



128 S Main St.
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Condon, OR 97823
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AGENDA
CITY OF CONDON PLANNING COMMISSION
128 SOUTH MAIN STREET, CITY HALL
Wednesday, October 16, 2013 ~ 6 p.m.

- 1) Call Meeting To Order/Roll Call
- 2) **PUBLIC HEARING** – Historic Review Hearing #528 – Flatt/Grage Sales (M&A)
- 3) **PUBLIC HEARING** – Historic Review Hearing #529 – Earl Pryor
- 4) **PUBLIC HEARING** – Historic Review Hearing #530 – Jim & Mary Doherty
- 5) Approval of Minutes of April 17, 2013 Planning Commissioner Hearing & Meeting
- 6) Correspondence/Other
- 7) Next Meeting – November 20, 2013 (if needed)
- 8) Adjourn Meeting

Agenda prepared and distributed October 9, 2013

**City of Condon Planning Commission
Minutes/Public Hearings
April 17, 2013
6 p.m.**

Present:	Staff Present:
Vernon Grey Michelle Colby Betsy Pattee	Kathryn Greiner, City Administrator

Absent:
Larry Hardie

CALL TO ORDER

The Planning Commission meeting was called to order by Commissioner Betsy Pattee at 6 p.m. Roll Call was taken and a quorum was noted.

PLANNING HEARING – Mike & Diane Cronk Variance Application #522

Open the Hearing – Commissioner Pattee opened the hearing at 6:01 p.m.

Hearing Disclosure Statement – Pattee reviewed the hearing disclosure statement. Commissioner Vernon Grey stated that he designed the addition which was requesting a variance but did not have any financial gain from the approval. No members of the audience challenged the planning commission members to hear the application.

Staff Report – CA Greiner read the staff report. Cronks asked for a 5 foot variance with a 10 foot setback instead of the required 15 foot setback. The new porch does not extend any further than the existing deck on the Lincoln Street side of the house – does not extend the footprint of the original deck.

Applicant Testimony – Diane Cronk presented several pictures of the current porch on the west side to show what the porch will look like on the east side when completed.

Other Proponent Testimony – None

Applicants Rebuttal – None

Other Public Agency Reports – None

Close Hearing – Commissioner Pattee closed the hearing at 6:14 p.m.

Planning Commission Decision –A motion was made by Commissioner Michelle Colby to approve the variance application of Mike and Diane Cronk with the conditions set forth in the staff report. The motion was seconded by Commissioner Grey and approved unanimously.

MINUTES

The commission reviewed the minutes of the February 20, 2013 planning commission meeting. **A motion was made by Commissioner Grey to approve the February 20, 2013 planning commission minutes. The motion was seconded by Commissioner Colby and approved unanimously.**

CORRESPONDENCE/OTHER

CA Greiner stated that the colors approved at the February planning Commission meeting for Country Flowers have changed and she presented the new colors. She stated that the Historical Review Committee (HRC) has not seen the new colors. **A motion was made by Commissioner Grey to approve the colors for Country Flowers as presented contingent on the HRC approval. The motion was seconded by Commissioner Colby and approved unanimously.**

ADJOURN/NEXT MEETING DATE

The meeting was adjourned 6:25 p.m. The next meeting date is Wednesday, May 15, 2013, 6 p.m. if necessary.

_____ Date _____
Larry Hardie, Planning Commission Chair

Attest: _____ Date: _____
Kathryn Greiner, City Administrator

CITY OF CONDON
STAFF REPORT – HISTORIC REVIEW #528

Application No. 528

Applicant: Bill Flatt/Grage Sales (M&A Building)

Address of Owner: 333 S. Main Street
Condon, OR 97823

Address of Property: 4S21E 10CA Tax Lot 7600

Zoning: Commercial 1/Historic District

Proposal: Owner is requesting a Historic Review according to §152.306 – City of Condon Land Usage Code, Zoning Regulations – Historic Combining Zone. Flatt is asking to continue on the façade improvement on his building. This is a continuation of Application #519 earlier approved by the Planning Commission.

PROCESS

The process for this request of changes to a building in the Historic District is to conduct a public hearing before the City’s Planning Commission. At the close of the hearing the Planning Commission may either issue an approval or a denial or move to continue the deliberations of the Commission to another time and date. There is an appeal process available to residents to the Planning Commission and City Council on this issue if procedure is followed. Notices have been sent to adjacent landowners.

PLANNING ANALYSIS/ISSUES

This Planning Analysis will identify the issues in this matter to assure that the applicant does a project that adheres to the Historic District purposes. The State Historical Preservation Office and the Gilliam County Historical Society has been notified of this hearing to provide representation, plus the notice has been published in the Times-Journal on October 3, 2013, and the notice has been posted.

The requirement for the examination of plans of buildings in the Historic District is in §152.306(7)(A) that sets the criteria for review for major or minor alterations of the structure. Routine maintenance, including painting may be administratively reviewed or exempt from review in §152.306(7)(B).

This project is in cooperation with the City of Condon’s Main Street Project that assists property owners within Condon’s Historic District financially with façade improvements. This application includes adding two fabric awnings on the east and south walls over the

doorways, replace doors on east and south of building, paint all windows bronze color and replace glazing in east entryway. All improvements are described in attachment.

STAFF RECOMMENDATION

The staff recommendation is as follows for the alteration:

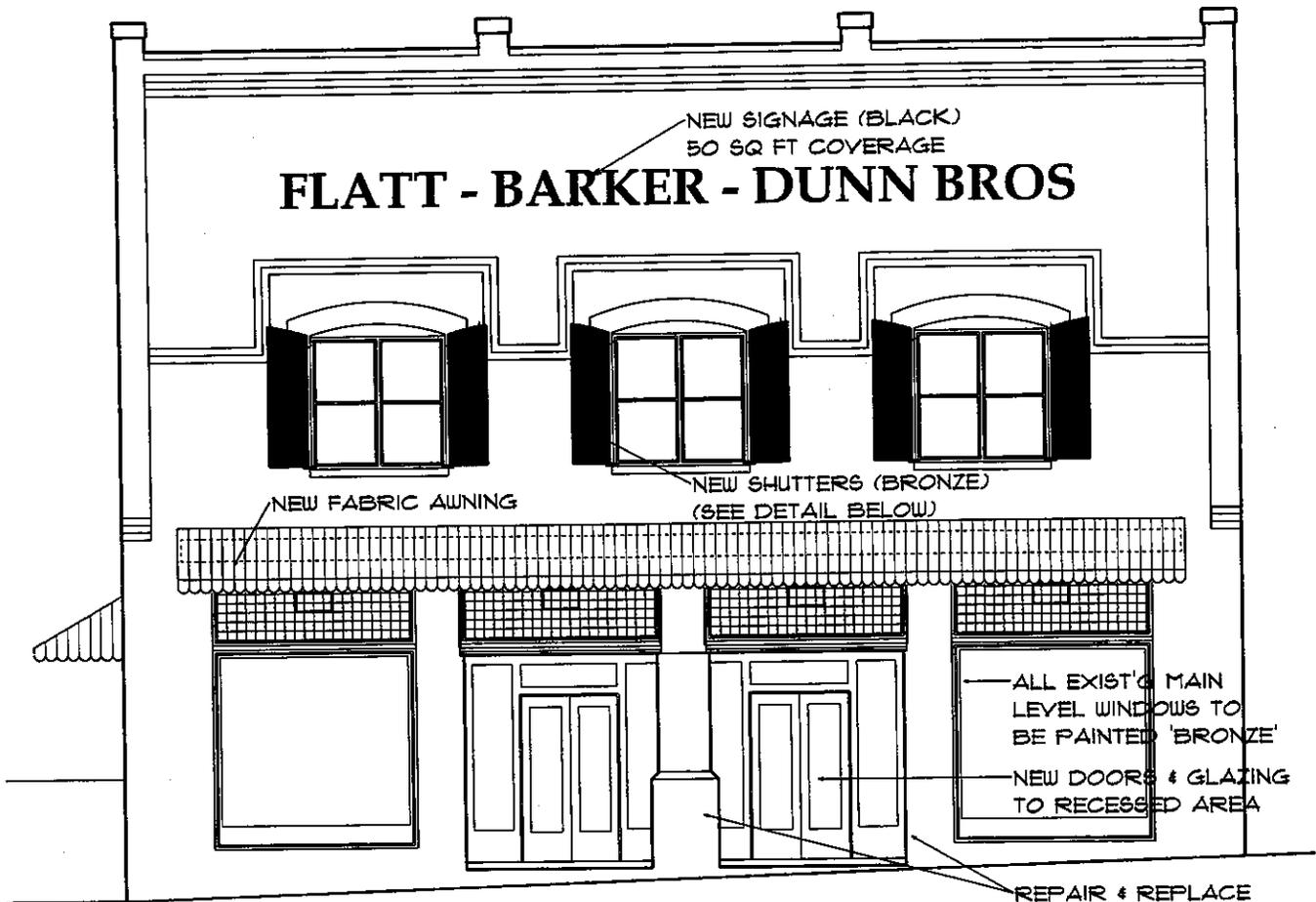
- Approval of the façade improvements with proper state permits as presented.
- Work with and receive approval from Historic Review Committee on bronze color of the paint and awning colors.

Respectively submitted,

A handwritten signature in black ink, appearing to read "Kathryn Greiner". The signature is written in a cursive, flowing style.

Kathryn Greiner
City Administrator

October 8, 2013



FLATT - BARKER - DUNN BROS

FRONT / EAST ELEVATION

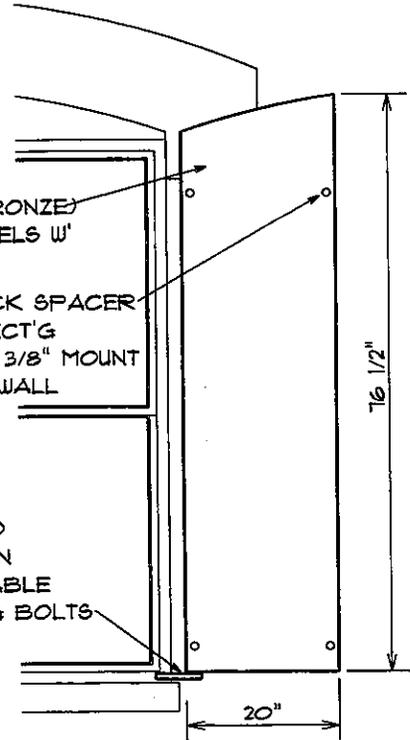
SCALE: 1/8"=1'-0"

NOTE:

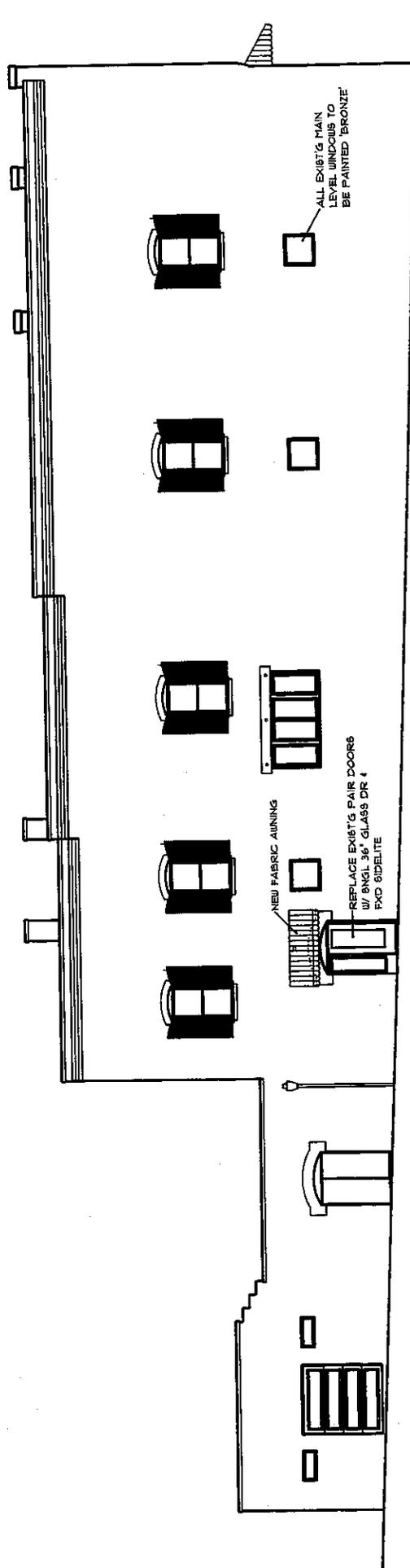
- EAST FACE: 3 WINDOW SETS
- SOUTH: 5 WINDOW SETS
- WEST: 3 WINDOW SETS,
1 DOOR SET (104 1/2")
- NORTH: 3 WINDOW SETS

NEW SHUTTERS (BRONZE)
SOLID METAL PANELS W/
STL FRAME
PROVIDE STL BACK SPACER
BRACKETS PROJECT'G
SHUTTERS 2" W/ 4) 3/8" MOUNT
BOLTS TO BRICK WALL

STL BRACKETS TO
SIMULATE FUNCTION
POSITION-ADJUSTABLE
TO MATCH EXIST'G BOLTS



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



SOUTH / SIDE ELEVATION

M&A BUILDING



CITY OF CONDON'S
 MAIN STREET REHABILITATION PROJECT
 PRELIM ELEVATION DESIGNS
 WINTER 2015

**CITY OF CONDON
STAFF REPORT – HISTORIC REVIEW #529**

Application No. 529

Applicant: Earl Pryor

Address of Owner: 114-116 S. Main Street
Condon, OR 97823

Address of Property: 4S21E 10BD Tax Lot 10800

Zoning: Commercial 1/Historic District

Proposal: Owner is requesting a Historic Review according to §152.306 – City of Condon Land Usage Code, Zoning Regulations – Historic Combining Zone. Pryor is requesting the façade improvement on his building.

PROCESS

The process for this request of changes to a building in the Historic District is to conduct a public hearing before the City's Planning Commission. At the close of the hearing the Planning Commission may either issue an approval or a denial or move to continue the deliberations of the Commission to another time and date. The difficulty of obtaining a quorum necessitates this application to undergo an administrative review. There is an appeal process available to residents to the Planning Commission and City Council on this issue if procedure is followed. Notices have been sent to adjacent landowners.

PLANNING ANALYSIS/ISSUES

This Planning Analysis will identify the issues in this matter to assure that the applicant does a project that adheres to the Historic District purposes. The State Historical Preservation Office and the Gilliam County Historical Society has been notified of this hearing to provide representation, plus the notice has been published in the Times-Journal on October 3, 2013, and the notice has been posted.

The requirement for the examination of plans of buildings in the Historic District is in §152.306(7)(A) that sets the criteria for review for major or minor alterations of the structure. Routine maintenance, including painting may be administratively reviewed or exempt from review in §152.306(7)(B).

This project is in cooperation with the City of Condon's Main Street Project that assists property owners within Condon's Historic District financially with façade improvements. This application will replace all windows and doors on the front of the building, and install an awning. The recessed portions of the building above the proposed awning will

have an inset of mosaic glass art. There will be a new entry way and landing. The existing stucco will be painted a color approved by the Historic Review Committee.

STAFF RECOMMENDATION

The staff recommendation is as follows for the alteration:

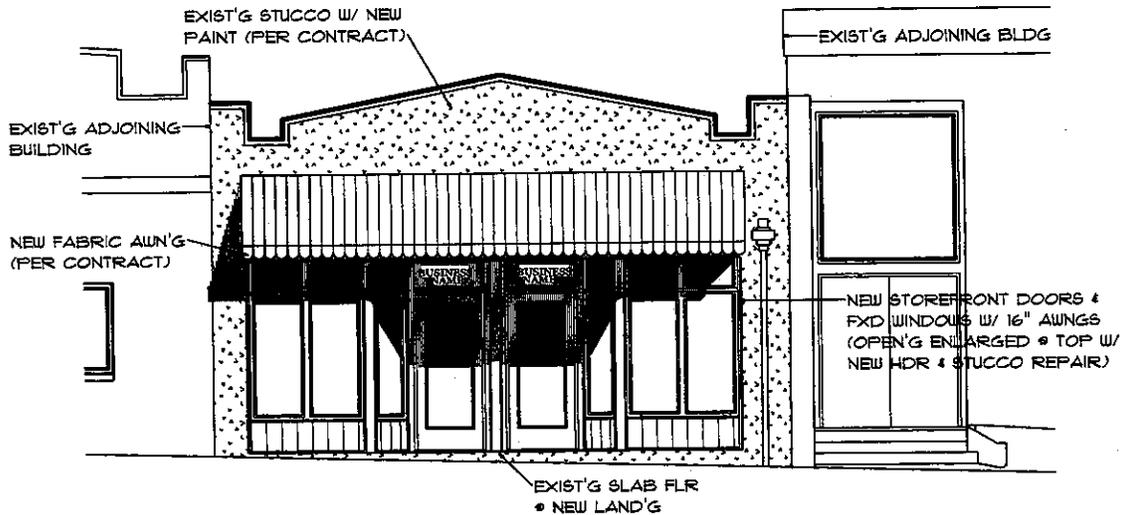
- Approval of the façade improvements with proper state permits as presented.
- Work with and receive approval from Historic Review Committee on color scheme and awning colors prior to commencement of work.

Respectively submitted,



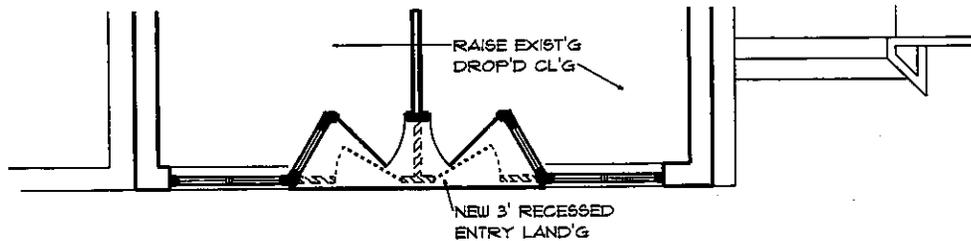
Kathryn Greiner
City Administrator

October 8, 2013

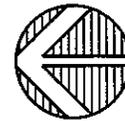


FRONT ELEV

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



PLAN



DIRECTION
NORTH

PRYOR BUILDING

116 S MAIN ST

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



122 N OREGON ST / PO BOX 712 CONDON, OR 97823
541 354 3031 / CEL 503 706 1371 / vgd@vgd.net

**CITY OF CONDON
STAFF REPORT – HISTORIC REVIEW #530**

Application No. 530

Applicant: Jim & Mary Doherty

Address of Owner: 103 S. Main Street
Condon, OR 97823

Address of Property: 4S21E 10BD Tax Lot 10000

Zoning: Commercial 1/Historic District

Proposal: Owner is requesting a Historic Review according to §152.306 – City of Condon Land Usage Code, Zoning Regulations – Historic Combining Zone. The Doherty’s are requesting the façade improvement on his building.

PROCESS

The process for this request of changes to a building in the Historic District is to conduct a public hearing before the City’s Planning Commission. At the close of the hearing the Planning Commission may either issue an approval or a denial or move to continue the deliberations of the Commission to another time and date. There is an appeal process available to residents to the Planning Commission and City Council on this issue if procedure is followed. Notices have been sent to adjacent landowners.

PLANNING ANALYSIS/ISSUES

This Planning Analysis will identify the issues in this matter to assure that the applicant does a project that adheres to the Historic District purposes. The State Historical Preservation Office and the Gilliam County Historical Society has been notified of this hearing to provide representation, plus the notice has been published in the Times-Journal on October 3, 2013, and the notice has been posted.

The requirement for the examination of plans of buildings in the Historic District is in §152.306(7)(A) that sets the criteria for review for major or minor alterations of the structure. Routine maintenance, including painting may be administratively reviewed or exempt from review in §152.306(7)(B).

This project is in cooperation with the City of Condon’s Main Street Project that assists property owners within Condon’s Historic District financially with façade improvements. This application will create an art deco features, new door and windows on east and north side of building, and tile on planter and on north side to watch the planter. The signage will remain the same though the location will be adjusted.

STAFF RECOMMENDATION

The staff recommendation is as follows for the alteration:

- Approval of the façade improvements with proper state permits as presented.
- Work with and receive approval from Historic Review Committee on color scheme prior to commencement of work.

Respectively submitted,

A handwritten signature in black ink that reads "Kathryn Greiner". The signature is written in a cursive, flowing style.

Kathryn Greiner
City Administrator

October 8, 2013

**CITY OF CONDON
STAFF REPORT – HISTORIC REVIEW #530**

Application No. 530

Applicant: Jim & Mary Doherty

Address of Owner: 103 S. Main Street
Condon, OR 97823

Address of Property: 4S21E 10BD Tax Lot 10000

Zoning: Commercial 1/Historic District

Proposal: Owner is requesting a Historic Review according to §152.306 – City of Condon Land Usage Code, Zoning Regulations – Historic Combining Zone. The Doherty’s are requesting the façade improvement on his building.

PROCESS

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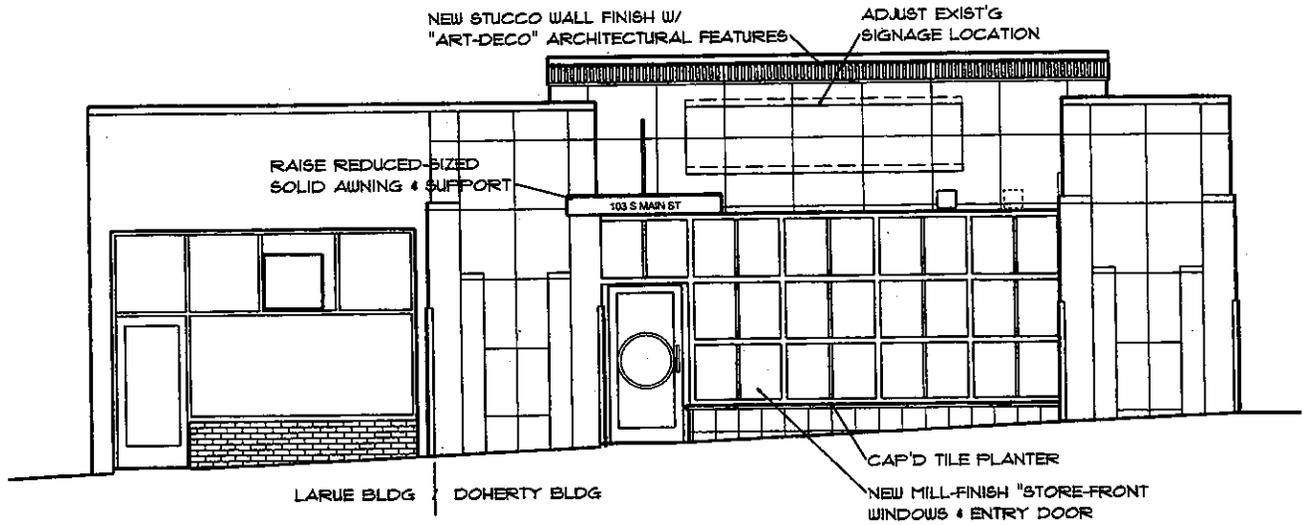
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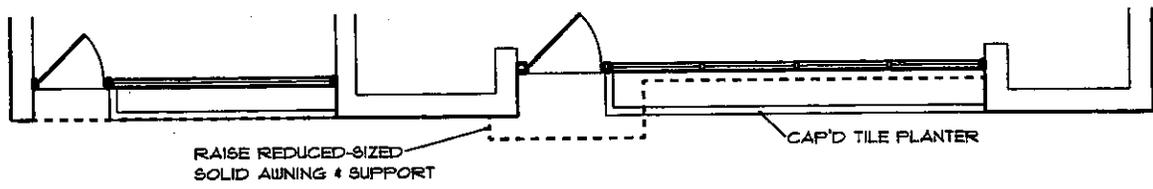
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Kathryn Greiner
City Administrator

October 8, 2013

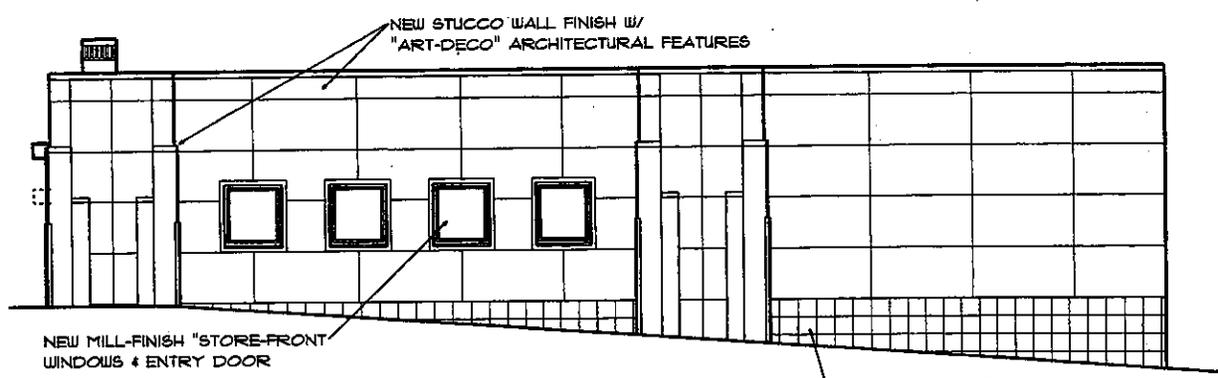


FRONT / EAST ELEV
REMODEL

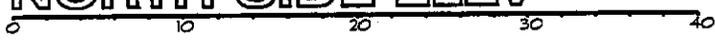


PLAN

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



NORTH SIDE ELEV



DOHERTY BUILDING
103 S MAIN ST

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

