



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
128 S. MAIN STREET, CONDON, OR 97823
TUESDAY, NOVEMBER 19, 2024, 5:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/87628398340?pwd=pyt6X1tUrHpGWfsN91w7f5Y4syrRz0.1>

Meeting ID: 876 2839 8340

Passcode: 346133

- 1. CALL THE MEETING TO ORDER/ROLL CALL**
- 2. PUBLIC HEARING - GILLIAM COUNTY FAIRBOARD - SITE PLAN REVIEW #675**
 - 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 May 21, 2024 Planning Commission Meeting Minutes**
- 4. OTHER**
 - 4.1. Administrative Decisions - Historic District for Murray's Condon Pharmacy, Nick Smith (Former R-Up) & Gilliam County Library**
- 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 November 12, 2024

SITE PLAN APPLICATION

For:

Gilliam County Fairgrounds
Event Center
602 N Washington ST
Condon, OR 97823

Date: October 3, 2024 Rev 0
Project: 2022 -034

Gilliam County Fairgrounds
602 N Washington ST
Condon, OR 97823



*Professional Engineering
and Project Management*

Contents

Application Form.....3
Narrative.....6
Exhibit A: Tax Map.....14
Exhibit B: Water / Sewer Demand16
Exhibit C: Site Plan Drawings19
Exhibit D: Building Drawings25

Application Form



128 S. Main St
PO Box 445
Condon, OR 97823-0445
Tel. (541) 384-2711
Fax (541) 384-2700
Email: admin@cityofcondon.com

City of Condon Development Permit Application

CITY OF CONDON
Community Development Department
128 S. Main Street
P. O. Box 445
Condon, OR 97823

Date Issued _____
Building Permit Log # _____

TYPE OF LAND USE ACTION OR DECISION

Building Permit Variance Conditional Use Permit Site Plan Review

Comprehensive Plan/Zoning Map Amendment Other

APPLICANT

LEGAL OWNER (If Different than Applicant)

Name _____
Address _____

Telephone # _____
E-mail _____

Name _____
Address _____

Telephone # _____

PROPERTY INFORMATION

Address _____
Map & Tax Lot _____
Zone District/Overlay _____
Oregon State Highway access [Yes] [No]

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

GENERAL INFORMATION

Describe current use of the property _____

Describe how proposal will change use of property Develop a new Event Center. This is a use
similar to a community center. This will replace the existing meeting room and kitchen on the
west end of the Exhibit Hall

**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: _____

Christina Fitzsimmons 10-3-2024 Same _____
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: _____

Narrative

ENGINEERING MEMORANDUM

TO	City of Condon				
FROM	Jeff Schott, P.E.				
PROJECT	Gilliam County Fairgrounds Event Center				
SUBJECT	Site Plan Application				
DATE	10/3/2024	PROJECT #	2022-048	MEMO #	EM-001

This narrative is for a site plan application for a new Event Center at the Gilliam County Fairgrounds. The address of the Fairgrounds is somewhat confusingly 602 N Washington St, Condon, OR 97823

The existing site is used as the Gilliam County Fairgrounds. The proposed expansion will continue this use.

The proposed development includes:

1. Demolition of approximately 432 square feet of building
2. Construction of a new Event Center of 2,837 square feet
3. Construction of a gazebo adjacent to the Event Center site
4. Relocation of an existing windmill to the Event Center siter
5. Associated site improvements and landscaping

The overall objectives of the project include:

- (A) Create a warm, inviting meeting area available year-round for use by the Fair Board and other entities including, but not limited to 4H
- (B) Improve the overall meeting and kitchen areas
- (C) Provide outdoor facility improvement that increase the curb-appeal of the fairgrounds as well as improve the function of the outdoor space
- (D) Improve accessibility to the fairground facilities for persons with disabilities
- (E) Make needed upgrades to site infrastructure

Basic Provisions:

Zoning: OS-Open space/public use
 Location: 602 N Washington St, Condon, OR 97823
 Tax map: 04S21E10AA, Lot: 200
 Area: 18.70 acres per tax map

Adjacent Zoning & Use:

North (adjacent): UGA-C Fairground use
 West (adjacent): M Farm chemical & fertilizer vendor

West (abutting):	OS	Burns Park
South (abutting):	OS	Gilliam County Historical Society Museum
South (abutting):	UGA-C	Grain field
East (abutting):	UGA-C	Grain field
East (abutting):	OS	Cemetery

Article 3: Land Use Zones

§ 154.021 Open Space/Public Facilities – OS.

USES. Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the OS Open Space zone shall comply with the following regulations.

PERMITTED USES. Subject to site plan review. See § 152.412.

- b. Recreation area*
- c. Community centers*

The proposed use appears to most closely match community center use. This appears to be a permitted use.

No specific height, offset or parking regulations are listed in this section of the Code.

§ 154.024 HISTORIC RESOURCE COMBINING ZONE - HR

The proposed development is not shown in the historical commercial district.

§ 154.025 FLOOD PLAIN OVERLAY ZONE - FP

The project is not shown to be in a flood plain per the FIRM map for Condon, OR.

§ 154.026 AIRPORT OVERLAY ZONE

The proposed development may lie within the Airport Overlay Zone as it is located below the horizontal surface (like much or most of the City of Condon).

The proposed development:

- Is approximately 1,785 feet from the end of the runway at Linus Pauling Field, which places it outside of the noise sensitive area
- Is located outside (and not under) the approach surface, the airport approach safety zone or the transitional zones
- Does not penetrate any of the imaginary surfaces associated with the adjacent runway
- The extents of the Runway Protection Zone (RPZ) are not defined in the development ordinance, but since the proposed development is beyond the projection of the horizontal boundaries of the approach surface, it appears to be well clear of the RPZ
- There is a small stormwater swale, but this is less than ¼ acre and is permitted in the airport overlay zone

§ 154.042 FENCES AND VISION CLEARANCE

A fence of less than 4 feet tall is currently provided along Cottonwood Ln and this fence will be maintained or replaced. There will be an additional 5 foot fence to conceal the HVAC units and the electrical switch gear from the Event Center.

This development does not impact any vision clearance area.

§ 154.045 LANDSCAPING AND DEVELOPMENT STANDARDS

There does not appear to be a landscaping standard associated with the proposed development. However, a lawn and landscaped area is being provided to the west of the Event Center. This is primarily lawn.

§ 154.076 PROCEDURES

(A) *Signs meeting the required standards in the Residential and Open Space Zones may be erected or placed on the property without a specific permit except as noted herein.*

§ 154.077 STANDARDS AND SIZE REQUIREMENTS

(B) *Open Space Zone.*

(1) *General guidelines.*

(a) *Two signs for each site or facility shall be allowed.*

(b) *Each sign shall not exceed 24 square feet in size.*

(c) *Signs for public buildings, such as schools or government offices, may not exceed 48 square feet; however, they may be lit with direct lighting. No blinking signs shall be allowed.*

(2) *Standards for signs in Open Space Zone.*

(a) *Six feet maximum in height; and*

(b) *Signs may have external illumination. Reflective type bulbs shall be used for indirect illumination of the display surface and properly shielded to prevent direct glare onto streets and adjacent properties. Internally illuminated or neon signs are prohibited.*

No specific sign is currently proposed for the development but may be added separately.

§ 154.090 OFF-STREET PARKING AND LOADING

(A) *At the time of construction, reconstruction, or enlargement of a structure or at the time a use is changed in any zone, off-street parking spaces shall be provided as follows unless greater requirements are otherwise established.*

(1) *Where square feet of the structure or use are specified as the basis for the requirements, the area measured shall be the gross floor area primary to the functioning of the particular use of the property. When the requirements are based on the number of employees, the number counted shall be those working on the premises during the largest shift at peak season. Fractional space requirements shall be counted as a whole space.*

USE & MINIMUM REQUIREMENTS

- *Other auditorium meeting room: 1 space/175 Square feet of floor area.*

The proposed Event Center does not neatly fit any of the parking use description in this section, nor does the zoning section require any specific parking. Based on the definition above, 8 spaces for the 1,278 square feet of assembly area appears to meet the requirement. These spaces are available on-site.

The proposed development will not substantially change the available parking, nor is it anticipated to increase the peak parking demands normally seen around fair time.

Changes to parking include:

- Add (3) ADA parking space adjacent to the Event Center and the Exhibit Hall
- Provide defined access from the existing gravel parking lot to the west via a new gate and walkway
- Provide are defined access to Cottonwood Ln. Overflow parking is anticipated to be located to the north, across the street
- The parking within the Fairgrounds that is available most of the year will remain with the loss of approximately one to two traditional spaces to accommodate the new ADA spaces

There will be about 25 paved spaces available on-site near the proposed development. This does not include the spaces available in the gravel lot to the west, the overflow parking to the north, or any other parking to the east of the midway or behind the arena.

In short, there appears to be adequate parking on-site to serve the proposed use.

§ 154.091 OFF-STREET PARKING AND LOADING

There is sufficient space on-site for off-street loading spaces for the proposed development.

§ 154.092 DESIGN AND IMPROVEMENT STANDARDS FOR PARKING LOTS.

The proposed added ADA spaces will meet ODOT standards for ADA parking spaces. Lighting will include cut-off fixtures to not cast light onto adjacent property.

The existing parking area for development is either paved or graveled. About 25 paved parking spaces generally meeting the City of Condon development standards are available on-site and near the proposed Event Center. There are about 38 gravel parking spaces, unmarked, on the west side of the site.

§ 154.046 SITE PLAN APPROVAL.

(A) Site plan review criteria. The following criteria shall be used in evaluation proposals.

- (1) Natural features. Where existing natural or topographic features are present, they shall be used to enhance the development such as the use of small streams in the landscaping design rather than culvert and fill.*
- (2) 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.*

A couple of trees will need to be eliminated to site the building and accessory structures. Most of the trees on-site will remain.

- (3) *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.*

The proposed development does not substantially change the grading of the site. See comments on storm water below.

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

Domestic Water:

The development proposes to use the existing 2-inch water meter located to the east of the development area, near the north gate to the Fairgrounds. Exhibit B includes the calculated site-wide water consumption. The proposed development increases the calculated peak demand for the site from 57 GPM to 65 GPM. This is within the capacity of a 2-inch water service.

Sanitary Sewer:

The proposed development increases the demand on the sanitary from 55 drainage fixture units (DFU) to 66 DFU. This is within the capacity of a 4-inch sewer pipe. We propose to use the existing sanitary sewer pipe that runs through the midway, to the west, to serve the site.

Storm Drain:

There is no public storm drainage onsite. Currently, stormwater discharges from the affected area, drain overland to the west into the parking area, and then into Burns Park.

The proposed development creates a slight increase in the amount of impervious area on the site. A small infiltration swale on the north side of the landscaped area to infiltrate the drainage from the roof down spouts and the hardscape to the north of the project. The hardscape on the west side of the project will drain into the lawn area and the hardscape on the south side of the building will continue to drain to the west across the pavement as it currently does.

Fire Water:

There are two fire hydrants near the proposed development. One is located 300' to the east of the development along Cottonwood Ln, near the north entrance to the Fairgrounds. The other is located about 500 feet to the west across Highway 19.

Per the Oregon Fire Code, this development requires 1 hydrant and 1,500 GPM of fire flow. Fire sprinklers should not be required.

Franchise Utilities:

The site is currently fed electrical power at a service connection near the north entrance to the Fairgrounds. We have discussed this with Columbia Basin and propose a new electrical service near the Event Center. This service will likely feed the new building, much of the existing exhibit hall, the office and some outdoor outlets.

Data will be fed from the existing office.

- (5) *Traffic. The following traffic standards shall be applicable to all proposals. When evaluating traffic issues, consideration shall be given to the proposed usage such as employees, customers, freight, and service and to the potential types of traffic such as vehicles, pedestrians, and bicycles.*
- (e) *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 (ADTs), 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.*
- (m) *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.*
- (n) *Access shall be consistent with typical access management standards.*

The proposed development is not anticipated to increase peak traffic demands on the site which occur around the County Fair. This development is anticipated to increase the frequency that the Fairgrounds are used. No changes to the site's approaches are anticipated. The main entrances will continue to be the west approach through Burns Park and alternatively through the main gate, off of Cottonwood Ln.

Two new pedestrian gates are proposed along Cottonwood Ln to make pedestrian access from the north easier and safer.

The site is not connected to, and is a long distance from, any existing public sidewalks. The proposed site layout provides for internal circulation. Access for persons with disabilities are provided by the (3) added on-site accessible parking spaces.

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

There is a small refuse collection facility between the proposed building and the existing exhibit hall and will be concealed by fencing on both sides. The existing on-site dumpster storage will be maintained.

- (7) *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 relative to noise, if any. Criteria. The following criteria shall be applied to the maximum extent possible without causing significant adverse impacts on the operating efficiency of the proposed use.

- (a) 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.*
- (b) Design. Monotony design in single or multiple projects shall be avoided. Variety of detail, form, and siting shall be used to provide visual interest.*
- (c) 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.*
- (d) Parking. Parking areas shall be located behind the buildings or on one or both sides.*

The HVAC equipment is located behind a fence between the existing Exhibit Hall and the new Event Center.

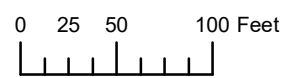
We believe that the design of the building complements the surrounding buildings on site. The building will have a metal roof and metal siding consistent with the farm and agricultural theme of the Fairgrounds.

The orientation of the building is towards the midway of the Fairgrounds which is consistent with use of the facility and the other buildings on-site. The midway is effectively the “street” connecting the buildings on-site. In this way, the orientation is consistent with the spirit of the Code. None of the existing buildings are oriented towards the adjacent street.

Parking is located off to the sides and across the midway but is not located in front of the building.

Exhibit A: Tax Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.E. 1/4 N.E. 1/4 SEC. 10 T.4S. R.21E. W.M.
Gilliam County
1" = 100'

04S21E10AA

2/8/2022

SEE MAP 04S 21E 02

COTTONWOOD LN

1/16 COR

200
18.70 AC

100
0.87 AC

Project Area

CANCELLED
400
500
600

1

SEE MAP 04S 21E

SEE MAP 04S 21E 10AB

85°13'57"E
60.50'
N67°57'33"E
91.89'
R = 240.00'
S53°56'11"E
L = 153.75'

300
2.43 AC

SEE CS 339
SEE CS 85
714.85' S & 5.98' W OF
NW COR OF NE1/4NE1/4

SEE MAP 04S 21E

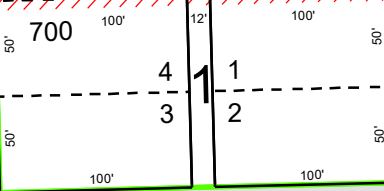
700
4.58 AC

SEE CS 330
3.01 CH
198.86'

SEE MAP 04S 21E

1/16 COR

SEE MAP 04S 21E 10AC



04S21E10AA

Exhibit B: Water / Sewer Demand

SUPPLY & DRAINAGE FIXTURE UNIT CALCULATIONS- Existing

Supply & Drainage Fixture Units By Unit Type

#	Fixture	CFU UCP Ta. 6-5/ A-2	HFU UCP Ta. 6-5	DFU UCP Ta. 7-3	1st Floor			TOTAL				
					Qty	CFU	HFU	DFU	Qty	CFU	HFU	DFU
	Bath Shower											
	Shower, per head	2	1.5	2	2	4	3	4	2	4	3	4
	Sinks/Lavatories											
	Bar Sink	2	1.5	2		0	0	0	0	0	0	0
	Convenience/Washup Sink	2	1.5	2		0	0	0	0	0	0	0
	Clinic Faucet	3	2.25	6		0	0	0	0	0	0	0
	Clinic flushometer valve	8	6	6		0	0	0	0	0	0	0
	Kitchen Sink with Grinder & Dishwasher	1.5	1.13	2	3	4.5	3.375	6	3	4.5	3.375	6
	Laundry Sink	1.5	1.13	2		0	0	0	0	0	0	0
	Service/mop	3	2.25	3	1	3	2.25	3	1	3	2.25	3
	Lavatory, single	1	0.75	1	5	5	3.75	5	5	5	3.75	5
	Wash fountain	4	3	1		0	0	0	0	0	0	0
	Water Closets/Urinals											
	Water Closet, 1.6 GPF Flushometer			4	5	115	0	20	5	115	0	20
	Water Closet, 1.6 GPF Flushometer tank	5.5		4		0	0	0	0	0	0	0
	Water Closet, 1.6 GPF Gravity Tank	2.5		3	4	10	0	12	4	10	0	12
	Urinal, Tank	2		2		0	0	0	0	0	0	0
	Urinal, 1.0 GPF Flushometer			2	2	35	0	4	2	35	0	4
	Appliances											
	Dishwasher	1.5	1.13	2		0	0	0	0	0	0	0
	Laundry Clothes Washer	4	3	3	0	0	0	0	0	0	0	0
	Other Fixtures											
	Drinking Fountains	0.5	0	0.5	1	0.5	0	0.5	1	0.5	0	0.5
	Bibs (first)	2.5	0			0	0	0	0	0	0	0
	Bibs (additional)	1	0			0	0	0	0	0	0	0
	Floor drain (non-emergency)		0	2	4	0	0	8	4	0	0	8
	-					0	0	0	0	0	0	0
	Total Fixture Units				27	177	12.4	62.5	27	177	12.4	62.5

Shower/main restrooms west of grandstands:
 Women's: 3 WC (flushometer, 1 Lav,
 Men's: 2WC, 1urinal (flushometer, 1 lav
 Showers: 2
 DF:1
 Service sink:1

Concessions:
 2 kitchen sinks

Office:
 1 bar sink
 1 Lav
 1 WC toilet tank

Old kitchen: 1 sink/DW
 Old restroom to demo: 3 WC (tank), 1 urinal, 2 lavs

Irrigation not accounted for (on during non-occupied hours).

Existing hose bibs, if any, not accounted for

Notes: **58 GPM**
 The table above is based on Tables 6-5, 6-7 and 7-3 of OPSC.

SUPPLY & DRAINAGE FIXTURE UNIT CALCULATIONS- Proposed

Supply & Drainage Fixture Units By Unit Type

#	Fixture	CFU UCP Ta. 6-5/ A-2	HFU UCP Ta. 6-5	DFU UCP Ta. 7-3	1st Floor			TOTAL				
					Qty	CFU	HFU	DFU	Qty	CFU	HFU	DFU
	Bath Shower											
	Shower, per head	2	1.5	2	2	4	3	4	2	4	3	4
	Sinks/Lavatories											
	Bar Sink	2	1.5	2	0	0	0	0	0	0	0	0
	Convenience/Washup Sink	2	1.5	2	1	2	1.5	2	1	2	1.5	2
	Clinic Faucet	3	2.25	6		0	0	0	0	0	0	0
	Clinic flushometer valve	8	6	6		0	0	0	0	0	0	0
	Kitchen Sink with Grinder & Dishwasher	1.5	1.13	2	3	4.5	3.375	6	3	4.5	3.375	6
	Laundry Sink	1.5	1.13	2		0	0	0	0	0	0	0
	Service/mop	3	2.25	3	2	6	4.5	6	2	6	4.5	6
	Lavatory, single	1	0.75	1	5	5	3.75	5	5	5	3.75	5
	Wash fountain	4	3	1		0	0	0	0	0	0	0
	Water Closets/Urinals											
	Water Closet, 1.6 GPF Flushometer			4	8	145	0	32	8	145	0	32
	Water Closet, 1.6 GPF Flushometer tank	5.5		4		0	0	0	0	0	0	0
	Water Closet, 1.6 GPF Gravity Tank	2.5		3	1	2.5	0	3	1	2.5	0	3
	Urinal, Tank	2		2		0	0	0	0	0	0	0
	Urinal, 1.0 GPF Flushometer			2	2	35	0	4	2	35	0	4
	Appliances											
	Dishwasher	1.5	1.13	2		0	0	0	0	0	0	0
	Laundry Clothes Washer	4	3	3	1	4	3	3	1	4	3	3
	Other Fixtures											
	Drinking Fountains	0.5	0	0.5	2	1	0	1	2	1	0	1
	Bibs (first)	2.5	0		1	2.5	0	0	1	2.5	0	0
	Bibs (additional)	1	0		2	2	0	0	2	2	0	0
	Floor drain (non-emergency)		0	2	7	0	0	14	7	0	0	14
	-					0	0	0	0	0	0	0
	Total Fixture Units				37	214	19.1	80	37	214	19.1	80

Shower/main restrooms:

Women's: 3 WC, 1 Lav, (flushometer)
 Men's: 2WC, 1urinal, 1 lav (flushometer)
 Showers: 2
 DF:1
 Mop sink: 1

Concessions:

2 kitchen sinks

Office:

1 bar sink
 1 flush tank
 1 toilet

~~Old kitchen: 1 sink/DW~~

~~Old restroom to demo: 3 WC (tank), 1 urinal, 2 lavs~~

New Event Center

(3) WC Flushometer
 (1) urinal
 (2) lav
 (1) DF
 (1) mop sin
 (1) 3 Compartment sink
 (1) spare sink

Irrigation not accounted for (on during non-occupied hours).

Existing hose bibs, if any, not accounted for

Notes:

65 GPM

The table above is based on Tables 6-5, 6-7 and 7-3 of OPSC.

Exhibit C: Site Plan Drawings



1 LAND USE PLANNING SITE PLAN

SCALE 1" = 40'

PILLAR CONSULTING GROUP, INC.
 835 NW 23rd ST.
 CORVALLIS, OREGON 97330
 PHONE: 541-752-9202
 WWW.PILLAR-INC.COM

REGISTERED PROFESSIONAL ENGINEER
 #51500PE
 DIGITAL SIGNATURE
 OREGON
 JEREMY T. SCHEFF
 EXPIRES 06/30/25

KEYED NOTES

- ① -
- ② -
- ③ -

No.	Revision/Issue	Date

Project Name and Address
LAND USE PLANNING SITE PLAN
 GCGF EVENTS CENTER
 GILLIAM COUNTY FAIRGROUNDS
 602 N. WASHINGTON ST
 CONDON, OREGON 97823

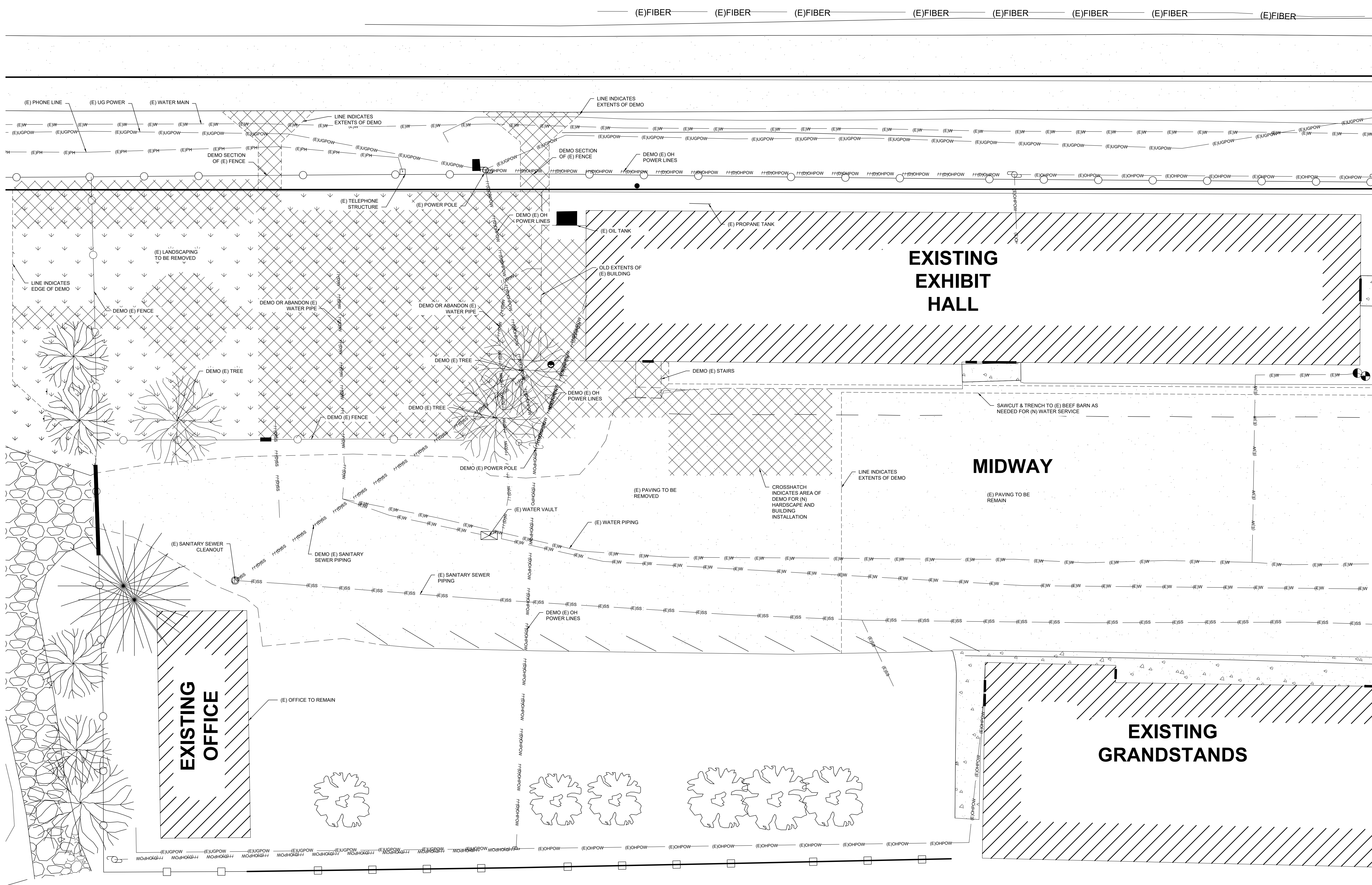
Project #: 2022034 Sheet
 Date 09/23/24
 Scale 1" = 40'
PC02



(C) 2024 PILLAR CONSULTING GROUP INC.

KEYED NOTES

- ① -
- ② -
- ③ -



PC03 - Land Use Planning Existing Conditions & Demo Plan.dwg
3/13/2024

No.	Revision/Issue	Date

Project Name and Address
LAND USE PLANNING (E) CONDITIONS & DEMO
 GCGF EVENTS CENTER
 GILLIAM COUNTY FAIRGROUNDS
 602 N. WASHINGTON ST
 CONDON, OREGON 97823

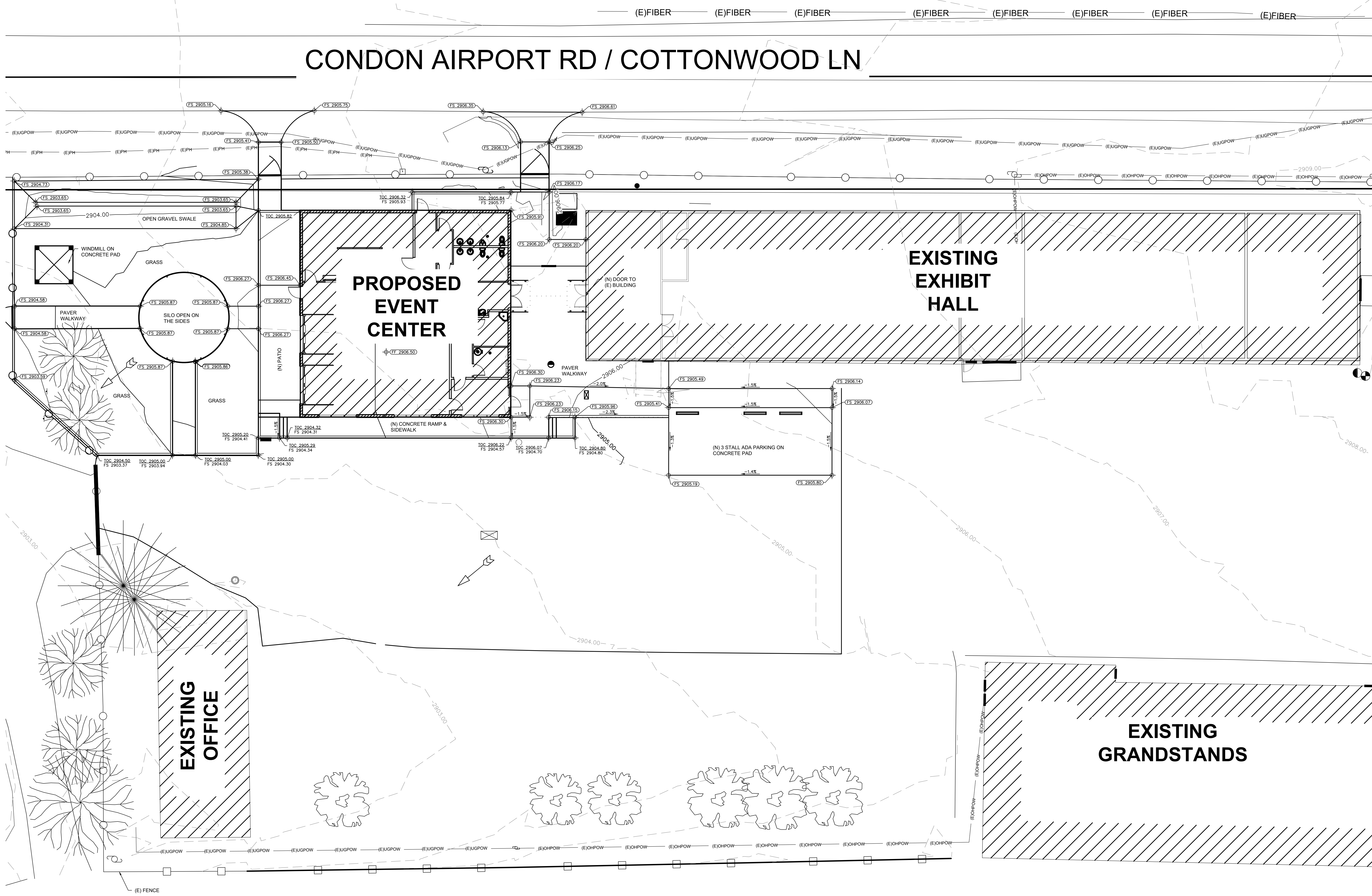
Project #: 2022034 Sheet
 Date 09/23/24
 Scale 1" = 10'
PC03



(C) 2024 PILLAR CONSULTING GROUP, INC.

KEYED NOTES

- ① -
- ② -
- ③ -



PC11 - Land Use Planning Grading Plan.dwg

3/13/2024

No.	Revision/Issue	Date

Project Name and Address
LAND USE PLANNING DETAIL GRADING PLAN
 GCGF EVENTS CENTER
 GILLIAM COUNTY FAIRGROUNDS
 602 N. WASHINGTON ST
 CONDON, OREGON 97823

Project #: 2022034 Sheet
 Date 09/23/24
 Scale 1" = 10'
PC11

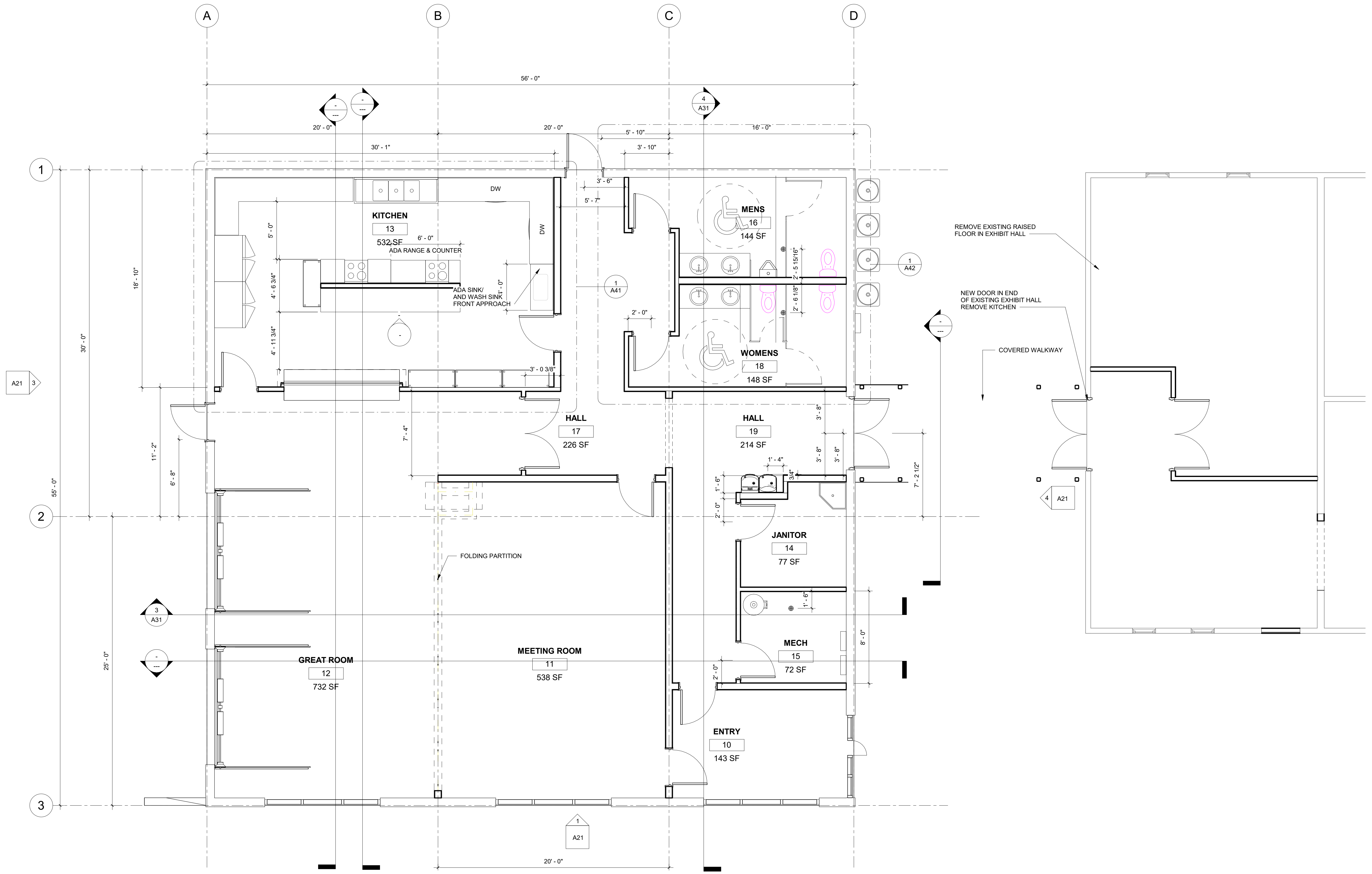
Exhibit D: Building Drawings



Consultant
Address
Phone
Fax
e-mail

REVISION SCHEDULE

No.	Description	Date



1 FF
A11 1/4" = 1'-0"



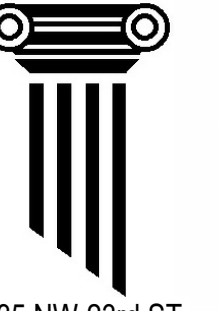
FLOOR PLAN
EVENT CENTER
GILLIAM COUNTY FAIRGROUNDS, CONDON, OR

PRELIMINARY

Project number 2022-034
Date 05/31/22
Drawn by JNC
Checked by JTS

A11

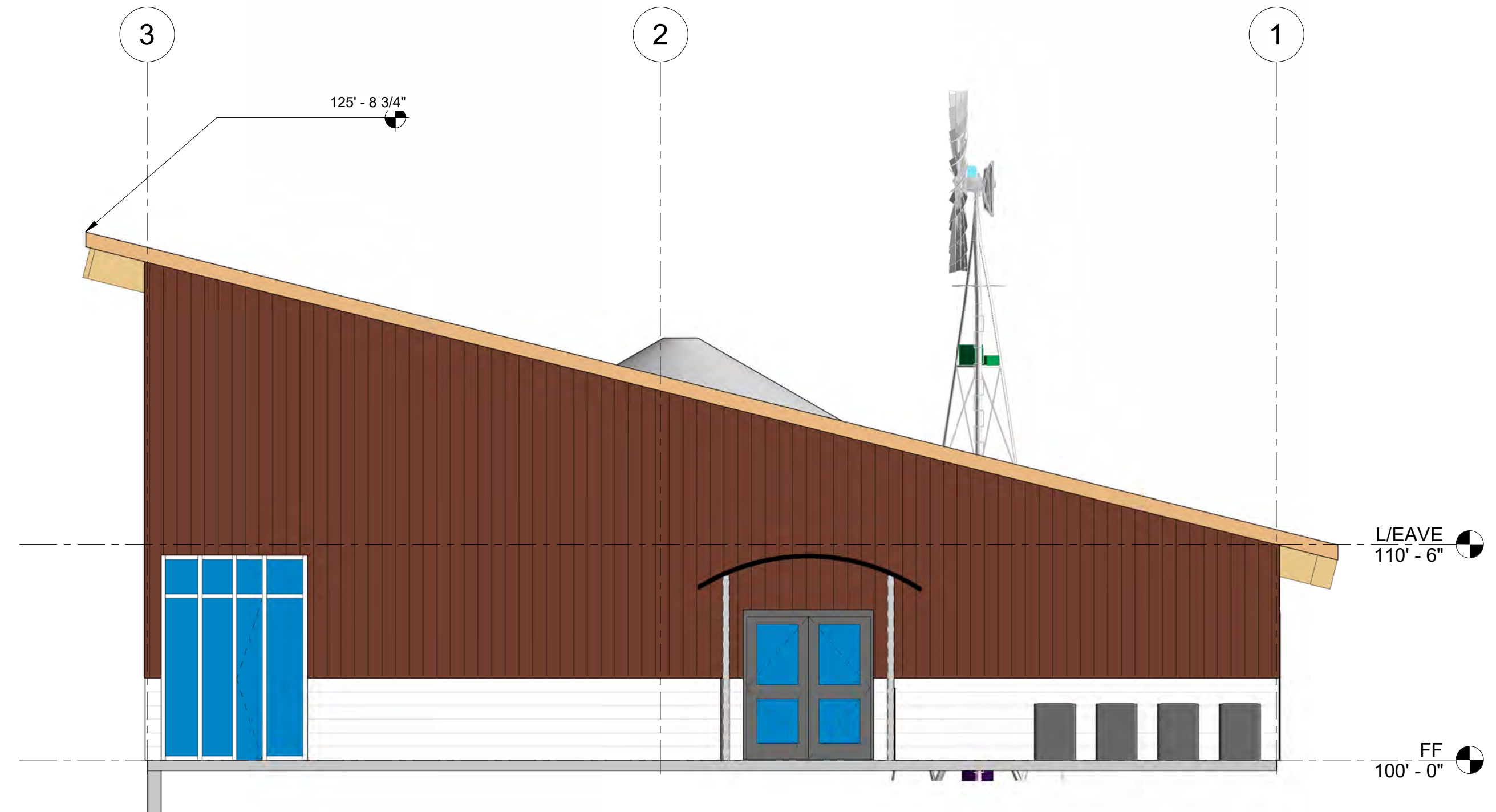
Status: PRELIMINARY



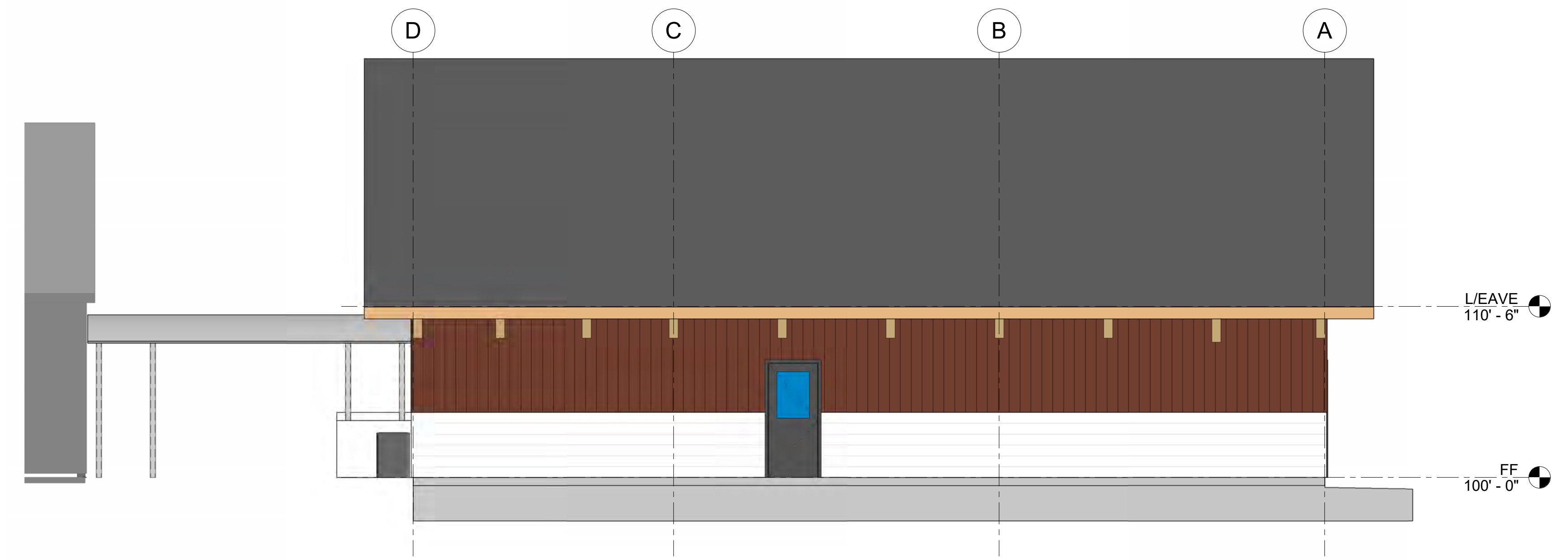
Consultant
Address
Phone
Fax
e-mail

REVISION SCHEDULE

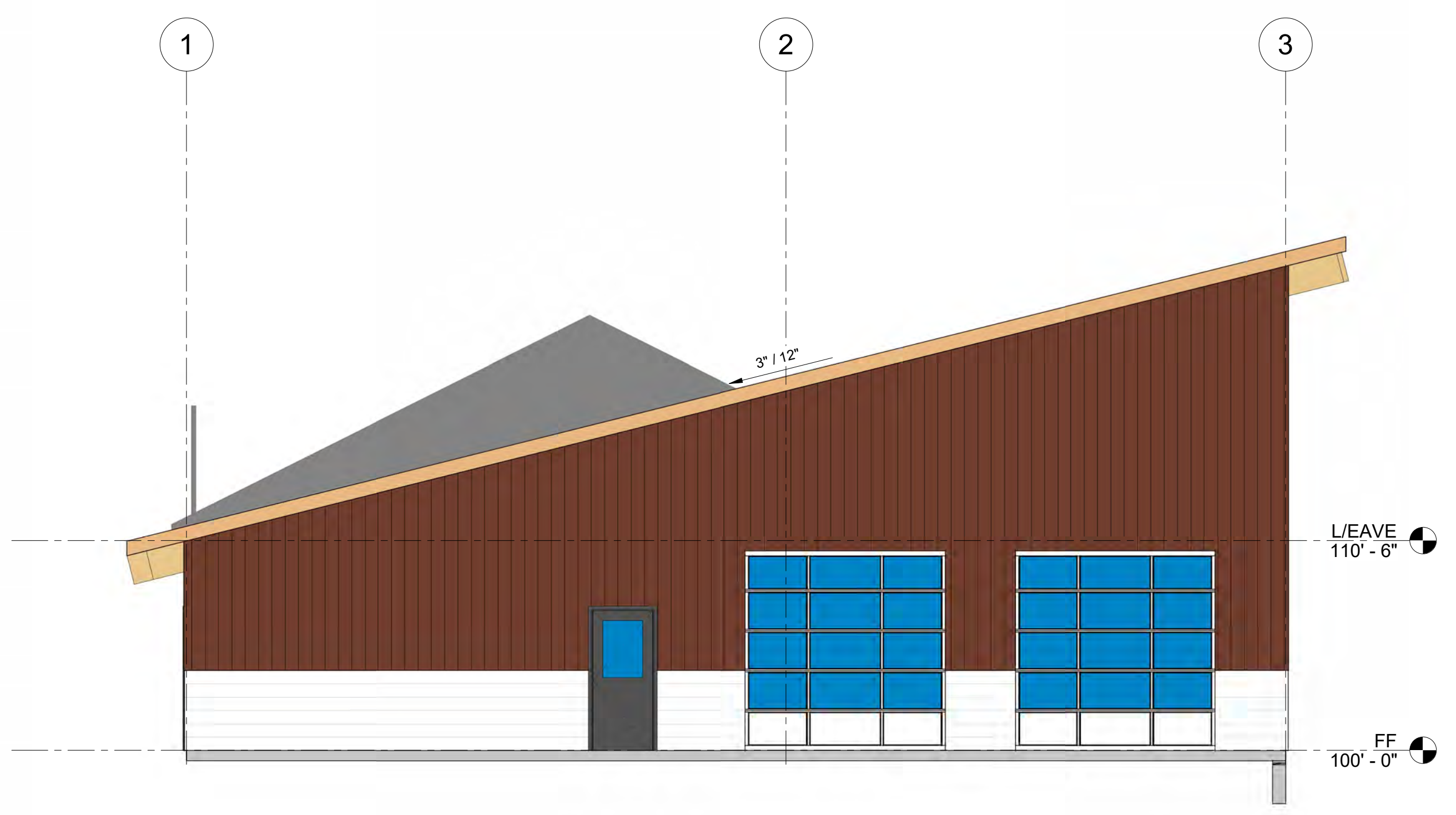
No.	Description	Date



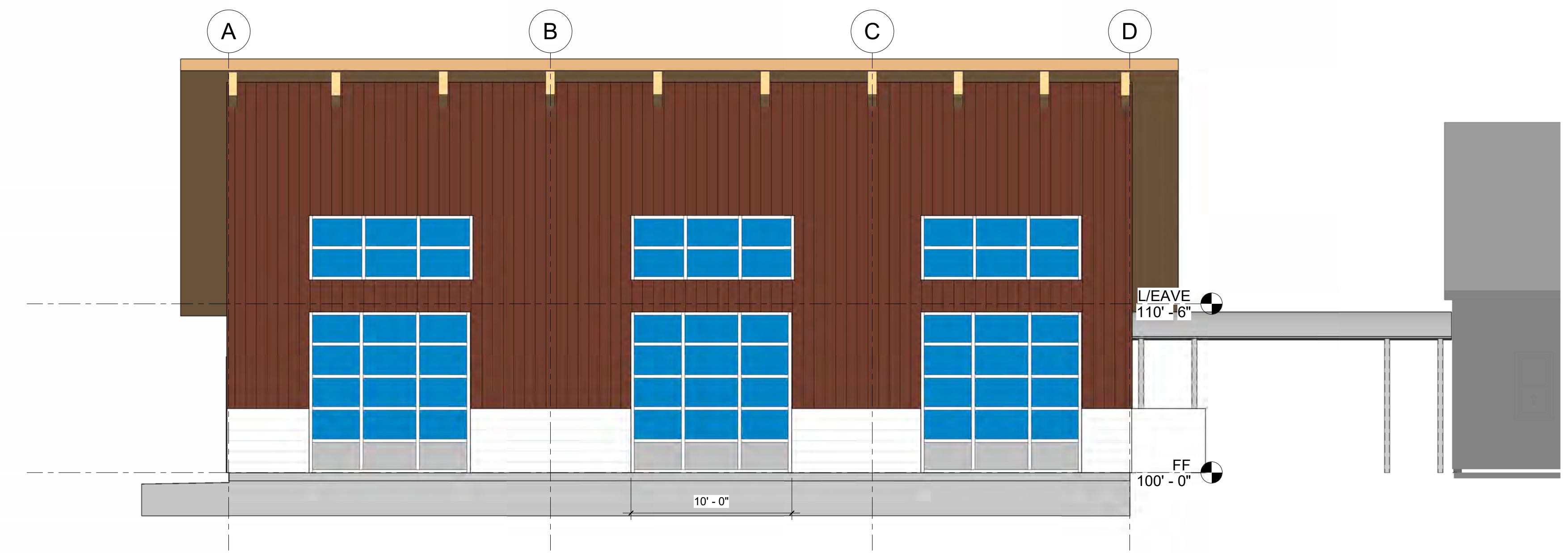
4 East
A21 3/16" = 1'-0"



2 North
A21 3/16" = 1'-0"



3 West
A21 3/16" = 1'-0"



1 SOUTH EXT
A21 3/16" = 1'-0"

ELEVATIONS
EVENT CENTER
GILLIAM COUNTY FAIRGROUNDS, CONDON, OR

PRELIMINARY

Project number 2022-034
Date 05/31/22
Drawn by JNC
Checked by JTS

A21

Status: PRELIMINARY



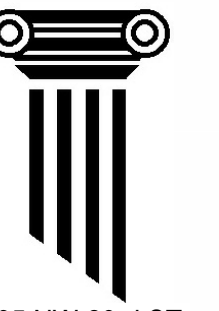
3 SE VIEW_1
A91 12" = 1'-0"



2 SE VIEW
A91



1 SW VIEW
A91



Consultant
Address
Phone
Fax
e-mail

REVISION SCHEDULE

No.	Description	Date

PRELIMINARY

Project number 2022-034
Date 05/31/22
Drawn by JNC
Checked by JTS

A91

Status: PRELIMINARY

Gilliam County Fairgrounds
Gilliam County
PO Box 427
Condon, OR 97823-0427

Gilliam Co. Historical Society
PO Box 377
Condon, OR 97823-0377

Integro Inc.
14348 Alville Lane
Condon, OR 97823

David & Jennifer Aamodt
PO Box 255
Condon, OR 97823-0255

McGregor Company, Inc.
401 Colfax Airport Road
Colfax, WA 99111

MCP
PO Box 344
Moro, OR 97039-0344

Richard Kennedy
PO Box 344
Condon, OR 97823-0344

Clara Crummett
PO Box 171
Condon, OR 97823-0171

Norie Wright
PO Box 574
Condon, OR 97823-0574

Gilliam County SWCD
PO Box 106
Condon, OR 97823-0106

Lane Haldorson
PO Box 97
Condon, OR 97823-0097

Roger & Kathy Johnson
PO Box 805
Condon, OR 97823-0805

Kathryn Greiner

From: Dan Meader <meaderd@aks-eng.com>
Sent: Tuesday, November 12, 2024 2:27 PM
To: Kathryn Greiner
Subject: Staff Report for Gilliam County Fairgrounds Event Center

Condon City Planning Commission: Sorry for the email format but it seemed to be the most efficient at the moment. This is an abbreviated Staff Report for the Event Center at the Gilliam County Fairgrounds. The Application has been prepared by Jeff Schott, PE for a Site Plan Review. We determined to simply require an Administrative Review rather than a Quasi-Judicial Review. The Chair may simply open the Public Hearing without the usual formal procedure and, after a very brief staff report, ask first for a narrative from the Applicant and then ask if there are any questions or comments. The concept here is that the Application is certainly approvable unless there's something not being discussed in the Application. Mr. Schott prepares the most thorough and complete applications in Eastern Oregon. There is no reason to take the time to repeat the already available information. As City Planner, I asked to bring this to a formal public hearing to allow the general public the opportunity to view the project and ask questions about it in an open public meeting. I've just experienced a situation in a nearby larger community where the Administration worked diligently to limit the ability of the general public to participate in an open public review process. It, too, was a Site Plan Review, and I think I was the only "Party of Record" throughout the hearing processes because of the limitations on public participation. The Event Center is a worthwhile project, and the Application is well prepared.

The Staff Recommendation on this project is for approval as presented.

Dan Meader, Senior Land Use Planner

TENNESON ENGINEERING | AN AKS COMPANY

3775 Crates Way | The Dalles, OR 97058

P: 541.296.9177 | www.aks-eng.com | meaderd@aks-eng.com

Offices in: Bend, OR | Keizer, OR | The Dalles, OR | Tualatin, OR | Kennewick, WA | Vancouver, WA | White Salmon, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.



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

MINUTES REGULAR PLANNING COMMISSION MEETING

TUESDAY, MAY 21, 2024, 5:30 PM

1. CALL THE MEETING TO ORDER/ROLL CALL

Chair Cody Bettencourt called the Planning Commission meeting to order at 5:30 p.m.

Present: Commissioners Cody Bettencourt, Haylee Potter, Mark Wilson and Rachel Weinstein(zoom); staff - City Administrator Kathryn Greiner and Planning Consultant Dan Meader.

Absent: Commissioner Vernon Grey

2. PUBLIC HEARING - Jamieson & Marshall Historical Review Development Permit #651

2.1. Open Hearing

Chair Bettencourt opened the hearing at 5:30 p.m.

2.2. Staff Report - Read and/or Summarized

Consultant Meader summarized the staff report nothing that it was a request for a 285 square foot extension of their existing building that is the Historic District. The extension will match the current building and has met the setback and height requirements. It does not require any extra parking spaces due to the size of the addition. The space will be used for storage of items that are currently stored outside. Meader set forth the 12 findings that are required for a major addition in the Historic District and recommended approval.

2.3. Applicants & Proponents Testimony

None

2.4. Opponents & Public Agency Testimony

None

2.5. Questions by Planning Commissioners to Applicant or Proponents

Commissioner Wilson asked about the size not being larger, with Meader stating if bigger it would require a retaining wall and more parking. Commissioner Bettencourt asked if the Jamiesons were meeting the Historic District standards, which was affirmed by Meader.

2.6. Close Hearing

Commissioner Bettencourt closed the hearing at 5:36 p.m.

2.7. Planning Commission Deliberation, Decision or Postpone

A motion was made by Commissioner Potter to approve Jamieson & Marshall's application to an addition in the Historic District with no conditions. The motion was seconded by Commissioner Wilson and approved unanimously.

3. REVIEW & APPROVE MINUTES

3.1. Review & Approve Minutes of the April 16, 2024 Planning Commission Meeting Minutes

A motion was made by Commissioner Weinstein to approve the April 16, 2024 planning commission meeting minutes. The motion was seconded Wilson and approved unanimously.

4. OTHER

4.1. Planning Permits and other Planning Issues Since April Meeting

Commissioner Bettencourt asked for updates on the Baseball Field development, Cortez requested for an in-home child care and Watkins Trucking addition. CA Greiner station that all projects have been approved and are moving forward. She also noted that Kent & Lori Anderson have received an administrative variance on a manufactured home on B Street for a 960 square foot home when the code requires minimum of 1,000 square feet. This home will be used as a rental property.

5. ADJOURN

Commissioner Bettencourt adjourned the meeting at 5:50 p.m.

_____ Date _____
Cody Bettencourt, Planning Commission Chair

ATTEST: _____ Date _____
Kathryn Greiner City Administrator

NOTICE OF ADMINISTRATIVE PLANNING DECISION

Date: September 10, 2024

Subject: Gilliam County Library Historic District Façade Improvements – Minor Alterations

Address: 134 S. Main Street, Condon, OR 97823

Chapter 154.024 – Historic Resource Combining Zone

Gilliam County Library has asked to repaint, in the same/similar color their building at 134 S. Main Street, Condon, OR. The building is in Condon's Historic District and falls under review in Chapter 154.024 – HR, Historic Resource Combine Zone.

Chapter 154.024(G)1(a)- Exterior Alterations, Additions and New Construction – Review criteria for minor alterations. This section states that minor alterations may be approved administratively or sent up to the Planning Commission for review when an application is submitted, and conditions can be attached as the reviewer seems necessary. If administratively approved, it “shall be copied to the planning commission.”

The city was presented with the paint chips for the building that is similar to the current paint. The paint color is approved administratively with the following issues to Gilliam County Library for current and future alterations in the Historic District:

1. All other exterior alterations under Condon City Code 154.024 must be preceded by a city application and appropriate fee. This includes but is not limited to other ordinances that apply to land usage under Chapter 154.
2. Application will be presented to the Planning Commission at their next regularly held meeting which has yet to be determined
3. The fee has been waived due to similar/same color of paint.
4. Any deviations from these conditions may be subject to Chapter 154.999 – Penalty.

Any questions or concerns with the approval, please contact City Hall.

Sincerely,

Kathryn Greiner, City Administrator/Planning

NOTICE OF ADMINISTRATIVE PLANNING DECISION

Date: August 29, 2024

Subject: Murray's Pharmacy Historic District Façade Improvements – Minor Alterations

Address: 225 S. Main Street, Condon, OR 97823

Chapter 154.024 – Historic Resource Combining Zone

Murray's Pharmacy has asked to repaint, in the same/similar color their building at 225 S. Main Street, Condon, OR. The building is in Condon's Historic District and falls under review in Chapter 154.024 – HR, Historic Resource Combine Zone.

Chapter 154.024(G)1(a)- Exterior Alterations, Additions and New Construction – Review criteria for minor alterations. This section states that minor alterations may be approved administratively or sent up to the Planning Commission for review when an application is submitted, and conditions can be attached as the reviewer seems necessary. If administratively approved, it “shall be copied to the planning commission.”

The city was presented with the paint chips for the building that is similar to the current paint. The paint color is approved administratively with the following issues to Murray's Pharmacy for current and future alterations in the Historic District:

1. All other exterior alterations under Condon City Code 154.024 must be preceded by a city application and appropriate fee. This includes but is not limited to other ordinances that apply to land usage under Chapter 154.
2. Application will be presented to the Planning Commission at their next regularly held meeting which has yet to be determined
3. The fee has been waived due to similar/same color of paint.
4. Any deviations from these conditions may be subject to Chapter 154.999 – Penalty.

Any questions or concerns with the approval, please contact City Hall.

Sincerely,

Kathryn Greiner, City Administrator/Planning

NOTICE OF ADMINISTRATIVE PLANNING DECISION

Date: October 16, 2024

Subject: Nick Smith - Historic District Façade Improvements – Minor Alterations

Address: 209 S. Main Street, Condon, OR 97823

Chapter 154.024 – Historic Resource Combining Zone

Nick Smith has asked to install and paint trim at 209 S. Main Street, Condon, OR. The building is in Condon’s Historic District and falls under review in Chapter 154.024 – HR, Historic Resource Combine Zone.

Chapter 154.024(G)1(a)- Exterior Alterations, Additions and New Construction – Review criteria for minor alterations. This section states that minor alterations may be approved administratively or sent up to the Planning Commission for review when an application is submitted, and conditions can be attached as the reviewer seems necessary. If administratively approved, it “shall be copied to the planning commission.”

The city was presented with the color of the door and trim for the building that is similar to buildings adjacent to 209 S. Main Street, Condon, OR. The paint color is approved administratively with the following issues to Nick Smith for current and future alterations in the Historic District:

1. All other exterior alterations under Condon City Code 154.024 must be preceded by a city application and an appropriate fee. This includes but is not limited to other ordinances that apply to land usage under Chapter 154.
2. Application will be presented to the Planning Commission at their next regularly held meeting which has yet to be determined
3. The fee has been waived due to similar/same color of paint and door.
4. Any deviations from these conditions may be subject to Chapter 154.999 – Penalty.

Any questions or concerns with the approval, please contact City Hall.

Sincerely,

Kathryn Greiner, City Administrator/Planning