



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700
<http://cityofcondon.com/>

**AGENDA
REGULAR PLANNING COMMISSION MEETING**

TUESDAY, MAY 21, 2024, 5:30 PM

<https://us02web.zoom.us/j/89778812806?pwd=QzJIMnhuSGdzZUhsTFo5bnVjc0RUdz09>

**Meeting ID: 897 7881 2806
Passcode: 784129**

- 1. CALL THE MEETING TO ORDER/ROLL CALL**
- 2. PUBLIC HEARING - Jamieson & Marshall Historical Review Development Permit #651**
 - 2.1. Open Hearing**
 - 2.2. Staff Report - Read and/or Summarized**
 - 2.3. Applicants & Proponents Testimony**
 - 2.4. Opponents & Public Agency Testimony**
 - 2.5. Questions by Planning Commissioners to Applicant or Proponents**
 - 2.6. Close Hearing**
 - 2.7. Planning Commission Deliberation, Decision or Postpone**
- 3. REVIEW & APPROVE MINUTES**
 - 3.1. Review & Approve Minutes of the April 16, 2024 Planning Commission Meeting Minutes**
- 4. OTHER**
 - 4.1. Planning Permits and other Planning Issues Since April Meeting**
- 5. ADJOURN**

The City of Condon is an Equal Opportunity Provider and Employer. Complaints of discrimination should be sent to City of Condon Administrator, PO Box 445, Condon, OR 97823.

Agenda prepared and distributed May 13, 2024



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 #651 _____

TYPE OF LAND USE ACTION OR DECISION			
<input checked="" type="checkbox"/> Building Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Comprehensive Plan/Zoning Map Amendment	<input checked="" type="checkbox"/> Other		

APPLICANT
 Name Jamieson & Marshall
 Address 306 S. Main
 PO Box 465, Condon, OR 97823
 Telephone # 541-384-2773
 E-mail donjamieson59@gmail.com

LEGAL OWNER (If Different than Applicant)
 Name _____
 Address _____
 Telephone # _____
jamieson-marshall@hotmail.com

PROPERTY INFORMATION
 Address 306 S. Main Street, Condon
 Map & Tax Lot _____
 Zone District/Overlay Commercial/Historic District
 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 Commercial plumbing/HVAC business

Describe how proposal will change use of property Addition to allow for storage of materials that
are currently outside

**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: Commercial/Historic District

Donald Jensen 12/11/23
Signature of Applicant Date

Donald Jensen 12/11/23
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: _____

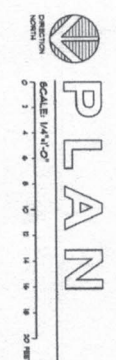
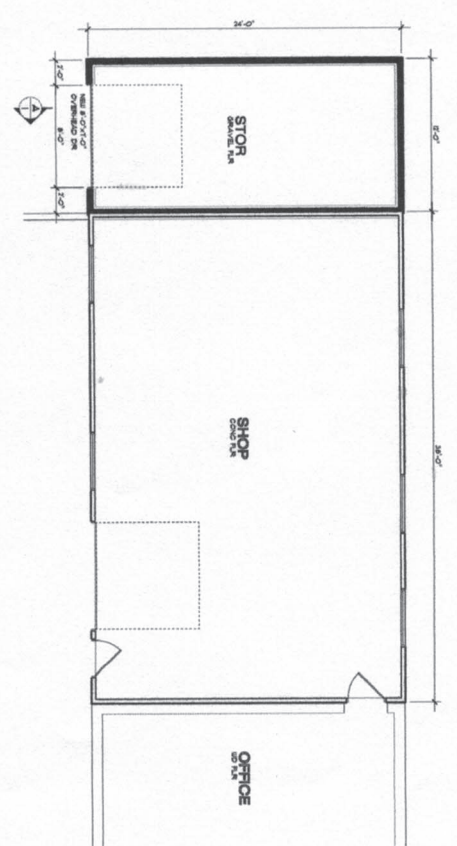
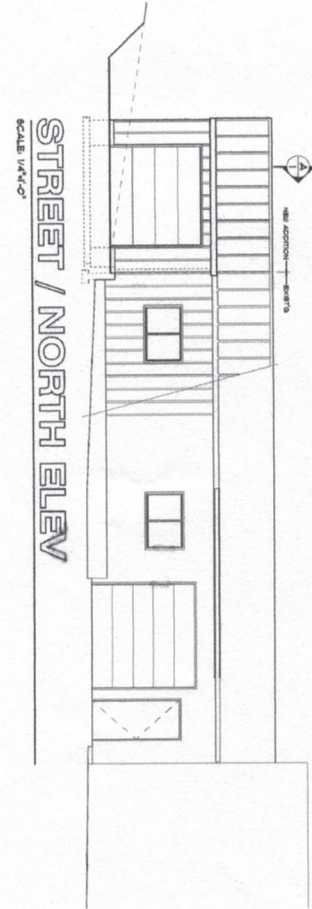
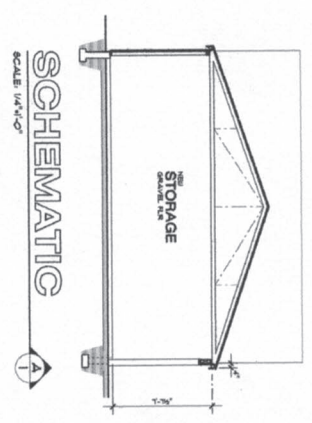
PREVIOUS PLANNING ACTIONS: _____

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: _____



STORAGE ADDITION PRELIMINARY PLANS
JAMIESON & MARSHALL
 PLUMBING & HEATING
 306 S MAIN ST. / CONDON, OREGON



PROJECT NO.	
DATE	
BY	
CHECKED BY	



May 13, 2024

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

Staff Report: Jamieson & Marshall Addition

Report Prepared by: Dan Meader, Planning Consultant by Contract

Applicants Jamieson & Marshall

Location: 306 S. Main Street

Zone: Commercial (C-1) Historic Resource Combining Zone HR

Decision Date: May 21, 2024

Request and Background Information:

This is for a proposed 12' x 24' addition to the rear of the Jamieson & Marshall Building located at 306 S. Main Street in the City. The property is Planned and Zoned Commercial (C-1) and Historic Resource Overlay Zone. The proposal meets the general criteria for the Commercial Zone regarding setbacks, height of structure and off-street parking. The only setback requirement in the Commercial Zone is the rear yard setback of 5'. The applicants state the setback will be 5 feet. The new structure will be 12' x 24' and will contain 288 square feet. The off-street parking requirements in the City Zoning Ordinance require one off-street parking space per 600 square feet of building area. Since this addition is less than one half of the requirement, no additional space is required. Further, the applicants state there is an existing parking lot for the business located just north of the building.

The new addition will be blended into the existing structure, including the roof and exterior walls. When the Construction is complete, it will appear to be a single structure. Jamieson & Marshall is a century old business in Condon, established in 1920. The building, constructed in 1903 came into the family ownership in 1920.

REVIEW CRITERIA FOR A MAJOR ALTERATION IN THE HISTORIC RESOURCE COMBINING ZONE

The Condon Zoning Ordinance takes special note of proposed changes and alterations in the Historic District. Section 154.024 G.(1)(b) lists 12 separate criteria for the Planning Commission to review. These are as follows:

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

Finding: The structure was built in 1903 and was first used as a Saloon for many years. The establishment of Prohibition in 1919 changed all that, the structure became a plumbing shop in 1920, Three generations of the Jamieson Family have operated the business at this location for over 100 years. The proposal is to blend the new addition into the existing structure so that it appears to be an integral part of the original structure.

2. 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 12' x 24' addition to the rear of the building will serve as a storage area for what is now outside storage. The exterior appearance will match the existing building. No significant historic resource will be altered or removed.

3. 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: There are no proposed historic items to be added to this addition. It shall appear as a singular piece of architecture with the existing structure.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

Finding: There are no known pieces of historic significance that have been added to the existing structure and none are proposed in this addition.

5. Distinctive materials, features, finishes and construction techniques or examples of Craftmanship that characterize a property shall be preserved.

Finding: The same family has owned this property for over 100 years, they take great pride in preserving and caring for this structure.

6. 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 and texture and, where possible, material. Replacement of missing features shall be documentary and physical evidence.

Finding: The Family is committed to preserving and caring for this structure. They intend to continue to operate their existing long-term business in the structure. They recognize the historical significance of the property.

7. 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 extensive cleaning will be necessary in this proposed addition to the existing structure.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures must be in place.

Finding: The applicants state the existing building has a basement that is complete and excavated down to bedrock. No further excavation is contemplated.

9. 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: It is the intent of the property owners to match the new addition to the existing structure in height, roof line, exterior color and texture in order to give the new expansion a uniform appearance that matches the existing building.

10. 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: This addition is being added to the rear of the existing structure as a permanent addition. It is doubtful that it would ever be removed from the existing structure.

11. 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 locations and orientation of similar buildings in the area considering setbacks, distances between buildings, locations of entrances and similar siting standards.

Finding: This proposed addition is an extension of the existing structure, with the same height and roof line, an extension of existing exterior walls and similar openings that coincide with the existing structure.

12. Murals shall be subject to the review criteria set forth in this division (G)(1)(b) and subject to the size requirements established in Section 154.077.

Finding: No murals are proposed in this application.

STAFF RECOMMENDATION

Planning Staff recommends approval of this application as presented.



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MINUTES REGULAR PLANNING COMMISSION MEETING

TUESDAY, APRIL 16, 2024, 5:30 PM

1. CALL THE MEETING TO ORDER/ROLL CALL

Chair Cody Bettencourt called the planning commission meeting to order at 5:32 p.m.

Present: Commissioners Cody Bettencourt, Vernon Grey, Rachel Weinstein (zoom); staff - City Administrator Kathryn Greiner, Planning Consultants Dan Meader and Will Elder.

Absent: Commissioners Mark Wilson and Haylee Potter

2. PUBLIC HEARING - Development Permit #663 - LARRY CONAWAY - CONDITIONAL USE PERMIT

2.1. Open Hearing

Chair Bettencourt opened the public hearing at 5:33 p.m.

2.2. Staff Report - Read and/or Summarized

Meader summarized the staff report and stated that this application needed to apply for a Conditional Use Permit because it was conducting business outside an enclosed building. It will be a drive-through and walk up coffee shop that is located at 112 N. Oregon Street on a 75' x 100' lot. There is ample parking for employees and the applicant has met the landscape requirement. Meader said that it would have minimal impact on the neighborhood and has recommended approval.

Commissioner Grey asked if that permit would have a review period if complaints are heard in the future. Meader stated that there could be a review if there were ample complaints or if the use or operation changed from what is in the application.

2.3. Applicants & Proponents Testimony

Larry Conaway - 221 N. Oregon Street, Condon, applicant stated that they are creating this business to be family-friendly with entrance and exit off Oregon Street and not Bayard/Highway 206. They will include a walk-up option and have picnic table access. The business will not have cooked foods, but offer pre-made muffins with the beverages.

Meader asked several questions to Conaway:

- What are the hours? Conaway - 5 a.m. - 2 p.m. hours may be extended after opening to accommodate after-school/work customers
- What is your signage? Conaway - feather signs near the street and a lit "open" sign in or on the building.
- Will there be outside music/noise? Conaway - no. There may be music inside but not piped outside.

2.4. Opponents & Public Agency Testimony

CA Greiner stated that she had a neighbor question the traffic going in and out on Oregon Street and parking. Conaway stated that the entrance off Oregon will be closest to Bayard Street and the exit will be north of the entrance to allow easier access of turning left and getting back on Bayard Street. Discussion was held regarding the neighboring church using an exit off Bayard and to keep that blocked during business hours to maintain the flow of cars to the coffee shop. It was noted that it would be a condition of approval and that if changing an entrance off Bayard, which is also a state highway, permits would be needed from ODOT.

2.5. Questions by Planning Commissioners to Applicant or Proponents

None

2.6. Close Hearing

Chair Bettencourt closed the hearing at 5:47 p.m.

2.7. Planning Commission Deliberation, Decision or Postpone

A motion was made Commissioner Grey to approve th CUP application by Conaway with the condition that the entrance to ODOT highway would be blocked during business hours. The motion was seconded by Commissioner Weinstein and approved unanimously.

3. REVIEW & APPROVE MINUTES

3.1. Review & Approve the August 15, 2023 Planning Commission Meeting Minutes

A motion was made by Commissioner Weinstein to approve the August 15, 2023 planning commission meeting minutes. The motion was seconded by Commissioner Grey and approved unanimously.

4. OTHER

4.1. Review and Discuss Condon Early Learning Center Request for Extension of Permit

A motion was made by Commissiner Grey to approve the request for extension of the planning permit to the Condon Early Learning Cente rot June to COMMENT. The motion was seconded by None and approved unanimously.

4.2. Other Planning Issues

CA Greiner updated the planning commission on the following projects:

- Administrative review of the Condon golf course clubhouse that has been approved by the council and is expected to begin construction in June 2024. It must be completed by December 31, 2024.
- Administrative review of 10-child care in home was approved and was working through state permits to open in the near future.
- Administrative review of an addition to Watkins Trucking shop on North Main Street.
- Baseball Field development has seen approvals for 2 four-plexes and one duplex that are all expected to be completed this calendar year. Waiting on plans for another duplex on the last lot that will bring the total rental units available to 12 within the next year.
- Anticipate plans for the Gilliam County Fairboard to submit development plans for their events center that has received funding from the Oregon Legislature.
- Possibly begin updates to Commercial, Industrial and Site Plan code in the fall of 2024.

5. ADJOURN

Chair Bettencourt adjourned the meeting at 6:08 p.m.

_____ Date _____
Cody Bettencourt, Planning Chair

ATTEST: _____ Date _____
Kathryn Greiner City Administrator