hard surfaces such as grates, bricks on sand, paver blocks, cobblestones, or ground cover.

(R) Trees, as they grow, shall be pruned to their natural form to provide at least eight feet of clearance above sidewalks and 12 feet above street roadway surfaces.

(S) Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the City Engineer.

(T) Vision clearance hazards shall be avoided.
(Ord. 01-05, passed 6-6-01)

' 152.414 TEMPORARY USES.

The City Planning Commission may, upon such petition, notice and hearing to use certain specified property for a purpose not authorized in the district in which such property is located. Such temporary permit may be granted by motion or resolution for a period of not to exceed one year or 365 days and the permit shall not be extended, and shall not be revocable at the will of the Council prior to the expiration of one year or 365 days, and may be granted subject to such other limitations and conditions as the Council shall impose.

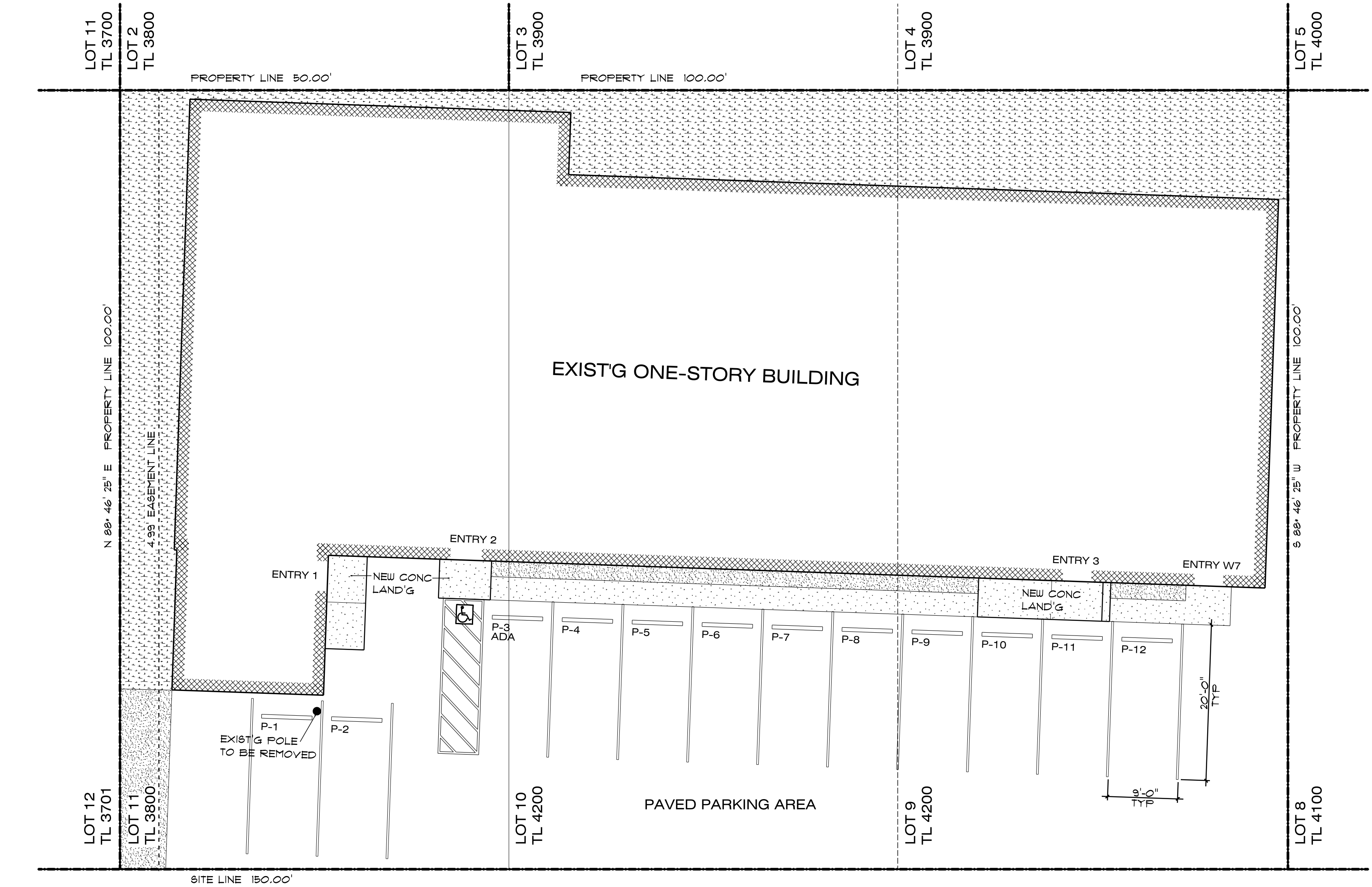
STATEMENT OF OPERATIONS

Ward Street Storage will be owned and operated by Juniper Ridge Home and Development. There will be 37 storage units in all varying from 5' x 10' up to 10' x 20'. These units will be rented monthly. Most of the day-to-day operations will be done over the phone, showing a unit occasionally. So, there will not be any employees onsite. The storage facility will be open to the renters on a 24-hour a day basis. With it being open 24 hours a day it will reduce the amount of traffic coming and going. This facility will not be open to the public so we will not be having public restrooms on the premises. After the completion of this project, we will not be expanding for more storage units.

Thank-you,

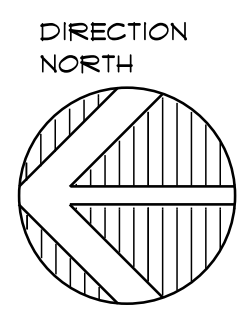
Mark Griffith

Juniper Ridge Home and Development



WARD STREET

CENTERLINE 60' PAVED STREET EASEMENT



SITE PLAN

SCALE: 1"=10'-0"

LEGAL DESCRIPTION
LOTS 9, 10 AND 11 (TL 3800 & 4200)
BLOCK 41 OF EAST ADDITION
MAP 48-21E-10AC-3800 & 4200
CITY OF CONDON
GILLIAM COUNTY
STATE OF OREGON

SITE COVERAGE CALC'S
TOTAL SITE SQUARE FOOTAGE: 15,000
BLDG FOOTPRINT: 1,150 SQ FT (52%)
DIRT / NATURAL AREA: 2,036 SQ FT (13%)
PLANTING AREAS: 124 SQ FT (1%)
CEMENT PAVING: 436 SQ FT (3%)
ASPHALT PAVING: 4,654 SQ FT (31%)

- DIRT / NATURAL AREAS
- PLANTING AREAS
- CEMENT WALKS

DRN 2/17/23

Vernon

Grey

Design

200 S.W. 11th Street, Condon, OR 97823
541-384-3031 503-708-1371
vgd@vgd.com / vernongreydesign.com

Juniper Ridge

Home & Development

Condon, Oregon / 541-993-5876

REMODEL PLANS

WARD STREET STORAGE & REC BUILDING

112 S. WARD STREET
CONDON, OREGON

1

OF ONE



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 # 030

TYPE OF LAND USE ACTION OR DECISION

☐ Building Permit ☐ Variance ☐ Conditional Use Permit ☐ Site Plan Review
☐ Comprehensive Plan/Zoning Map Amendment ☒ Other Site Plan

APPLICANT

Name Juniper Ridge Home & Dev.

Address PO Box 781
Condon Ore 97823

Telephone # 541-993-5876

E-mail mark.griffith@outlook.com

LEGAL OWNER (If Different than Applicant)

Name Danny Yance

Address _____

Telephone # 360-560-5876

danny email
danny@cmetals
Co

PROPERTY INFORMATION

Address 112 S. Ward

Map & Tax Lot 4521 E WAC TL 3800 / 4200

Zone District/Overlay C-1

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 old B & C Grocery Store



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 # 630

TYPE OF LAND USE ACTION OR DECISION

☐ Building Permit ☐ Variance ☐ Conditional Use Permit ☐ Site Plan Review
☐ Comprehensive Plan/Zoning Map Amendment ☒ Other Site Plan

APPLICANT

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Address PO Box 781
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Map & Tax Lot 4521 E WAC TL 3800 / 4200

Zone District/Overlay C-1

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 old B & C Grocery Store

Describe how proposal will change use of property Vacant Building To interior
mini-storage

**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: Site Plan Storage Units



2-24-23

Signature of Applicant

Date

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: _____

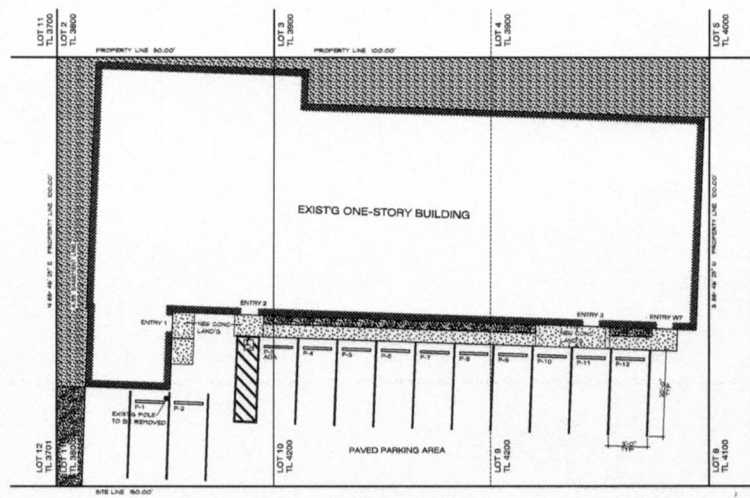
ARE THERE EROSION CONTROL ISSUES? ACCESS ISSUES? DOES THE PROPERTY HAVE ALL UTILITIES AND PUBLIC IMPROVEMENTS SUCH AS SIDEWALKS, SEWER AND WATER? ARE THERE ANY OTHER ITEMS THAT NEED ATTENTION?

DATE OF THE SITE VISIT: _____

PLANNER: _____

PLANNING APPROVAL: _____

PUBLIC WORKS APPROVAL: _____



WARD STREET

CENTERLINE 60' PAVED STREET BASEMENT



SITE PLAN

SCALE: 1"=10'-0"

LEGAL DESCRIPTION
 LOTS 9, 10 AND 11 (TL 3600 + 4300)
 BLOCK 41 OF EAST ADDITION
 MAP 45-28-10-AC-3600 + 4300
 CITY OF CONDON
 WILLIAM COUNTY
 STATE OF OREGON

SITE COVERAGE CALC'S
TOTAL SITE SQUARE FOOTAGE: 15,000
BLDG FOOTPRINT: 1,750 SQ FT (12%)
DIRT / NATURAL AREA: 10,500 SQ FT (70%)
PLANTING AREAS: 134 SQ FT (1%)
CEMENT PAVING: 434 SQ FT (3%)
ASPHALT PAVING: 4,864 SQ FT (32%)

 DIRT / NATURAL AREAS
 PLANTING AREAS
 CEMENT WALKS

 DIRT / NATURAL AREAS
 PLANTING AREAS
 CEMENT WALKS

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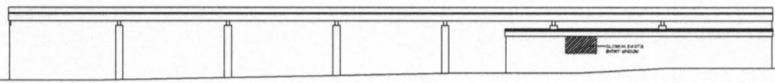
OWN DRIVER



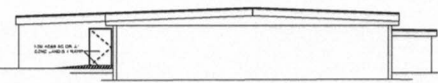
**Juniper Ridge
Home & Development**
Condon, Oregon / 541-993-5876

REMODEL PLANS
WARD STREET STORAGE & REC BUILDING
112 S. WARD STREET
CHICAGO, ILLINOIS

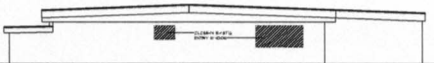
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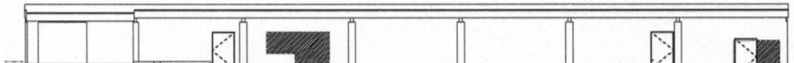
EAST / BACK ELEVATION
SCALE 1/8" = 1'-0"



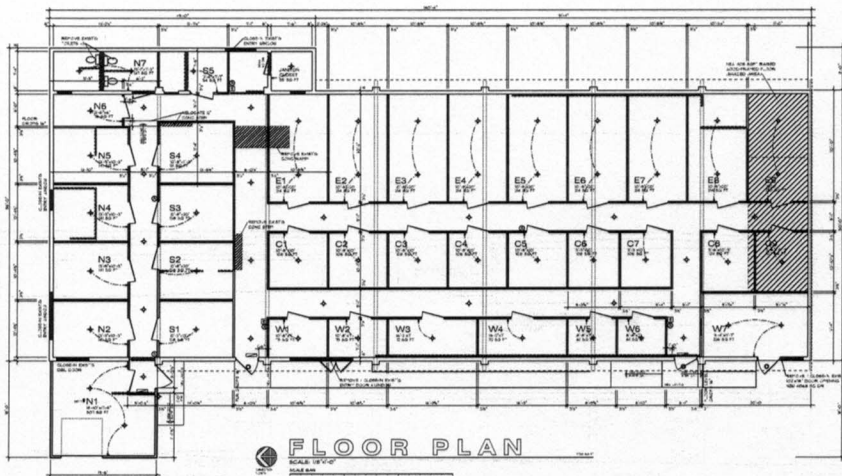
SOUTH / RIGHT SIDE
SCALE 1/8" = 1'-0"



NORTH / LEFT SIDE
SCALE 1/8" = 1'-0"



WEST / FRONT ELEVATION
SCALE 1/8" = 1'-0"



FLOOR PLAN
SCALE 1/8" = 1'-0"

NOTE:
1. ALL ROOMS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE 2009 IBC CODES.
2. ALL ROOMS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE 2009 IBC CODES.
3. ALL ROOMS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE 2009 IBC CODES.

PLAN SYMBOLS

SYMBOL	DESCRIPTION
1	1" = 1'-0"
2	2" = 1'-0"
3	3" = 1'-0"
4	4" = 1'-0"
5	5" = 1'-0"
6	6" = 1'-0"
7	7" = 1'-0"
8	8" = 1'-0"
9	9" = 1'-0"
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11	11" = 1'-0"
12	12" = 1'-0"
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PRELIMINARY PLANS
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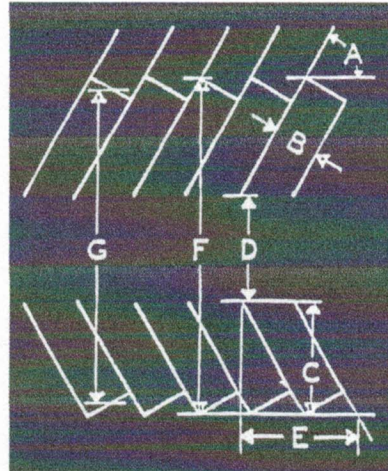
Juniper Ridge
Home & Development
Corvallis, Oregon / 541.991.5876

REMODEL PRELIMINARY PLANS
WARD STREET STORAGE & REC BUILDING
CORVALLIS, OREGON

1
OF ONE

KEY

- A Parking Angle
- B Stall Width
- C 19' Stall to Curb
- D Aisle Width
- E Curb Length per Car
- F Curb to Curb
- G Stall Center



(Ord. 01-05, passed 6-6-01)

' 152.412 SITE PLAN APPROVAL.

(1) *PURPOSE.* The purpose of the site plan approval process is to provide the city with a detailed drawing or drawings of a proposed land use. A site plan shall be provided for all proposed uses other than single-family or duplex residential uses and/or accessory structures. Where the proposed use is an outright permitted use within the zone in which the proposal is located, a site plan may be approved by the city staff, provided a proposal with a significant change in trip generation has been reviewed by ODOT and it is determined that the proposed use will not impose an undue burden on the transportation system. However, at the discretion of the city staff, such site plans may be referred to the Planning Commission in either an administrative or quasijudicial process such as a conditional use proceeding. Site plans for proposed conditional uses will become an integral part of the record and provide the basis for City staff reports, and the basis of final review and approval by the Planning Commission or governing body. If an administrative review is undertaken, the process outlined in ' 152.804 shall be followed.

(2) A site plan shall be drawn to scale and indicate the following:

(A) Dimensions and orientation of the parcel. *See provided Site Plan*

(B) Locations and heights of buildings and structures, both existing and proposed (scaled elevation drawings or photographs may be required). *See provided Site Plan*

(C) Location and layout of vehicle and bicycle parking and loading facilities. *See provided Site Plan*

(D) Location of points of entry and exit for pedestrians, motor vehicles and internal circulation patterns, including bikeways and walkways. *See provided Site Plan*

Condon - Land Usage

- (E) Location of existing and proposed walls and fences and indication of their height and materials. *See provided Site Plan*
- (F) Proposed location and size of exterior lighting. *Automatic exterior lighting provided near all entrances*
- (G) Proposed location and size of exterior signs. *Will propose vision of signage and location See attached Sketch*
- (H) Site specific landscape plan including percentage of total net area. *See provided Site Plan*
- (I) Location and species of trees greater than six inches in diameter when measured four feet above the ground and an indication of which trees to be removed. *No Trees - leaving as current*
- (J) Contours mapped at two-foot intervals. (Five-foot contours may be allowed on steep slopes.)
The site is fairly flat with a slight slope to the south
- (K) Natural drainage. *No system is proposed*
- (L) Other significant natural features. *None*
- (M) Legal description of the lot. *See provided Site Plan*
- (N) Percentage of the lot covered by any and all proposed and remaining structures to include asphalt concrete and Portland Cement concrete. *See provided Site Plan*
- (O) Locations and dimensions of all easements and nature of the easements. *See provided Site Plan*
- (P) Service areas for uses such as loading and delivery. *See provided Construction Plans*
- (Q) Grading and drainage plan. *No changes proposed*
- (R) Other site elements which will assist in the evaluation of site development. *None*
- (S) A statement of operations shall accompany the site plan. A brief narrative on the nature of the activity, including: *See envisioned statement attached*
1. Number of employees. *There will be none on site*
 2. Method of import and export. *N/A*
 3. Hours of operation including peak times. *See statement of operations*

we will get signage info to city

4. Plans for future expansion. *There will be no future expansions*

(T) Distances to neighboring constructed access points, median openings, traffic signals, intersections and other transportation features on both sides of the property. *N/A*

(U) Number and direction of lanes to be constructed on the driveway, plus striping plans. *N/A*

(V) All planned transportation features (lanes, signals, bikeways, sidewalks, crosswalks, etc.) *N/A*

(W) Internal pedestrian and bicycle facilities connect with external or planned facilities or system. *N/A*

(X) Trip generation data' or appropriate traffic studies. *See provided Statement of Operations*

(Y) Plat map showing property lines, rights-of-way, and ownership of abutting properties; and
See provided Site Plan

(Z) A detailed description of any requested variance. *N/A*

(3) *SITE PLAN REVIEW CRITERIA.* The following criteria shall be used in evaluation proposals.

(A) Natural Features. Where existing natural or topographic features are present, they shall be used to enhance the development; (i.e., the use of small streams in the landscaping design, rather than culvert and fill). *N/A*

(B) Trees. Existing trees shall be left standing except where necessary for building placement, sun exposure safety or other valid purpose. Vegetative buffers should be left along major streets or highways, or to separate adjacent uses. *N/A*

(C) Grading. The grading and contouring of the site shall take place and on-site surface drainage and on-site storage of surface water facilities are constructed when necessary, so there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. Graded areas shall be replanted as soon as possible after construction to prevent erosion. A construction erosion control plan may be required. *No grading changes proposed*

(D) Public Facilities. Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and offsite public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities may be required. On-site detention or treatment of stormwater may be required. *None, See Statement of Operations*

(E) Traffic. The following traffic standards shall be applicable to all proposals. When evaluating traffic issues, consideration shall be given to the proposed usage (i.e., employees, customers, freight, service) and to the potential types of traffic (i.e., vehicles, pedestrians, bicycles). *See provided Site Plan*

1. On-site traffic circulation shall be designed according to accepted engineering guidelines to be safe and efficient. *Existing on-site circulation*

2. The access point(s) between the subject property and the public street shall be reasonably safe. Minimal factors to be considered in evaluating the proposed access points include the average speed of the traffic on the public street(s), the proposed usage of the access points, the distance between the existing and proposed access points, vision clearance, and the pre-existing location of the access point(s) on the subject property. *Existing site looks to be reasonably safe for traffic*

3. Access to all state highways will require a permit from ODOT. Access spacing and location shall address the Access Management Policies and standards of the 1999 Oregon Highway Plan. Frontage improvements, such as curb and sidewalk to ADA standards, may be required by ODOT as a condition to access. *N/A*

4. The applicant may be required to provide a traffic impact report prepared by an Oregon licensed traffic engineer. *Proposed use change from retail to rental household storage closets, anticipate great reduction in traffic.*

The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 400 average daily motor vehicle trips (ADT=s), the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the surrounding street system. The developer shall be required to mitigate impacts attributable to the project.

The determination of impact or effect and the scope of the impact study should be coordinated with the provider of the affected transportation facility.

Dedication of land for streets, transit facilities, sidewalks, bikeways, paths, or accessways shall be required where the existing transportation system will be impacted by or is inadequate to handle the additional burden caused by the proposed use.

Improvements such as paving, curbing, installation or contribution to traffic signals, construction of sidewalks, bikeways, accessways, paths, or streets that serve the proposed use shall be required where the existing transportation system may be burdened by the proposed use.

Every effort will be made to inform the applicant within 20 days of receiving a completed application whether a traffic impact report and/or a determination of the level of service will be required. Unforeseen circumstances could result in a delayed request for this information.

5. All proposed roads shall follow the natural topography and preserve natural features of the site as much as possible. Alignments shall be planned to minimize grading. N/A

6. Access shall be properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access. N/A

7. The road system shall provide adequate access to buildings for residents, visitors, deliveries, emergency vehicles, and garbage collection. N/A

8. An internal pedestrian system of sidewalks or paths shall provide connections to parking areas, entrances to the development, and open space, recreational and other community facilities associated with the development. Streets shall have sidewalks on both sides. Pedestrian linkages shall also be provided to the peripheral street system. See provided Site Plan

9. Access shall be consistent with typical access management standards. Yes

(F) Storage. All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing. There will be none available

(G) Equipment Storage. Design attention shall be given to the placement or storage of mechanical equipment so as to be screened from view and that an adequate sound buffer will be provided to meet at a minimum the requirements of this Code of Ordinances relative to noise, if any. N/A

(H) The following criteria shall be applied to the maximum extent possible without causing significant adverse impacts on the operating efficiency of the proposed use:

1. Compatibility. The height, bulk and scale of buildings shall be compatible with the site and the buildings in the vicinity. Use of materials shall promote harmony with surrounding structures and sites. Existing Building

2. Design. Monotony design in single or multiple projects shall be avoided. Variety of detail, form and siting shall be used to provide visual interest. Existing Building

3. Orientation. Buildings shall have their orientation toward the street rather than the parking area. A main entrance shall be oriented to the street. For lots with more than two front yards, the buildings shall be oriented to the two busiest streets. Existing Building

4. Parking. Parking areas shall be located behind the buildings or on one or both sides. See provided Site Plan

(4) *COMPLIANCE.* After site plan approval or approval of a change to a site plan as provided in this chapter, it shall be unlawful for any person to cause or permit the proposed use in any manner except in complete and strict compliance with the approved site plan.

(Ord. 01-05, passed 6-6-01)

' 152.413 LANDSCAPING AND DEVELOPMENT STANDARDS.

(1) *PURPOSE.* Other than minor planting-bed upgrades no development is being proposed.

(A) Landscaping standards apply to all new multi-family, commercial and industrial uses, including change of use, and parking lots of four spaces or more. The Downtown Master Plan shall govern the landscaping requirements in the downtown core area.

(B) For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building or parking lot expands, e.g. if the building or parking lot area is to expand by 25%, then 25% of the site must be brought up to the standards required by this chapter.

(2) *PROCEDURE.* A landscaping plan shall be submitted to the city at the time of application for a building permit, conditional use permit, or site plan review for all new multifamily, commercial, industrial uses, including change of use, and parking lots of four spaces or more.

(A) The design must conform to the Downtown Master Plan.

(B) The city staff shall review all landscaping plans for compliance with the provisions of this chapter and notify the property owner of deficiencies in a submitted plan.

(C) A building permit, conditional use permit, or site plan review shall not be issued until a landscaping plan has been approved.

(D) The required landscaping shall be in place prior to issuance of a certificate of occupancy or a schedule for its completion prepared and approved.

(3) *CONTENTS OF LANDSCAPING PLAN.* A landscaping plan submitted to the city as required by this chapter shall identify the placement and type of plant materials to provide an effective means for evaluating whether the chosen plant materials will:

(A) Survive in the climate and soils of the proposed site;

(B) Satisfy the functional objectives of landscaping as detailed in this chapter, including erosion control, screening and shade within a reasonable time.

(4) *GENERAL LANDSCAPING STANDARDS.* The following landscaping standards apply to all new multi-family, commercial and industrial uses, including change of use, and parking lots of four or more spaces.

(A) The property owner shall be responsible for any future damage to a street, curb or sidewalk caused by landscaping.

(B) Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.

(C) Landscaping in parking areas shall be planted in combination along the perimeter and in the interior of the lot and shall be designed to guide traffic movement and lessen the visual dominance of the lot.

(D) Plants that minimize, upkeep and maintenance shall be selected.

(E) Plants shall complement or supplement surrounding natural vegetation.

(F) Plants chosen shall be in scale with building development.

(G) Minimum landscaping as a percent of gross site area shall be as follows:

ZONE	PERCENT
Multi-family	20%
Commercial	15%
Industrial	15%
Parking Lots	10%

(H) Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 12 inches and be adequately staked for planting.

(I) Evergreen trees shall be a minimum of three feet in height, fully branched and adequately staked for planting.

(J) Shrubs shall be a minimum 18 inches in height and spaced not more than four feet apart for planting.

(K) Ground cover, defined as living material and not including bark chips or other mulch, shall be planted on a maximum 18 inches on center between plants and rows.

(L) Watering systems shall be installed to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

(M) Trees shall not be planted closer than 25 feet from the curb line of intersections of streets or alleys, and not closer than ten feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.

(N) Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location should be positioned closer than ten feet to any existing street tree, and preferably such locations will be at least 20 feet distant.

(O) Trees shall not be planted closer than two and one-half feet from the face of the curb except at intersections, where it should be five feet from the curb in a curb return area.

(P) Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

(Q) Trees shall not be planted within two feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least four feet by four feet; however, larger cuts are encouraged because they allow additional air and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable non-permanent hard surfaces such as grates, bricks on sand, paver blocks, cobblestones, or ground cover.

(R) Trees, as they grow, shall be pruned to their natural form to provide at least eight feet of clearance above sidewalks and 12 feet above street roadway surfaces.

(S) Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the City Engineer.

(T) Vision clearance hazards shall be avoided.
(Ord. 01-05, passed 6-6-01)

' 152.414 TEMPORARY USES.

The City Planning Commission may, upon such petition, notice and hearing to use certain specified property for a purpose not authorized in the district in which such property is located. Such temporary permit may be granted by motion or resolution for a period of not to exceed one year or 365 days and the permit shall not be extended, and shall not be revocable at the will of the Council prior to the expiration of one year or 365 days, and may be granted subject to such other limitations and conditions as the Council shall impose.

STATEMENT OF OPERATIONS

Ward Street Storage will be owned and operated by Juniper Ridge Home and Development. There will be 37 storage units in all varying from 5' x 10' up to 10' x 20'. These units will be rented monthly. Most of the day-to-day operations will be done over the phone, showing a unit occasionally. So, there will not be any employees onsite. The storage facility will be open to the renters on a 24-hour a day basis. With it being open 24 hours a day it will reduce the amount of traffic coming and going. This facility will not be open to the public so we will not be having public restrooms on the premises. After the completion of this project, we will not be expanding for more storage units.

Thank-you,

Mark Griffith

Juniper Ridge Home and Development



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

NOTICE TO PROPERTY OWNERS

The Condon Planning Commission will conduct a Public Hearing beginning at 5:30 p.m. on March 21, 2023, at City Hall and via Zoom video conference

<https://us02web.zoom.us/j/86308014954?pwd=aHBiZDFrNnhnbjViMS9TdGZQY2ZGZz09>. The purpose of the Hearing is to conduct a Site Plan Review of a proposed change of use in the Commercial Zone. The applicant, Juniper Ridge Home and Development, proposes to convert the existing B&C Grocery building into an interior public storage facility. The exterior of the structure will not be altered, the existing parking is to be retained in front of the building. The property is located at 112 S. Ward Street.

The specific substantive criteria relied on by the City in rendering decisions on the proposal are contained within the Zoning Ordinance in Section 152.303 – Commercial Zone and 152.412 – Site Plan Approval.

Failure to raise a specific issue during the local public hearing process will preclude an appeal to the Condon City Council, based upon that issue.

A copy of the application and all other information related to this proposal is available for review at no cost at the Condon City Hall, and copies of the application and all other information concerning the application, can be supplied at a reasonable cost. If a staff report is prepared, it will be available for review seven days before the hearing and can be supplied at a reasonable cost. The public hearing process begins with the staff report, followed by testimony from the applicants and any other supporters of the application. This will be followed by testimony from opponents to the application. Finally, a rebuttal by the applicant will be allowed. The public hearing for a portion of the procedure will then be closed and the Planning Commission will consider the information and testimony received and may render a decision. Written testimony will be received until 3 p.m., March 20, 2023, at the Condon City Hall. Oral testimony will be received during the hearing. All interested are urged to attend.

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

AFFIDAVIT OF PUBLICATION

from

THE TIMES-JOURNAL

PO Box 746 • 319 South Main Street
Condon, Oregon 97823-0746 • timesjournal1886.com

State of Oregon, Counties of Gilliam, Wheeler and Sherman, ss:

I, Stephen Allen

Being first duly sworn, depose and say that I am the publisher of The Times-Journal, a newspaper of general circulation as defined by Sections 1-509, 1-510, Oregon Code; printed and published at Condon in the aforesaid county and state; that the

Public Hearing, 112 S Ward,
Condon Planning Commission

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 successive and consecutive weeks in the following issues:

3/2

[Signature]

Publisher

Subscribed and sworn before me this 2nd
day of March, 2023

[Signature]

Notary Public for the State of Oregon

My commission expires 11-8-24

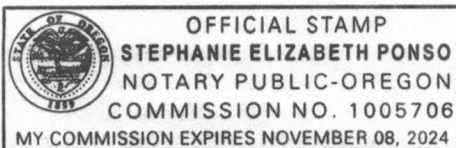
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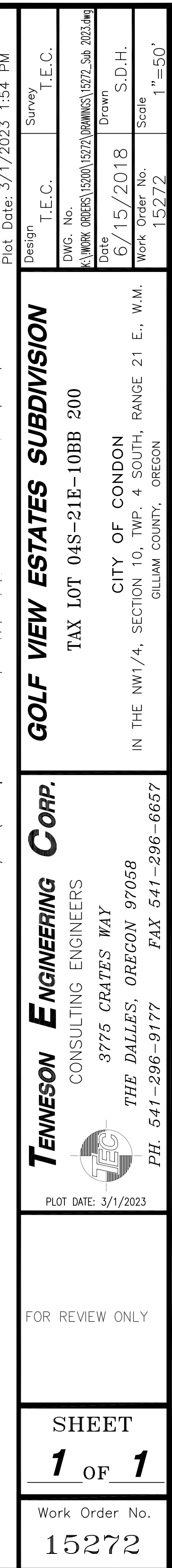
NEWSPAPER NOTICE

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

Published 3/2





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.
- 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 5 FEET. A CORNER LOT SHALL HAVE 15 FEET OF SIDE YARD SETBACK.

REAR YARD SETBACK: THERE SHALL BE A REAR YARD OF NOT LESS THAN 5 FEET IN DETTH.



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

**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