

City of Condon

Planning Development Guide

This guide has been developed to help answer the most commonly asked questions about site development in the City of Condon. Clearly this guide is generic and cannot cover every project or answer all of your questions. However, this guide should assist with planning issues. The City of Condon urges you to meet with planning staff and schedule a pre-development conference with city staff to assist with your project.

There are charges associated with development that may not be listed on the planning portion of the city site development guide – mainly it will be the System Development Charges (SDC). The SDCs are charged for a new water or sewer hookup. It is not the cost of putting in the hookup, but your portion of the cost for using the system.

If other properties will directly benefit from the public improvements constructed with your development you may be eligible for some cost recovery. The formation of a cost recovery district – in the City of Condon’s ordinance this will be a Local Improvement District (LID) or a Reimbursement District (RD) – allows a portion of the public improvement construction to be recovered when the benefited properties connect to the new facilities. If cost recovery will be requested, the proper steps are outlined in each ordinance for the LID or RD. It is the developer’s responsibility to initiate the development of these two districts.

City of Condon does not have a Building Department; it relies on the State of Oregon Building Codes Division to enforce all of the conditions and regulations. If your plans are approved by the state you will be issued a building permit. The State Building Code Division will not issue a building permit without the city’s approval – this approval is noted by a signed state permit form. All SDCs must be paid prior to the city’s approval of a development permit.

Frequently Asked Questions

1. *I want to put a shed up on my property; do I have to obtain a city permit?* Yes, a permit is required. No matter what size of shed a city permit is required. If the shed is over 200 square feet a state permit is required.
2. *I would like to replace my roof – do I need a permit?* You do not need a city permit.

3. *I would like to construct a deck and a retaining wall, does this require a permit?* This is a “maybe” question. It depends on the height of the deck and retaining wall. Please check with city hall and the state building codes.
4. *The contractor/seller of the building says that no permits are required because my building is portable and temporary – why do I need a city permit?* The city was notified by the Oregon Building Codes Division that there is nothing considered temporary and portable so these structures do indeed need a permit.
5. *I only have 10 feet available to set my new garage on my property is there a way I can still build my garage?* Yes, if you apply and are approved for a variance. A variance – in simple terms – is when the planning commission allows a variance in the “numbers” of planning. Examples are set-backs, height of a building. This process must go to the planning commission for a decision. It is the will of the planning commission to approve or disapprove a variance.
6. *I would like to operate a bed and breakfast facility in a Residential area, is this permissible?* Maybe. In the city’s code this is permissible if the planning commission agrees to your conditional use permit. You must apply for a conditional use and the decision is at the “will” of the planning commission if this will be allowable.
7. *I would like to open an antique shop in my home. Is this allowable?* Maybe. If your house is zoned residential and you do not have public “traffic” and it is dubbed a Home Occupancy then it is allowable. If it is a public commercial business with foot traffic it is unallowable.
8. *I would like to put a fence up on my lot, do I need a permit?* No, but there are requirements for fences in the City of Condon’s Code. Special attention is paid to fences or anything that obstructs line of site at intersections.
9. *Can the city locate my property line?* No. The city may be able to give an approximate of the property line for you, but the only sure-fire way to get it correct is to do a survey. It is the landowner’s responsibility prior to any development or construction to know their own property lines.
10. *I want to put my shop up and place it close to my neighbor’s property line as possible, how do I do this?* Unfortunately, the only way that you can be certain of your placement near or on the property line is a survey. You must be at least 5 feet from the property line and if you are unsure of where it may lie, you might give yourself more space to meet the potential 5 feet, or obtain a survey.

11. *I have placed a building that we have just found out is on the city's right-of-way and they want to take it down to place pipe? Can I refuse?* Unfortunately, it is not your property and this structure may have to come down to make way for the city's infrastructure. This is a reason that you take great care in setbacks where structures are placed. It is not the city's responsibility to determine property lines, unless they are doing a project in the right-of-way.
12. *I would like to place a storage container on my lot, is this permissible and do I need a permit?* Yes and yes. If the storage container meets the requirements of an accessory building for your particular zoned area it is allowable. It must meet the setback from the residence or property lines and any height requirements. You will need a permit for the building no matter what size and you may also need a state structural permit if it is more than 200 square feet. Used storage containers are not permissible in the city of Condon if they have been used to store or haul hazardous waste.
13. *I just bought a lot and a house and want it hooked up, why do I have to put in water and sewer line in the city right-of-way?* If the water or sewer pipes are inadequate to add on another service you may be liable for placing new line in the city right-of-way. The city urges any person that purchases a lot, or thinks of purchasing a lot to check with the planning and public works prior to planning on putting in improvements.
14. *I would like to develop two lots within city limits that do not have city infrastructure what steps do I take to undergo this project?* The City of Condon has adopted a book of "standards" that will have to be used throughout this project. It will spell out the city's infrastructure requirements – pipe size, meter, trench size and bedding, street repair, etc. As the developer, you must also follow the city's newly adopted "Planning Guide" and your project may require a survey, insurance and bonding. It is advisable to contact the city and meet with them for a pre-development meeting.