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Condon, OR 97823
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<http://cityofcondon.com/>

AGENDA REGULAR CITY COUNCIL MEETING

WEDNESDAY, JULY 2, 2025, 7:00 PM

<https://us02web.zoom.us/j/85332960778?pwd=F5rN5bsgp0UVw93UCO0Nnbaf4z0cxY.1>

**Meeting ID: 853 3296 0778
Passcode: 929518**

- 1. CALL REGULAR MEETING TO ORDER**
- 2. ROLL CALL**
- 3. ADDITIONS TO AGENDA**
- 4. PUBLIC HEARING - Ordinance 2026-01 - Floodplain Management Regulations**
 - 4.1. Open Public Hearing**
 - 4.2. Hear Public Comment/Testimony on Ordinance 2026-01**
 - 4.3. Close Public Hearing**
- 5. PUBLIC COMMENT**
 - 5.1. The council may hear discussion of unannounced items from the floor and the comments on the agenda items. Comments are limited to five(5) minutes.**
- 6. CONSENT AGENDA**
 - 6.1. Review & Approve June 4, 2025 Budget Hearing and Regular Council Minutes**
 - 6.2. Review Accounts Payable & VISA Statements**
- 7. OLD BUSINESS**
 - 7.1. Condon Community Swimming Pool Update & Appoint Pool Committee - Mayor Hall, Councilor Durfey, Molly Fatland, Cindy Osterlund, Shellie Johnson, Steve Shaffer & Guy Whatley**
 - 7.2. Condon Grade School Update**
- 8. NEW BUSINESS**
 - 8.1. First & Second Reading & Emergency Declaration of Ordinance 2026-01 - City of Condon, Gilliam County Floodplain Management Regulations**
 - 8.2. Review & Approve Resolution 2026-01 - General Fee Resolution**
 - 8.3. Finalize Lot Layout of Fairway Housing Subdivision**
 - 8.4. Review Request for Funds for Summer Food Program at Condon Early Learning Center**
 - 8.5. Accept Resignation of City Administrator Kathryn Greiner**
- 9. STAFF REPORTS**
 - 9.1. Public Works – Public Works Superintendent Gibb Wilkins**
 - 9.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt**

9.3. Administration – City Administrator Kathryn Greiner

10. COUNCIL INFORMATION

10.1. Condon Community Food Pantry Ribbon Cutting Invitation

10.2. Park & Recreation Committee Notes of June 4, 2025 Meeting

11. NEXT REGULAR MEETING DATE

11.1. The next regular Condon City Council meeting will be Wednesday, August 6, 2025, 7 p.m. at City Hall.

12. ADJOURN REGULAR MEETING

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 June 25, 2025



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MINUTES
**** REVISED ** REGULAR CITY COUNCIL MEETING & BUDGET HEARING**

WEDNESDAY, JUNE 4, 2025, 7:00 PM

1. CALL REGULAR MEETING TO ORDER

Mayor Dustan Hall called the meeting to order at 7 p.m.

2. ROLL CALL

Present: Mayor Dustan Hall; Councilors Jan Stinchfield, Michael Dufey, Jeremy Kirby and Tom Fatland; Staff - City Administrator Kathryn Greiner and PW Superintendent Gibb Wilkins.

Absent: Councilors Hanna Bass and Dawn Parm; Gilliam County Sheriff Gary Bettencourt

3. ADDITIONS TO AGENDA

**** Added 8.11 - Appoint or Elect a Council President**

4. PUBLIC HEARING - 2025-26 BUDGET REVENUE SHARING

4.1. Open Budget Hearing

Mayor Hall opened the budget hearing at 7:01 p.m.

4.2. Public Input on Budget and Revenue Sharing

None

4.3. Close Budget Hearing

Mayor Hall closed the meeting at 7:02 p.m.

5. PUBLIC COMMENT

5.1. The council may hear discussion of unannounced items from the floor and comments on the agenda items. Comments are limited to five (5) minutes.

Shellie Johnson said that she and the chamber (Oregon Frontier Chamber of Commerce) are working with Columbia Basin Electric to replace the winter with the summer banners, but said that due to work schedules has asked if the city would consider buying a boom truck so they would not have to reply to others. Councilor Dufey said that he would look into it and help get them changed. Johnson also stated that there are parking issues on Main Street with employees parking in front of businesses and that Two Boys Meat & Grocery the parking is dangerous because of being out in the street. She submitted a letter with several complaints about other areas of Condon.

6. CONSENT AGENDA

6.1. Review & Approve the Condon City Council Regular Meeting Minutes of May 7, 2025

A motion was made by Councilor Fatland to approve the Condon City Council regular meeting minutes of May 7, 2025. The motion was seconded by Councilor Dufey. Motion carried.

Yes- Jan Stinchfield, Jeremy Kirby, Tom Fatland, Michael Dufey, No- None, Abstain- None

6.2. Review Accounts Payable and VISA Statements

No questions.

7. OLD BUSINESS

7.1. Condon Community Pool Master Plan Update

Park and Recreation Committee members met prior to the council meeting to kick-off the Condon Community Pool Master Plan process with OPSIS Architecture LLP. Also attending the committee meeting were Gilliam County Commissioner Leah Watkins and pool manager Shellie Johnson. Councilor Fatland said that two locations were discussed and that OPSIS will draft plans for those locations and gather information for the city pool committee which will be formed by the council and names approved at the July council meeting. Councilor Durfey and Fatland and Mayor Hall are interested in serving on this committee, and it was the consensus to keep the committee at 6-8 members. Councilor Fatland noted the importance of community involvement in these decisions. Consensus to ask several of the former pool members to see if they are interested in serving.

7.2. Condon Grade School Update

Port of Arlington Executive Director Jed Crowther updated the council on the progress of the Condon Grade School remediation project. He noted that when using federal grant funds, the paperwork is quite extensive to get the grant processes completed. He said that the Request for Proposals for the project was published this week, and it requires 30 days to respond. The Port of Arlington Environmental Sentry Corporation will review the proposals at their July meeting, and he expects the work to be completed later this year.

7.3. Golf Course Clubhouse Update

CA Greiner stated that the golf course clubhouse house is on schedule to be completed by the June 15 deadline. Rutherford Construction said that they have to refinish the floors due to the concrete stay peeling and have substituted it with an expos project that is to be very durable. Several items have been ordered for the patio with the use of transient funds and should be here next week. The fee schedule with the golf course rates will be before the council in July for approval.

8. NEW BUSINESS

Jim Winterbottom, District Manager of Waste Connections updated the council on operations and requested a 2.08% increase in collection rates for the 2025-26 fiscal year.

8.1. Waste Connections Report and Rate Increase Request - Jim Winterbottom

Jim Winterbottom, District Manager of Waste Connections/The Dalles Disposal submitted a rate increase request of 85% of June 2024 CPI which is 2.08% He stated that a 32 gal weekly delivery will go from \$21.16 to \$21.60; 90-Gallon can from \$51.18 to \$52.34; and 1 cy dumpster every other week from \$35.35 to \$36.08.

A motion was made by Councilor Durfey to approve the Waste Connection rate increase of 2.08% for 2025-26. The motion was seconded by Councilor Fatland. Motion carried.

Yes- Stinchfield, Kirby, Fatland, Durfey, No- None, Abstain- None

8.2. Review & Approve Resolution 2025-04 - A Resolution Adopting the 2025-26 Budget and Making Appropriations

A motion was made by Councilor Fatland to approve Resolution 2025-04 - A Resolution Adopting the 2025-26 Budget and Making Appropriations. The motion was seconded by Councilor Stinchfield. Motion carried.

Yes- Stinchfield, Kirby, Fatland, Durfey, No- None, Abstain- None

8.3. Review & Approve Resolution 2025-05 - A Resolution Declaring the City's Election to Receive State Revenues

A motion was made by Councilor Fatland to approve Resolution Declaring the City's Election to Receive State Revenues. The motion was seconded by Councilor Stinchfield. Motion carried.

Yes- Stinchfield, Kirby, Fatland, Durfey, No- None, Abstain- None

8.4. Review & Approve Seasonal Part-Time Park Attendant Position Description

A motion was made by Councilor Kirby to approve the part time golf and park attendant position descriptions. The motion was seconded by Councilor Durfey Motion carried.

Yes- Stinchfield, Kirby, Fatland, Durfey, No- None, Abstain- None

8.5. Review & Approve Part-Time Golf Course Attendant Position Description

This was combined with the park attendant position description.

8.6. Review & Approve Finance Committee Recommendations

Finance Committee members met last month and made some changes to the fee schedule with increases in base water, sewer and sewer reserve rates. The base rates had not increased in five years, so they put in a 5% increase. The Park and Recreation Committee met prior to the regular city council meeting and made recommendations regarding the golf course fees and did not change the swimming pool fees. The final General Fee Resolution will come back to the council at the July 2, 2025 meeting for approval.

CA Greiner noted that employee compensation for the swimming pool remains the same, but discussed in the Park & Recreation Committee meeting was to offer a sign-on bonus that would be paid at the end of the season with details to be worked out between CA Greiner and Pool Manager Shellie Johnson. This will come back to the council for approval. The Finance Committee recommended a 5% increase in wages for staff for two years, and a decrease in the insurance cap from \$2,500 to \$2,200. The city is going to add another plan to its portfolio that is less through Surest a division of United

Health. CA Greiner noted that she put in for two years, but the council could choose to negotiate next year if they preferred.

A motion was made by Councilor Stinchfield to approve the recommendations of the Finance Committee for 2025-26 and 2026-27. The motion was seconded by Councilor Durfey. Motion carried.

Yes- Stinchfield, Kirby, Fatland, Durfey, No- None, Abstain- None

8.7. Approve ODOT Small City Allotment Project - Church & Oregon Street Paving

The council received the bid summary of the ODOT Small City Allotment Grant (SCA) project, with the lowest bid being by Crestline Construction of The Dalles. Crestline has done several projects in Condon including the golf course water line connection and infrastructure for the Baseball Field development. The SCA grant is \$250,000 which will cover the construction, design engineering and advertisement for bids. The contract with Anderson, Perry & Associates has an additional \$7,500 for project management, which the city hopes will not be needed.

A motion was made by Councilor Durfey to approve the bid of \$219,850 to Crestline Construction, Inc for ODOT Small City Allotment paving grant project. The motion was seconded by Councilor Kirby. Motion carried.

Yes- Stinchfield, Kirby, Fatland, Durfey, No- None, Abstain- None

8.8. Review & Approve Contract with Gilliam County Fire Services

CA Greiner stated that she had spoken with one of the other entities on the contract and that they were not planning to bring it to their board. The only change appears to be in the title of the position that the city is funding, and other terms remain the same. After a brief discussion, the council tabled the contract to determine if it was going to be amended by all parties.

8.9. Review & Approve Housing Infrastructure Support Fund Grant Contract

CA Greiner explained that this is for the Fairway Housing project to move forward to get the subdivision completed. This would include surveying and construction staking, planning and engineering as many lots of the subdivision to make it shovel-ready for building homes.

A motion was made by Councilor Durfey to authorize CA Greiner to sign the Oregon Business Development Housing Infrastructure Support Grant Fund contract. The motion was seconded by Councilor Stinchfield. Motion carried.

Yes- Stinchfield, Kirby, Fatland, Durfey, No- None, Abstain- None

8.10. Review & Approve Intergovernmental Agreement with Lane Council of Governments for City Administrator Recruitment

CA Greiner stated that the amount of the contract was an addendum that was included in a previous council packet. It is for \$40 hours of time in the city administrator position recruitment process. She stated that she will monitor that amount so it will not exceed it. The contract requires the city to become a member of Local Government Personnel Services, which is a department of the Lane Council of Governments.

A motion was made by Councilor Stinchfield to authorize CA Greiner to sign the Intergovernmental Agreement with Lane Council of Governments for the city administrator recruitment. The motion was seconded by Councilor Durfey. Motion carried.

Yes- Stinchfield, Kirby, Fatland, Durfey, No- None, Abstain- None

8.11. ** Appoint or Elect a Council President

Mayor Hall appointed Councilor Stinchfield Council President for the 2025-26 year.

9. STAFF REPORTS

9.1. Public Works – Public Works Superintendent Gibb Wilkins

PW Wilkins stated that 5.8 millions gallons of water were pumped at City Farm in May, which is .5 million more than last year at this time. He noted that the water stopped running over the wet well last which after four months of run-off. Public Works crew has completed the water line upgrade on Gilliam Street and The Automation Group has completed the second phase of the SCDA system. PW Wilkins has been assisting with the pool operation, mowed lots before Memorial Day and has scheduled the Oregon Health Authority Drinking Water review for next week. He stated that the Oregon Department of Environmental Quality has sent the city the transfer station permit that has removed the ability to burn the yard debris and the city has until June 13 to respond. He and CA Greiner will draft a response next week and suggested that if the councilors would like to add comments to get them in early next week. Public comment will be for 30 days later this summer or early fall. At this time, the city is operating under it's current permit and items are still accepted at the burn pile. Councilor Dufey discussed pothole reporting and several that would need to be filled in.

9.2. Police & Fire – Gilliam County Sheriff Gary Bettencourt

None

9.3. Administration – City Administrator Kathryn Greiner

CA Greiner reported that she was unsuccessful with the Diamonds in the Rough grant for renovation of the bay window in City Hall, but will work toward getting a plan to see if it can be accomplished without grant funds. She explained that the floodplain ordinance in the "council information" is to be adopted at the July meeting as required by law.

10. COUNCIL INFORMATION

10.1. Proposed Floodplain Ordinance

10.2. Condon Transfer Station Inspection Report

11. NEXT REGULAR MEETING DATE

11.1. The next regular Condon City Council meeting will be held Wednesday, July 2, 2025, 7 p.m.

12. ADJOURN REGULAR MEETING

Mayor Hall adjourned the meeting at 8:07 p.m.

Dustan Hall, Mayor

Date _____

ATTEST: _____
Kathryn Greiner City Administrator

Date _____

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ACCTECH - A SYSTEMS INTEGRATOR							
1551	ACCTECH - A SYSTEMS INTEG	6348	TECH SUPPORT SVCS	06/02/2025	375.00	.00	
Total ACCTECH - A SYSTEMS INTEGRATOR:					375.00	.00	
ACCUITY, LLC							
759	ACCUITY, LLC	12099	AUDIT WATER	06/02/2025	750.00	.00	
759	ACCUITY, LLC	12099	AUDIT SEWER	06/02/2025	750.00	.00	
759	ACCUITY, LLC	12099	Audit	06/02/2025	500.00	.00	
Total ACCUITY, LLC:					2,000.00	.00	
ANDERSON, PERRY, & ASSOC.							
112	ANDERSON, PERRY, & ASSOC.	80728	CHURCH & OR ST IMPROVEME	05/30/2025	25,000.00	.00	
Total ANDERSON, PERRY, & ASSOC.:					25,000.00	.00	
AT&T MOBILITY							
599	AT&T MOBILITY	872564008X05	PHONE	05/06/2025	97.12	.00	
599	AT&T MOBILITY	872564008X05	PW Cell Phone	05/06/2025	97.11	.00	
Total AT&T MOBILITY:					194.23	.00	
BASS, HANNA							
1638	BASS, HANNA	JUNE STIPEN	STIPEND - COUNCILOR	06/10/2025	250.00	.00	
Total BASS, HANNA:					250.00	.00	
BAUM SMITH LLC							
831	BAUM SMITH LLC	37460	Admin Legal	05/19/2025	798.75	.00	
Total BAUM SMITH LLC:					798.75	.00	
BISHOP SANITATION							
876	BISHOP SANITATION	15906	TRANSFER STATION RESTROO	06/04/2025	128.50	.00	
Total BISHOP SANITATION:					128.50	.00	
BOHN'S PRINTING							
148	BOHN'S PRINTING	6943	Copier Charge	05/29/2025	13.01	.00	
Total BOHN'S PRINTING:					13.01	.00	
BOX R WATER ANALYSIS LAB							
151	BOX R WATER ANALYSIS LAB	X062383	Biochemical Oxygen	05/12/2025	68.00	.00	
151	BOX R WATER ANALYSIS LAB	X062383	TOTAL SUSPENDED SOLIDS	05/12/2025	47.00	.00	
Total BOX R WATER ANALYSIS LAB:					115.00	.00	
COLUMBIA BASIN ELECTRIC							
169	COLUMBIA BASIN ELECTRIC	MAY 2025	CITY HALL	05/22/2025	184.88	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	Golf Course	05/22/2025	52.18	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	PARK	05/22/2025	91.86	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
169	COLUMBIA BASIN ELECTRIC	MAY 2025	MEMORIAL HALL	05/22/2025	80.44	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	Golf Course	05/22/2025	47.92	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	Sewer Plant w pivot	05/22/2025	411.23	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	Disposal	05/22/2025	357.29	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	Golf Course	05/22/2025	261.32	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	City Farm	05/22/2025	1,538.35	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	Street Lights	05/22/2025	1,470.44	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	City Farm	05/22/2025	47.19	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	Golf Course	05/22/2025	115.26	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	POOL	05/22/2025	326.27	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	LIBRARY	05/22/2025	286.61	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	GRADE SCHOOL	05/22/2025	135.68	.00	
169	COLUMBIA BASIN ELECTRIC	MAY 2025	NEW SHOP	05/22/2025	38.15	.00	
Total COLUMBIA BASIN ELECTRIC:					5,445.07	.00	
CROWN PAPER & JANITORIAL							
642	CROWN PAPER & JANITORIAL	376332	Pool Supplies	06/02/2025	242.06	.00	
642	CROWN PAPER & JANITORIAL	376332	Park Supplies	06/02/2025	242.06	.00	
642	CROWN PAPER & JANITORIAL	376332	Golf Supplies	06/02/2025	242.06	.00	
642	CROWN PAPER & JANITORIAL	376332	CITY BUILDING SUPPLIES	06/02/2025	242.06	.00	
Total CROWN PAPER & JANITORIAL:					968.24	.00	
DAILY JOURNAL OF COMMERCE							
226	DAILY JOURNAL OF COMMERC	745783252	BIDS -CHURCH & OR ST IMPRO	05/12/2025	261.36	.00	
Total DAILY JOURNAL OF COMMERCE:					261.36	.00	
DEVIN OIL COMPANY							
224	DEVIN OIL COMPANY	CL82376	Water Fuel	05/15/2025	90.01	.00	
224	DEVIN OIL COMPANY	CL82376	Sewer Fuel	05/15/2025	90.01	.00	
Total DEVIN OIL COMPANY:					180.02	.00	
D-S HARDWOOD CORPORATION							
1591	D-S HARDWOOD CORPORATIO	JUNE 2025	MH FLOORS REFINISHED	06/10/2025	1,080.00	.00	
Total D-S HARDWOOD CORPORATION:					1,080.00	.00	
DURFEY, MICHAEL							
1639	DURFEY, MICHAEL	JUNE 2025	STIPEND - COUNCILOR	06/10/2025	250.00	.00	
Total DURFEY, MICHAEL:					250.00	.00	
FATLAND, THOMAS							
252	FATLAND, THOMAS	JUNE 2025	Stipend - COUNCILOR	06/10/2025	250.00	.00	
Total FATLAND, THOMAS:					250.00	.00	
FERGUSON ENTERPRISES							
254	FERGUSON ENTERPRISES	1319841	WATER PARTS	05/23/2025	948.96	.00	
Total FERGUSON ENTERPRISES:					948.96	.00	
HALL, DUSTAN							
1590	HALL, DUSTAN	JUNE STIPEN	STIPEND - MAYOR	06/10/2025	500.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total HALL, DUSTAN:					500.00	.00	
HATTENHAUER DIST.							
304	HATTENHAUER DIST.	JUNE 2025	Water	05/31/2025	191.87	.00	
304	HATTENHAUER DIST.	JUNE 2025	Sewer	05/31/2025	191.88	.00	
304	HATTENHAUER DIST.	JUNE 2025	Golf	05/31/2025	87.47	.00	
304	HATTENHAUER DIST.	JUNE 2025	Park Fuel	05/31/2025	65.71	.00	
Total HATTENHAUER DIST.:					536.93	.00	
HOME TELEPHONE COMPANY							
766	HOME TELEPHONE COMPANY	10247935	Pool	06/01/2025	92.49	.00	
766	HOME TELEPHONE COMPANY	10247935	Water	06/01/2025	43.99	.00	
766	HOME TELEPHONE COMPANY	10247935	Sewer	06/01/2025	286.66	.00	
766	HOME TELEPHONE COMPANY	10247935	Administration	06/01/2025	221.65	.00	
Total HOME TELEPHONE COMPANY:					644.79	.00	
INLAND DEVELOPMENT CORPORATION							
897	INLAND DEVELOPMENT CORP	JUNE 2025	MRC Fiber Project	06/01/2025	2,000.00	.00	
Total INLAND DEVELOPMENT CORPORATION:					2,000.00	.00	
JAMIESON & MARSHALL							
328	JAMIESON & MARSHALL	JUNE 2025	Golf	05/30/2025	23.60	.00	
Total JAMIESON & MARSHALL:					23.60	.00	
KIRBY, JEREMY							
1538	KIRBY, JEREMY	JUNE 2025	STIPEND - COUNCILOR	06/10/2025	250.00	.00	
Total KIRBY, JEREMY:					250.00	.00	
LEAGUE OF OREGON CITIES							
362	LEAGUE OF OREGON CITIES	R25362	LOC CONFERENCE - D. HALL	03/27/2025	75.00	.00	
Total LEAGUE OF OREGON CITIES:					75.00	.00	
M & A AUTO PARTS							
371	M & A AUTO PARTS	MAY 2025	GLOVES, SPRAYER	05/31/2025	19.49	.00	
371	M & A AUTO PARTS	MAY 2025	GLOVES, SPRAYER	05/31/2025	19.49	.00	
371	M & A AUTO PARTS	MAY 2025	SCREW EXTRACTOR, GALV NIP	05/31/2025	19.17	.00	
371	M & A AUTO PARTS	MAY 2025	2 GAL SPRAYER	05/31/2025	22.99	.00	
371	M & A AUTO PARTS	MAY 2025	WIRE NUT	05/31/2025	5.99	.00	
371	M & A AUTO PARTS	MAY 2025	CHIP BRUSH	05/31/2025	7.77	.00	
371	M & A AUTO PARTS	MAY 2025	FUEL LINE	05/31/2025	2.09	.00	
371	M & A AUTO PARTS	MAY 2025	FUEL LINE	05/31/2025	2.09	.00	
371	M & A AUTO PARTS	MAY 2025	POOL PARTS	05/31/2025	15.74	.00	
371	M & A AUTO PARTS	MAY 2025	GALV NIPPLE	05/31/2025	2.39	.00	
371	M & A AUTO PARTS	MAY 2025	PAINT STRIPPER, STEEL WOOL	05/31/2025	26.98	.00	
371	M & A AUTO PARTS	MAY 2025	PADLOCK FOR METERS	05/31/2025	33.49	.00	
371	M & A AUTO PARTS	MAY 2025	BLUE GLOVES - LRG	05/31/2025	8.59	.00	
371	M & A AUTO PARTS	MAY 2025	BLUE GLOVES - LRG	05/31/2025	8.59	.00	
371	M & A AUTO PARTS	MAY 2025	BLUE GLOVES - LRG	05/31/2025	8.59	.00	
371	M & A AUTO PARTS	MAY 2025	MINI HACKSAW, PRIMER, PVC	05/31/2025	14.59	.00	
371	M & A AUTO PARTS	MAY 2025	MINI HACKSAW, PRIMER, PVC	05/31/2025	14.58	.00	
371	M & A AUTO PARTS	MAY 2025	PWR STEERING FLUID	05/31/2025	6.75	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
371	M & A AUTO PARTS	MAY 2025	PWR STEERING FLUID	05/31/2025	6.75	.00	
371	M & A AUTO PARTS	MAY 2025	PULLEY, ACHOR SHACKLE	05/31/2025	16.58	.00	
371	M & A AUTO PARTS	MAY 2025	TROWL POINTING	05/31/2025	4.99	.00	
371	M & A AUTO PARTS	MAY 2025	TROWL POINTING	05/31/2025	5.00	.00	
371	M & A AUTO PARTS	MAY 2025	ORING	05/31/2025	12.45	.00	
371	M & A AUTO PARTS	MAY 2025	ORING	05/31/2025	12.45	.00	
371	M & A AUTO PARTS	MAY 2025	AA BATTERY	05/31/2025	6.49	.00	
371	M & A AUTO PARTS	MAY 2025	AA BATTERY	05/31/2025	6.49	.00	
371	M & A AUTO PARTS	MAY 2025	NOZZLE GUN	05/31/2025	18.99	.00	
371	M & A AUTO PARTS	MAY 2025	LINCHPIN	05/31/2025	2.39	.00	
371	M & A AUTO PARTS	MAY 2025	LIMCHPIN	05/31/2025	2.39	.00	
371	M & A AUTO PARTS	MAY 2025	TEFLON TAPE, KEY	05/31/2025	3.49	.00	
371	M & A AUTO PARTS	MAY 2025	LAWN SEED	05/31/2025	8.99	.00	
371	M & A AUTO PARTS	MAY 2025	SILICONE, WIRE NUT CONNEC	05/31/2025	17.58	.00	
371	M & A AUTO PARTS	MAY 2025	HYD HOSE ADAPTERS	05/31/2025	84.00	.00	
371	M & A AUTO PARTS	MAY 2025	HYD HOSE ADAPTERS	05/31/2025	83.99	.00	
Total M & A AUTO PARTS:					532.39	.00	
MORROW COUNTY GRAIN GROW.							
377	MORROW COUNTY GRAIN GRO	MAY 2025	Pool Propane	05/31/2025	360.63	.00	
377	MORROW COUNTY GRAIN GRO	MAY 2025	Pool TANK RENTAL	05/31/2025	60.00	.00	
Total MORROW COUNTY GRAIN GROW.:					420.63	.00	
OHA CASHIER							
1560	OHA CASHIER	MAY 2025	ANNUAL WATER SYSTEM FEE	05/20/2025	675.00	.00	
Total OHA CASHIER:					675.00	.00	
OPEN COUNTRY FARM							
433	OPEN COUNTRY FARM	MAY 2025	Main Street Planters	05/25/2025	623.00	.00	
Total OPEN COUNTRY FARM:					623.00	.00	
OREGON FRONTIER CHAMBER OF COMMERCE							
196	OREGON FRONTIER CHAMBER	MAY 2025	Concert Sponsorship 2025	01/27/2025	2,500.00	.00	
Total OREGON FRONTIER CHAMBER OF COMMERCE:					2,500.00	.00	
OXARC							
442	OXARC	12763948-00	Chlorine	05/27/2025	2,275.94	.00	
442	OXARC	12763948-00	Chlorine	05/27/2025	2,275.95	.00	
442	OXARC	62034158	Chlorine	05/31/2025	72.86	.00	
442	OXARC	62034158	Chlorine	05/31/2025	72.87	.00	
Total OXARC:					4,697.62	.00	
PARM, DAWN							
908	PARM, DAWN	JUNE2025	Stipend - COUNCILOR	06/10/2025	250.00	.00	
Total PARM, DAWN:					250.00	.00	
POST MASTER							
463	POST MASTER	JUNE 2025	Box Rental	06/03/2025	188.00	.00	
Total POST MASTER:					188.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
RUTHERFORD CONSTRUCTION, LLC							
832	RUTHERFORD CONSTRUCTIO	JUNE 2025	GOLF COURSE CLUBHOUSE P	06/09/2025	41,229.50	.00	
Total RUTHERFORD CONSTRUCTION, LLC:					41,229.50	.00	
STINCHFIELD, JAN							
709	STINCHFIELD, JAN	JUNE 2025	Stipend - COUNCILOR	06/10/2025	250.00	.00	
Total STINCHFIELD, JAN:					250.00	.00	
TENNESON ENGINEERING							
533	TENNESON ENGINEERING	10645-15	Planning Consultant	05/28/2025	1,358.00	.00	
Total TENNESON ENGINEERING:					1,358.00	.00	
THE MCGREGOR COMPANY							
1555	THE MCGREGOR COMPANY	MAY 2025	PARK SUPPLIES	05/31/2025	92.90	.00	
Total THE MCGREGOR COMPANY:					92.90	.00	
THE TIMES-JOURNAL							
540	THE TIMES-JOURNAL	MAY 2025	LB-1	05/13/2025	336.00	.00	
540	THE TIMES-JOURNAL	MAY 2025	WATER QUALITY REPORT	05/13/2025	36.00	.00	
540	THE TIMES-JOURNAL	MAY 2025	COMMUNITY CLEANUP	05/13/2025	102.00	.00	
540	THE TIMES-JOURNAL	MAY 2025	BIDS - OR & CHURCH ST	05/13/2025	186.00	.00	
Total THE TIMES-JOURNAL:					660.00	.00	
TK ELEVATOR CORPORATION							
1535	TK ELEVATOR CORPORATION	3008607676	LIFT CHAIR	06/01/2025	157.50	.00	
Total TK ELEVATOR CORPORATION:					157.50	.00	
TWO BOYS MEAT & GROCERY							
548	TWO BOYS MEAT & GROCERY	MAY 2025	SHOP COFFEE	05/26/2025	10.49	.00	
548	TWO BOYS MEAT & GROCERY	MAY 2025	SHOP COFFEE	05/26/2025	10.49	.00	
548	TWO BOYS MEAT & GROCERY	MAY 2025	DRINKS	05/26/2025	32.28	.00	
Total TWO BOYS MEAT & GROCERY:					53.26	.00	
VESTIS							
115	VESTIS	5291694691	Admin Janitorial	05/05/2025	186.43	.00	
115	VESTIS	5291703138	Admin Janitorial	05/19/2025	186.43	.00	
Total VESTIS:					372.86	.00	
VISA							
559	VISA	MAY 25 1827	COMMUNITY CLEANUP VOLUN	05/22/2025	113.59	.00	
559	VISA	MAY 25 1827	COMMUNITY CLEANUP VOLUN	05/22/2025	48.00	.00	
559	VISA	MAY 25 1827	DOMAIN RENEWAL	05/22/2025	33.99	.00	
559	VISA	MAY 25 5886	MICROSOFT MONTHLY EMAIL	05/22/2025	96.00	.00	
559	VISA	MAY 25 5886	MICROSOFT ONLINE SVCS	05/22/2025	50.00	.00	
559	VISA	MAY 25 5886	BALL WASHER & TOWELS	05/22/2025	358.02	.00	
559	VISA	MAY 25 5886	2 PART RECEIPTS	05/22/2025	102.40	.00	
559	VISA	MAY 25 5886	POOL PARTS	05/22/2025	250.29	.00	
559	VISA	MAY 25 5886	WIFI FOR MINI SPLITS	05/22/2025	1,076.00	.00	
559	VISA	MAY 25 5886	POOL PARTS	05/22/2025	105.89	.00	
559	VISA	MAY 25 5886	FITZ WASTEWATER OPERATOR	05/22/2025	174.48	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
559 VISA		MAY 25 5886	ISLEY WELLNESS ACADEMY- V	05/22/2025	50.00	.00	
559 VISA		MAY 25 5886	BUSINESS CARDS & HOLDER -	05/22/2025	68.97	.00	
559 VISA		MAY 25 5886	WHEELBARROW, RUBBER HOS	05/22/2025	136.18	.00	
559 VISA		MAY 25 5886	WHEELBARROW, RUBBER HOS	05/22/2025	68.09	.00	
559 VISA		MAY 25 5886	WHEELBARROW, RUBBER HOS	05/22/2025	68.09	.00	
559 VISA		MAY 25 5886	PAINT	05/22/2025	301.70	.00	
559 VISA		MAY 25 5886	COMBO WRENCH, WRENCH SE	05/22/2025	34.99	.00	
559 VISA		MAY 25 5886	COMBO WRENCH, WRENCH SE	05/22/2025	34.99	.00	
559 VISA		MAY 25 5886	TRIP LUNCH	05/22/2025	6.45	.00	
559 VISA		MAY 25 5886	TRIP LUNCH	05/22/2025	6.45	.00	
559 VISA		MAY 25 5886	TEA FOR CONFERENCE ROOM	05/22/2025	11.42	.00	
559 VISA		MAY 25 5886	INK CARTRIDGES	05/22/2025	302.61	.00	
559 VISA		MAY 25 5886	POSTCARDS	05/22/2025	82.40	.00	
559 VISA		MAY 25 5886	PLANTS	05/22/2025	84.00	.00	
559 VISA		MAY 25 5886	GRASS SEED	05/22/2025	54.99	.00	
Total VISA:					3,719.99	.00	
WATKINS TRUCKING							
755 WATKINS TRUCKING		4235	SCARP METAL LOADS TO HER	05/30/2025	600.00	.00	
Total WATKINS TRUCKING:					600.00	.00	
Grand Totals:					100,669.11	.00	

Dated: _____

Mayor: _____

City Administrator: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

RECEIVED

Account Summary

Billing Cycle 05/22/25
Days In Billing Cycle 31
Previous Balance \$950.32
Purchases + 195.58
Cash + 0.00
Special + \$0.00
Balance Transfers + \$0.00
Credits - \$0.00
Payments - \$950.32
Other Charges + \$0.00
Finance Charges + 0.00

NEW BALANCE \$195.58

Credit Summary

Total Credit Line \$10,000.00
Available Credit Line \$9,641.00
Available Cash \$0.00
Amount Over Credit Line \$0.00
Amount Past Due \$0.00
Disputed Amount \$0.00

Important Information About Your Account

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.MYCARDSTATEMENT.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT SERVICE, NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE, AND EASY WITH MYCARDSTATEMENT.COM. ENROLL TODAY!

Account Inquiries

Customer Service: (800) 423-7503
Report Lost or Stolen Card: (727) 570-4881

Visit us on the web at:
www.MyCardStatement.com

Please send Billing Inquiries and Correspondence to:
PO BOX 30495 TAMPA, FL 33630-3495

Payment Summary

NEW BALANCE \$195.58

MINIMUM PAYMENT \$195.58

PAYMENT DUE DATE 06/16/2025

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
05/14/25	05/14/25	6010	1 5134121630000020	PAYMENT - THANK YOU	\$950.32 -
05/16/25	05/18/25	5812	24330655136900012700126	THE DRIVE IN CONDON OR	\$113.59 \$1000
05/16/25	05/18/25	5812	24692165137102806153767	SQ *CONDON LOCAL	\$48.00 \$1600
				Condon OR	
05/17/25	05/18/25	7379	24906415137229473119309	WEB*asmallorange.com	\$33.99 \$150
				781-4186707 TX	

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

BANK OF EASTERN OREGON
P O BOX 39
HEPPNER OR 97836 - 0039



Account Number

1827

Check box to indicate
name/address change on
back of this coupon ☐

AMOUNT OF PAYMENT ENCLOSED

Closing Date

05/22/25

New Balance

\$195.58

**Total Minimum
Payment Due**

\$195.58

Payment Due Date

06/16/2025

\$ 195.58

CITY OF CONDON
CITY OF CONDON 2
PO BOX 445
CONDON OR 97823-0445



MAKE CHECK PAYABLE TO:

VISA
PO BOX 4512
CAROL STREAM IL 60197-4512

Additional Information About Your Account

786

Interest Charge Calculation/Plan Level Information

Plan Description	ICM ¹	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) ²	Interest Charge	Ending Balance
CURRENT						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
FEES/INTEREST CHARGE					\$ 0.00	
TOTAL				0.00%	\$ 0.00	\$ 195.58

¹ ICM Interest Charge Method: See reverse side of Page 1 for explanation.

² Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

(V) = Variable Rate. If you have a variable rate account the periodic rate and **Annual Percentage Rate (APR)** may vary.

JUN - 2 2025

Account Summary

Billing Cycle 05/22/25
Days In Billing Cycle 31
Previous Balance \$1,318.06
Purchases + 3,524.41
Cash + 0.00
Special + \$0.00
Balance Transfers + \$0.00
Credits - \$0.00
Payments - \$1,318.06
Other Charges + \$0.00
Finance Charges + 0.00

NEW BALANCE \$3,524.41

Credit Summary

Total Credit Line \$10,000.00
Available Credit Line \$6,475.00
Available Cash \$0.00
Amount Over Credit Line \$0.00
Amount Past Due \$0.00
Disputed Amount \$0.00

Important Information About Your Account

MANAGE YOUR CARD ACCOUNT ONLINE. IT'S FREE! IT'S EASY! SIMPLY GO TO WWW.MYCARDSTATEMENT.COM AND ENROLL IN OUR ONLINE SERVICE. YOU CAN REVIEW ACCOUNT INFORMATION, TRACK SPENDING, SET ALERT SERVICE, NOTIFICATIONS, DOWNLOAD FILES, AND MUCH MORE. MANAGING YOUR ACCOUNT IS FAST, SECURE, AND EASY WITH MYCARDSTATEMENT.COM. ENROLL TODAY!

Account Inquiries

Customer Service: (800) 423-7503
Report Lost or Stolen Card: (727) 570-4881



Visit us on the web at:
www.MyCardStatement.com



Please send Billing Inquiries and Correspondence to:
PO BOX 30495 TAMPA, FL 33630-3495

Payment Summary

NEW BALANCE \$3,524.41
MINIMUM PAYMENT \$3524.41
PAYMENT DUE DATE 06/16/2025

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Cardholder Account Summary

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
04/23/25	04/23/25	5045	24204295113000100646045	MSFT * E0500W1871 monthly email 800-6427676 WA	\$96.00 A150
04/23/25	04/23/25	5045	24204295113001300386051	MSFT * E0500W13ZX online svcs 800-6427676 WA	\$50.00 A150
04/22/25	04/24/25	5046	24639235113900010700041	EASY PICKER GOLF PRODUCTS Ball washer 239-3686600 FL q towels	\$358.02 A1300
04/24/25	04/25/25	5111	24906415114227681561186	DRI*UPRINTING 2 part receipts 888-8884211 CA	\$102.40 A10

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

BANK OF EASTERN OREGON
P O BOX 39
HEPPNER OR 97836 - 0039



Account Number

5886

Check box to indicate
name/address change on
back of this coupon ☐

Closing Date

05/22/25

New Balance

\$3,524.41

**Total Minimum
Payment Due**

\$3524.41

Payment Due Date

06/16/2025

AMOUNT OF PAYMENT ENCLOSED

\$ 3524.41

CITY OF CONDON
CITY OF CONDON 1
PO BOX 445
CONDON OR 97823-0445



MAKE CHECK PAYABLE TO:

VISA
PO BOX 4512
CAROL STREAM IL 60197-4512

12 4344 2212 1003 5886 00352441 00352441 2

Cardholder Account Summary Continued

Trans Date	Post Date	MCC Code	Reference Number	Description	Amount
04/30/25	05/01/25	7299	24692165120100361951624	MERMADE FILTER <i>Pool parts</i>	\$250.29 <i>300</i>
				803-793-0340 SC	
04/30/25	05/01/25	4900	24055225120323385085194	TOTAL HOME SUPPLY <i>wifi for mini splits</i>	\$1,076.00 <i>A40</i>
				877-847-0050 NJ	
04/30/25	05/01/25	5085	24755425121731216361576	GRAINGER 800-4724643 IL <i>Pool parts</i>	\$105.89 <i>300</i>
05/01/25	05/02/25	9399	24717055121281215403492	DEQ YDO SERVICE FEE <i>Fitz-Wastewater</i>	\$3.92 <i>S280</i>
				503-2296719 GA <i>System Operator</i>	
05/01/25	05/02/25	9399	24717055121281215403740	DEQ YDO FEES <i>Renewal</i>	\$170.56
				503-2296719 OR	
05/01/25	05/02/25	9399	24493985121100920056924	CITY COUNTY INSURANCE SE <i>Wellness Academy</i>	\$50.00 <i>A140</i>
				503-763-3825 OR	
05/05/25	05/06/25	2741	24036295125712048726362	VISTAPRINT <i>mayor-cards + holder</i>	\$68.97 <i>A10</i>
				866-207-4955 MA	
05/09/25	05/11/25	5200	24692165130107232751693	THE HOME DEPOT 4031 <i>See below</i>	\$272.36
				HERMISTON OR	
05/09/25	05/11/25	5231	24793385129002815297096	SHERWIN-WILLIAMS727638 <i>paint</i>	\$301.70 <i>A40</i>
				HERMISTON OR	
05/09/25	05/11/25	5999	24231685130333913306111	HARBOR FREIGHT TOOLS 750 <i>Combawrench</i>	\$69.98 <i>W270 \$34.99</i>
				HERMISTON OR <i>wrench set</i>	<i>5270 \$34.99</i>
05/09/25	05/11/25	5814	24431065130203610224722	PANDA EXPRESS #3264 <i>Trip lunch</i>	\$12.90 <i>W270 \$6.45</i>
				HERMISTON OR	
05/12/25	05/13/25	5942	24692165132109233184088	Amazon.com*NI37E5SB0 <i>Tea</i>	\$11.42 <i>A40</i>
				Amzn.com/bill WA	
05/14/25	05/14/25	6010	1 5134121630000010	PAYMENT - THANK YOU	\$1,318.06 -
05/14/25	05/15/25	5942	24692165134100919391905	AMAZON MKTPL*NW2NB8CM1 <i>Ink cartridges</i>	\$302.61 <i>A10</i>
				Amzn.com/bill WA	
05/18/25	05/19/25	5942	24692165138104091104975	Amazon.com*NW3IJ9HZ0 <i>postcards</i>	\$82.40 <i>A10</i>
				Amzn.com/bill WA	
05/20/25	05/21/25	5942	24692165140106087682084	AMAZON MKTPL*NW1O96YK1 <i>plants</i>	\$84.00 <i>Park 10</i>
				Amzn.com/bill WA	
05/20/25	05/21/25	5942	24692165140106275115103	Amazon.com*NZ4DC6O01 <i>grass seed</i>	\$54.99 <i>Park 10</i>
				Amzn.com/bill WA	

Additional Information About Your Account

Interest Charge Calculation/Plan Level Information

Plan Description	ICM ¹	Balance Subject to Interest Rate	Periodic Rate	Annual Percentage Rate (APR) ²	Interest Charge	Ending Balance
CURRENT						
PURCHASES	G	\$ 0.00	1.3200%	15.84%	\$ 0.00	
CASH	F	\$ 0.00	1.3200%	15.84%	\$ 0.00	
FEES/INTEREST CHARGE					\$ 0.00	
TOTAL				0.00%	\$ 0.00	\$ 3,524.41

¹ ICM Interest Charge Method: See reverse side of Page 1 for explanation.

² Your Annual Percentage Rate (APR) is the annual interest rate on your account.

(V) = Variable Rate. If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.

* Home Depot
- wheelbarrow,
rubber hose,
mats, gloves
\$136.18 G150
\$68.09 W270
\$68.09 S270

City of Condon, Gilliam County, Oregon

Ordinance No. 2026-01 Floodplain Management Regulations

TABLE OF CONTENTS

1.	STATUTORY AUTHORITY, FINDINGS OF FACT, PURPOSE, & METHODS.....	2
1.01	STATUTORY AUTHORIZATION.....	2
1.02	FINDINGS OF FACT.....	2
1.03	STATEMENT OF PURPOSE.....	2
1.04	METHODS OF REDUCING FLOOD LOSSES.....	2
2.	GENERAL PROVISIONS.....	3
2.01	LANDS TO WHICH THIS ORDINANCE APPLIES.....	3
2.02	BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS.....	3
2.03	COORDINATION WITH STATE OF OREGON SPECIALTY CODES.....	3
2.04	COMPLIANCE AND PENALTIES FOR NONCOMPLIANCE.....	3
2.05	ABROGATION AND SEVERABILITY.....	4
2.06	INTERPRETATION.....	4
2.07	WARNING AND DISCLAIMER OF LIABILITY.....	4
3.	ADMINISTRATION.....	4
3.01	DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR.....	4
3.02	DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.....	4
3.03	ESTABLISHMENT OF DEVELOPMENT PERMIT.....	7
3.04	VARIANCE PROCEDURE.....	8
4.	PROVISIONS FOR FLOOD HAZARD REDUCTION.....	9
4.01	GENERAL STANDARDS.....	9
4.02	SPECIFIC STANDARDS FOR RIVERINE (INCLUDING ALL NON-COASTAL) FLOOD ZONES	
	11	
5.	DEFINITIONS.....	18

1. STATUTORY AUTHORITY, FINDINGS OF FACT, PURPOSE, & METHODS

1.01 STATUTORY AUTHORIZATION

The State of Oregon has in ORS 197.175 delegated the responsibility to local governmental units to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Condon does ordain as follows:

1.02 FINDINGS OF FACT

- A) The flood hazard areas of the City of Condon are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- B) These flood losses may be caused by the cumulative effect of obstructions in special flood hazard areas which increase flood heights and velocities, and when inadequately anchored, cause damage in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to flood loss.

1.03 STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote public health, safety, and general welfare, and to minimize public and private losses due to flooding in flood hazard areas by provisions designed to:

- A) Protect human life and health;
- B) Minimize expenditure of public money for costly flood control projects;
- C) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D) Minimize prolonged business interruptions;
- E) Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in special flood hazard areas;
- F) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;
- G) Notify potential buyers that the property is in a special flood hazard area;
- H) Notify those who occupy special flood hazard areas that they assume responsibility for their actions;
- I) Participate in and maintain eligibility for flood insurance and disaster relief.

1.04 METHODS OF REDUCING FLOOD LOSSES

To accomplish its purposes, this ordinance includes methods and provisions for:

- A) Restricting or prohibiting development which is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B) Requiring that development vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D) Controlling filling, grading, dredging, and other development which may increase flood damage;
- E) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or may increase flood hazards in other areas.

2. GENERAL PROVISIONS

2.01 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all special flood hazard areas within the jurisdiction of the City of Condon.

2.02 BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS

The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled Flood Insurance Rate Map Community Panel Number 410072 0005 B Effective Date: September 24, 1984, with accompanying Flood Insurance Rate Map (FIRM) PANEL 4100720005B dated September 24, 1984 are hereby adopted by reference and declared to be a part of this ordinance. The FIRM panel is on file at City Administrator's Office, City Hall, Condon, Oregon.

2.03 COORDINATION WITH STATE OF OREGON SPECIALTY CODES

Pursuant to the requirement established in ORS 455 that the City of Condon administers and enforces the State of Oregon Specialty Codes, the City of Condon does hereby acknowledge that the Oregon Specialty Codes contain certain provisions that apply to the design and construction of buildings and structures located in special flood hazard areas. Therefore, this ordinance is intended to be administered and enforced in conjunction with the Oregon Specialty Codes.

2.04 COMPLIANCE AND PENALTIES FOR NONCOMPLIANCE

- A) COMPLIANCE. All development within special flood hazard areas is subject to the terms of this ordinance and required to comply with its provisions and all other applicable regulations.
- B) PENALTIES FOR NONCOMPLIANCE. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor with a potential fine of \$100 a day to a maximum of \$10,000 for any person found guilty of violating this Ordinance. Nothing contained herein shall prevent the City of Condon from taking such other lawful action as is necessary to prevent or remedy any violation.

2.05 ABROGATION AND SEVERABILITY

- A) ABROGATION. This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- B) SEVERABILITY. This ordinance and the various parts thereof are hereby declared to be severable. If any section clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

2.06 INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

- A) Considered as minimum requirements;
- B) Liberally construed in favor of the governing body; and
- C) Deemed neither to limit nor repeal any other powers granted under state statutes.

2.07 WARNING AND DISCLAIMER OF LIABILITY

- A) WARNING. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.
- B) DISCLAIMER OF LIABILITY. This ordinance shall not create liability on the part of the City of Condon, any officer or employee or consultant thereof, or the Federal Insurance Administrator for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

3. ADMINISTRATION**3.01 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR**

The City of Condon's City Administrator and their designee are hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

3.02 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties of the floodplain administrator, or their designee, shall include, but not be limited to:

A) PERMIT REVIEW

- 1) Review all development permits to determine that:
- 2) The permit requirements of this ordinance have been satisfied;
- 3) All other required local, state, and federal permits have been obtained and approved.

- 4) Review all development permits to determine if the proposed development is located in a floodway. If located in the floodway assure that the floodway provisions of this ordinance in section 4.02 FLOODWAYS are met; and
 - 5) Review all development permits to determine if the proposed development is located in an area where Base Flood Elevation (BFE) data is available either through the Flood Insurance Study (FIS) or from another authoritative source. If BFE data is not available then ensure compliance with the provisions of sections 4.01 USE OF OTHER BASE FLOOD DATA; and
 - 6) Provide to building officials the Base Flood Elevation (BFE) plus one foot above the Base Flood Elevation (BFE) applicable to any building requiring a development permit.
 - 7) Review all development permit applications to determine if the proposed development qualifies as a substantial improvement as defined in section 5.
 - 8) Review all development permits to determine if the proposed development activity is a watercourse alteration. If a watercourse alteration is proposed, ensure compliance with the provisions in section 4.01 ALTERATION OF WATERCOURSES.
 - 9) Review all development permits to determine if the proposed development activity includes the placement of fill or excavation.
- B) INFORMATION TO BE OBTAINED AND MAINTAINED. The following information shall be obtained and maintained and shall be made available for public inspection as needed:
- 1) Obtain, record, and maintain the actual elevation (in relation to mean sea level) of the lowest floor (including basements) and all attendant utilities of all new or substantially improved structures where Base Flood Elevation (BFE) data is provided through the Flood Insurance Study (FIS), Flood Insurance Rate Map (FIRM), or obtained in accordance with section 4.01 USE OF OTHER BASE FLOOD DATA.
 - 2) Obtain and record the elevation (in relation to mean sea level) of the natural grade of the building site for a structure prior to the start of construction and the placement of any fill and ensure that the requirements of sections 4.02 FLOODWAYS, 3.02(A)(2) are adhered to.
 - 3) Upon placement of the lowest floor of a structure (including basement) but prior to further vertical construction, obtain documentation, prepared and sealed by a professional licensed surveyor or engineer, certifying the elevation (in relation to mean sea level) of the lowest floor (including basement).
 - 4) Where base flood elevation data are utilized, obtain As-built certification of the elevation (in relation to mean sea level) of the lowest floor (including basement) prepared and sealed by a professional licensed surveyor or engineer, prior to the final inspection.
 - 5) Maintain all Elevation Certificates (EC) submitted to the City of Condon;
 - 6) Obtain, record, and maintain the elevation (in relation to mean sea level) to which the structure and all attendant utilities were floodproofed for all new or substantially improved floodproofed structures where allowed under this ordinance and where Base Flood

Elevation (BFE) data is provided through the FIS, FIRM, or obtained in accordance with section 4.01 USE OF OTHER BASE FLOOD DATA.

- 7) Maintain all floodproofing certificates required under this ordinance;
- 8) Record and maintain all variance actions, including justification for their issuance;
- 9) Obtain and maintain all hydrologic and hydraulic analyses performed as required under section 4.02 FLOODWAYS.
- 10) Record and maintain all Substantial Improvement and Substantial Damage calculations and determinations as required under section 3.02(D).
- 11) Maintain for public inspection all records pertaining to the provisions of this ordinance.

C) REQUIREMENT TO NOTIFY OTHER ENTITIES AND SUBMIT NEW TECHNICAL DATA

- 1) COMMUNITY BOUNDARY ALTERATIONS. The Floodplain Administrator shall notify the Federal Insurance Administrator in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed authority or no longer has authority to adopt and enforce floodplain management regulations for a particular area, to ensure that all Flood Hazard Boundary Maps (FHBM) and Flood Insurance Rate Maps (FIRM) accurately represent the community's boundaries. Include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority.
- 2) WATERCOURSE ALTERATIONS. Notify adjacent communities, the Department of Land Conservation and Development, and other appropriate state and federal agencies, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration. This notification shall be provided by the applicant to the Federal Insurance Administration as a Letter of Map Revision (LOMR) along with either:
 - a. A proposed maintenance plan to assure the flood carrying capacity within the altered or relocated portion of the watercourse is maintained; or
 - b. Certification by a registered professional engineer that the project has been designed to retain its flood carrying capacity without periodic maintenance.
 - c. The applicant shall be required to submit a Conditional Letter of Map Revision (CLOMR) when required under section 3.02(C)(3). Ensure compliance with all applicable requirements in sections 3.02(C)(3) and 4.01 ALTERATION OF WATERCOURSES.
- 3) REQUIREMENT TO SUBMIT NEW TECHNICAL DATA. A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, a community shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Section 44 of the Code of Federal Regulations (CFR), Sub-Section 65.3. The community

may require the applicant to submit such data and review fees required for compliance with this section through the applicable FEMA Letter of Map Change (LOMC) process.

The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:

- a. Proposed floodway encroachments that increase the base flood elevation; and
- b. Proposed development which increases the base flood elevation by more than one foot in areas where FEMA has provided base flood elevations but no floodway.

An applicant shall Notify FEMA within six (6) months of project completion when an applicant has obtained a Conditional Letter of Map Revision (CLOMR) from FEMA. This notification to FEMA shall be provided as a Letter of Map Revision (LOMR).

The applicant shall be responsible for preparing all technical data to support CLOMR/LOMR applications and paying any processing or application fees associated with the CLOMR/LOMR.

The Floodplain Administrator shall be under no obligation to sign the Community Acknowledgement Form, which is part of the CLOMR/LOMR application, until the applicant demonstrates that the project will or has met the requirements of this code and all applicable state and federal laws.

- D) **SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE ASSESSMENTS AND DETERMINATIONS.** Conduct Substantial Improvement (SI) (as defined in section 5) reviews for all structural development proposal applications and maintain a record of SI calculations within permit files in accordance with section 3.02 INFORMATION TO BE OBTAINED AND MAINTAINED. Conduct Substantial Damage (SD) (as defined in section 5) assessments when structures are damaged due to a natural hazard event or other causes. Make SD determinations whenever structures within the special flood hazard area (as established in section 2.02) are damaged to the extent that the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- E) **INTERPRETATION OF FIRM BOUNDARIES.** Make interpretations where needed, as to exact location of the boundaries of the special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59-76).

3.03 ESTABLISHMENT OF DEVELOPMENT PERMIT

- A) **FLOODPLAIN DEVELOPMENT PERMIT REQUIRED.** A development permit shall be obtained before construction or development begins within any area horizontally within the special flood hazard area established in section 2.02. The development permit shall be required for all structures, including manufactured dwellings, and for all other development, as defined in section 5.0, including fill and other development activities.
- B) **APPLICATION FOR DEVELOPMENT PERMIT.** Application for a development permit may be made on forms furnished by the Floodplain Administrator and may include, but not be

limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- 1) In riverine flood zones, the proposed elevation (in relation to mean sea level), of the lowest floor (including basement) and all attendant utilities of all new and substantially improved structures; in accordance with the requirements of section 4.02 INFORMATION TO BE OBTAINED AND MAINTAINED.
- 2) Proposed elevation in relation to mean sea level to which any non-residential structure will be floodproofed.
- 3) Certification by a registered professional engineer or architect licensed in the State of Oregon that the floodproofing methods proposed for any non-residential structure meet the floodproofing criteria for non-residential structures in section 4.02(C)(3) NONRESIDENTIAL CONSTRUCTION.
- 4) Description of the extent to which any watercourse will be altered or relocated.
- 5) Base Flood Elevation data for subdivision proposals or other development when required per sections 3.02 PERMIT REVIEW and 4.01(E).
- 6) Substantial improvement calculation for any improvement, addition, reconstruction, renovation, or rehabilitation of an existing structure.
- 7) The amount and location of any fill or excavation activities proposed.

3.04 VARIANCE PROCEDURE

The issuance of a variance is for floodplain management purposes only. Flood insurance premium rates are determined by federal statute according to actuarial risk and will not be modified by the granting of a variance.

A) CONDITIONS FOR VARIANCES

- 1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the provisions of sections 3.04(A)(3) and (5), and 3.04(B). As the lot size increases beyond one-half acre, the technical justification required for issuing a variance increases.
- 2) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- 3) Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.
- 4) Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;

- b. A determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
 - 5) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation of historic structures will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 - 6) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria of section 3.04(A) (2) – (6) are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- B) VARIANCE NOTIFICATION. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance and that such construction below the base flood elevation increases risks to life and property. Such notification and a record of all variance actions, including justification for their issuance shall be maintained in accordance with section 3.02 INFORMATION TO BE OBTAINED AND MAINTAINED.

4. PROVISIONS FOR FLOOD HAZARD REDUCTION

4.01 GENERAL STANDARDS

In all special flood hazard areas, the following standards shall be adhered to:

- A) ALTERATION OF WATERCOURSES. Require that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained. Require that maintenance is provided within the altered or relocated portion of said watercourse to ensure that the flood carrying capacity is not diminished. Require compliance with sections 3.02 WATERCOURSE ALTERATIONS and 3.02 REQUIREMENT TO SUBMIT NEW TECHNICAL DATA.
- B) ANCHORING.
- 1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - 2) All manufactured dwellings shall be anchored per section 4.02 MANUFACTURED DWELLINGS.
- C) CONSTRUCTION MATERIALS AND METHODS
- 1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

- 2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

D) UTILITIES AND EQUIPMENT

1) WATER SUPPLY, SANITARY SEWER, AND ON-SITE WASTE DISPOSAL SYSTEMS

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
- c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.

2) ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER EQUIPMENT. Electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall be elevated at or above one (1) foot above the base flood level or shall be designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during conditions of flooding. In addition, electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall:

- a. If replaced as part of a substantial improvement shall meet all the requirements of this section.

3) TANKS

- a. Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood.
- b. Above-ground tanks shall be installed at or above one (1) foot above the base flood level or shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood.

E) SUBDIVISION PROPOSALS & OTHER PROPOSED DEVELOPMENTS

- 1) All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, shall include within such proposals, Base Flood Elevation data.
- 2) All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) shall:
 - a. Be consistent with the need to minimize flood damage.

- b. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.
 - c. Have adequate drainage provided to reduce exposure to flood hazards.
- 3) **USE OF OTHER BASE FLOOD DATA.** When Base Flood Elevation data has not been provided in accordance with section 2.02 the local floodplain administrator shall obtain, review, and reasonably utilize any Base Flood Elevation data available from a federal, state, or other source, in order to administer section 4.0. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) must meet the requirements of section 4.01 SUBDIVISION PROPOSALS & OTHER PROPOSED DEVELOPMENTS.

Base Flood Elevations shall be determined for development proposals that are 5 acres or more in size or are 50 lots or more, whichever is lesser in any A zone that does not have an established base flood elevation. Development proposals located within a riverine unnumbered A Zone shall be reasonably safe from flooding; the test of reasonableness includes use of historical data, high water marks, FEMA provided Base Level Engineering data, and photographs of past flooding, etc... where available including project- and site-specific engineering studies. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

- 4) **STRUCTURES LOCATED IN MULTIPLE OR PARTIAL FLOOD ZONES.** In coordination with the State of Oregon Specialty Codes:
- a. When a structure is located in multiple flood zones on the community's Flood Insurance Rate Maps (FIRM) the provisions for the more restrictive flood zone shall apply.
 - b. When a structure is partially located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.
- 5) **CRITICAL FACILITIES.** Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area. Construction of new critical facilities shall be permissible within the SFHA only if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three (3) feet above the Base Flood Elevation (BFE) or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility shall also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters.

4.02 SPECIFIC STANDARDS FOR RIVERINE (INCLUDING ALL NON-COASTAL) FLOOD ZONES

These specific standards shall apply to all new construction and substantial improvements in addition to the General Standards contained in section 4.01 of this ordinance.

- A) **FLOOD OPENINGS.** All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) are subject to the following requirements. Enclosed areas below the Base Flood Elevation, including crawl spaces shall:

- 1) Be designed to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters;
- 2) Be used solely for parking, storage, or building access;
- 3) Be certified by a registered professional engineer or architect or meet or exceed all of the following minimum criteria:
 - a. A minimum of two openings,
 - b. The total net area of non-engineered openings shall be not less than one (1) square inch for each square foot of enclosed area, where the enclosed area is measured on the exterior of the enclosure walls,
 - c. The bottom of all openings shall be no higher than one foot above grade.
 - d. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.
 - e. All additional higher standards for flood openings in the State of Oregon Residential Specialty Codes Section R322.2.2 shall be complied with when applicable.

B) GARAGES

- 1) Attached garages may be constructed with the garage floor slab below the Base Flood Elevation (BFE) in riverine flood zones, if the following requirements are met:
 - a. If located within a floodway the proposed garage must comply with the requirements of this section.
 - b. The floors are at or above grade on not less than one side;
 - c. The garage is used solely for parking, building access, and/or storage;
 - d. The garage is constructed with flood openings in compliance with section 4.02 FLOOD OPENINGS to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater.
 - e. The portions of the garage constructed below the BFE are constructed with materials resistant to flood damage;
 - f. The garage is constructed in compliance with the standards in section 4.01 GENERAL STANDARDS; and
 - g. The garage is constructed with electrical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

- 2) Detached garages must be constructed in compliance with the standards for appurtenant structures in section 4.02 APPURTENANT (ACCESSORY) STRUCTURES or non-residential structures in section 4.02 depending on the square footage of the garage.
- C) FOR RIVERINE (NON-COASTAL) SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS. In addition to the general standards listed in section 4.01 the following specific standards shall apply in Riverine (non-coastal) special flood hazard areas with Base Flood Elevations (BFE): Zones A1-A30, AH, and AE.
- 1) BEFORE REGULATORY FLOODWAY. In areas where a regulatory floodway has not been designated, no new construction, substantial improvement, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's Flood Insurance Rate Map (FIRM), unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
 - 2) RESIDENTIAL CONSTRUCTION.
 - a. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at or above one (1) foot above the Base Flood Elevation (BFE).
 - b. Enclosed areas below the lowest floor shall comply with the flood opening requirements in section 4.02.
 - 3) NON-RESIDENTIAL CONSTRUCTION
 - a. New construction and substantial improvement of any commercial, industrial, or other non-residential structure shall:
 1. Have the lowest floor, including basement elevated at or above one (1) foot or above the Base Flood Elevation (BFE); Or, together with attendant utility and sanitary facilities,
 2. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
 3. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 4. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this section based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the Floodplain Administrator as set forth section 3.02 INFORMATION TO BE OBTAINED AND MAINTAINED.
 - b. Non-residential structures that are elevated, not floodproofed, shall comply with the standards for enclosed areas below the lowest floor in section 4.02 FLOOD OPENINGS.

- c. Applicants floodproofing non-residential buildings shall be notified that flood insurance premiums will be based on rates that are one (1) foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one (1) foot below).

4) MANUFACTURED DWELLINGS

- a. New or substantially improved manufactured dwellings supported on solid foundation walls shall be constructed with flood openings that comply with section 4.02 FLOOD OPENINGS;
- b. The bottom of the longitudinal chassis frame beam shall be at or above Base Flood Elevation;
- c. New or substantially improved manufactured dwellings shall be anchored to prevent flotation, collapse, and lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques), and;
- d. Electrical crossover connections shall be a minimum of twelve (12) inches above Base Flood Elevation (BFE).

5) RECREATIONAL VEHICLES. Recreational vehicles placed on sites are required to:

- a. Be on the site for fewer than 180 consecutive days, and
- b. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- c. Meet the requirements of section 4.02 MANUFACTURED DWELLINGS, including the anchoring and elevation requirements for manufactured dwellings.

6) APPURTENANT (ACCESSORY) STRUCTURES. Relief from elevation or floodproofing requirements for residential and non-residential structures in Riverine (Non-Coastal) flood zones may be granted for appurtenant structures that meet the following requirements:

- a. Appurtenant structures located partially or entirely within the floodway must comply with requirements for development within a floodway found in section 4.02 FLOODWAYS.
- b. Appurtenant structures must only be used for parking, access, and/or storage and shall not be used for human habitation;
- c. In compliance with State of Oregon Specialty Codes, appurtenant structures on properties that are zoned residential are limited to one-story structures less than 200 square feet, or 400 square feet if the property is greater than two (2) acres in area and the proposed appurtenant structure will be located a minimum of 20 feet from all property lines. Appurtenant structures on properties that are zoned as non-residential are limited in size to 120 square feet.

- d. The portions of the appurtenant structure located below the Base Flood Elevation must be built using flood resistant materials;
- e. The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.
- f. The appurtenant structure must be designed and constructed to equalize hydrostatic flood forces on exterior walls and comply with the requirements for flood openings in section 4.02 FLOOD OPENINGS;
- g. Appurtenant structures shall be located and constructed to have low damage potential;
- h. Appurtenant structures shall not be used to store toxic material, oil, or gasoline, or any priority persistent pollutant identified by the Oregon Department of Environmental Quality unless confined in a tank installed in compliance with section 4.01 TANKS.
- i. Appurtenant structures shall be constructed with electrical, mechanical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

7) BELOW-GRADE CRAWL SPACES

- a. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Hydrostatic loads and the effects of buoyancy can usually be addressed through the required flood openings stated in 4.02(A). Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer. Other types of foundations are recommended for these areas.
- b. The crawlspace is an enclosed area below the Base Flood Elevation (BFE) and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be no more than one (1) foot above the lowest adjacent exterior grade.
- c. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE. The recommended construction practice is to elevate the bottom of joists and all insulation above BFE.
- d. Any building utility systems within the crawlspace must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.
- e. The interior grade of a crawlspace below the BFE must not be more than two (2) feet below the lowest adjacent exterior grade.

- f. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four (4) feet at any point. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas.
 - g. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles or gravel or crushed stone drainage by gravity or mechanical means.
 - h. The velocity of floodwaters at the site shall not exceed five (5) feet per second for any crawlspace. For velocities in excess of five (5) feet per second, other foundation types should be used.
- D) FLOODWAYS. Located within the special flood hazard areas established in section 2.02 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of the floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:
- 1) Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless:
 - a. Certification by a registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge; Or,
 - b. If an encroachment proposal resulting in an increase in Base Flood Elevation meets the following criteria:
 - 1. Is for the purpose of fish enhancement,
 - 2. Does not involve the placement of any structures (as defined in section 5.0) within the floodway,
 - 3. Has a feasibility analysis completed documenting that fish enhancement will be achieved through the proposed project,
 - 4. Has a maintenance plan in place to ensure that the stream carrying capacity is not impacted by the fish enhancement project,
 - 5. Has approval by the National Marine Fisheries Service, the State of Oregon Department of Fish and Wildlife, or the equivalent federal or state agency, and
 - 6. Has evidence to support that no existing structures will be negatively impacted by the proposed activity;

- 2) A Conditional Letter of Map Revision (CLOMR) may be required prior to approval of a floodplain permit for development that encroaches within the floodway and results in an increase in BFE. The CLOMR must be applied for and approved by the Federal Insurance Administrator, and the requirements established under Volume 44 of the Code of Federal Regulations, section 65.12 are fulfilled.
 - 3) All new construction, substantial improvements, and other development shall comply with all other applicable flood hazard reduction provisions of this section.
- E) **STANDARDS FOR SHALLOW FLOODING AREAS.** Shallow flooding areas appear on FIRMs as AO zones with depth designations or as AH zones with Base Flood Elevations. For AO zones the base flood depths range from one (1) to three (3) feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow.

For both AO and AH zones, adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed structures.

- 1) **STANDARDS FOR AH ZONES.** Development within AH Zones must comply with the standards in sections 4.01, 4.02 and 4.02(E)(1).
- 2) **STANDARDS FOR AO ZONES.** In AO zones, the following provisions apply in addition to the requirements in sections 4.01 and 4.02(E)(1):
 - a. New construction and substantial improvement of residential structures and manufactured dwellings within AO zones shall have the lowest floor, including basement, elevated above the highest grade adjacent to the building, at minimum to or above one (1) foot above the depth number specified on the Flood Insurance Rate Maps (FIRM) – (at least two (2) feet if no depth number is specified). For manufactured dwellings the lowest floor is considered to be the bottom of the longitudinal chassis frame beam.
 - b. New construction and substantial improvements of non-residential structures within AO zones shall either:
 1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, to or above one foot (1) above the depth number specified on the Flood Insurance Rate Maps (FIRMS) – (at least two (2) feet if no depth number is specified); or
 2. Together with attendant utility and sanitary facilities, be completely floodproofed to or above one foot (1) above the depth number specified on the FIRM or a minimum of two (2) feet above the highest adjacent grade if no depth number is specified, so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as stated in section 4.02 NONRESIDENTIAL CONSTRUCTION.

- c. Recreational vehicles placed on sites within AO Zones on the community's Flood Insurance Rate Maps (FIRM) shall either:
 - 1. Be on the site for fewer than 180 consecutive days, and
 - 2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - 3. Meet the elevation requirements of section 4.02 STANDARDS FOR AH ZONES, and the anchoring and other requirements for manufactured dwellings of section 4.02 MANUFACTURED DWELLINGS.
- d. In AO zones, new and substantially improved appurtenant structures must comply with the standards in section 4.02 APPURTENANT (ACCESSORY) STRUCTURES.
- e. In AO zones, enclosed areas beneath elevated structures shall comply with the requirements in section 4.02 FLOOD OPENINGS.

5. DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage.

- A) **Appeal:** A request for a review of the interpretation of any provision of this ordinance or a request for a variance.
- B) **Area of shallow flooding:** A designated Zone AO, AH, AR/AO or AR/AH on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
- C) **Area of special flood hazard:** The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as Zone A, AO, AH, A1-30, AE, A99, AR. "Special flood hazard area" is synonymous in meaning and definition with the phrase "area of special flood hazard".
- D) **Base flood:** The flood having a one percent chance of being equaled or exceeded in any given year.
- E) **Base flood elevation (BFE):** The elevation to which floodwater is anticipated to rise during the base flood.
- F) **Basement:** Any area of the building having its floor subgrade (below ground level) on all sides.
- G) **Below-grade crawl space:** Means an enclosed area below the base flood elevation in which the interior grade is not more than two feet below the lowest adjacent exterior grade and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed four (4) feet at any point.

- H) **Building:** See “Structure”.
- I) **Critical facility:** Means a facility for which even a slight change of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use, or store hazardous materials or hazardous waste.
- J) **Development:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.
- K) **Elevated building:** Means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.
- L) **Flood or Flooding:**
- 1) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
 - 2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.
- M) **Flood elevation study:** An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.
- N) **Flood Insurance Rate Map (FIRM):** The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).
- O) **Flood Insurance Study (FIS):** See “Flood elevation study”.
- P) **Flood proofing:** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.
- Q) **Floodplain or flood prone area:** Any land area susceptible to being inundated by water from any source. See “Flood or flooding”.

- R) **Floodplain administrator:** The community official designated by title to administer and enforce the flood plain management regulations.
- S) **Floodplain management:** The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.
- T) **Floodplain management regulations:** Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.
- U) **Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."
- V) **Functionally dependent use:** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.
- W) **Hazardous material:** The Oregon Department of Environmental Quality defines hazardous materials to include any of the following:
- 1) Hazardous waste as defined in ORS 466.005;
 - 2) Radioactive waste as defined in ORS 469.300, radioactive material identified by the Energy Facility Siting Council under ORS 469.605 and radioactive substances defined in ORS 453.005;
 - 3) Communicable disease agents as regulated by the Health Division under ORS Chapter 431 and 433.010 to 433.045 and 433.106 to 433.990;
 - 4) Hazardous substances designated by the United States Environmental Protection Agency (EPA) under section 311 of the Federal Water Pollution Control Act, P.L. 92-500, as amended;
 - 5) Substances listed by the United States EPA in section 40 of the Code of Federal Regulations, Part 302 – Table 302.4 (list of Hazardous Substances and Reportable Quantities) and amendments;
 - 6) Material regulated as a Chemical Agent under ORS 465.550;
 - 7) Material used as a weapon of mass destruction, or biological weapon;
 - 8) Pesticide residue;
 - 9) Dry cleaning solvent as defined by ORS 465.200(9).
- X) **Highest adjacent grade:** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- Y) **Historic structure:** Any structure that is:
- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
 - 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior in states without approved programs.
- Z) **Letter of Map Change (LOMC):** Means an official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps and Flood Insurance Studies. The following are categories of LOMCs:
- 1) **Conditional Letter of Map Amendment (CLOMA):** A CLOMA is FEMA's comment on a proposed structure or group of structures that would, upon construction, be located on existing natural ground above the base (1-percent-annual-chance) flood elevation on a portion of a legally defined parcel of land that is partially inundated by the base flood.
 - 2) **Conditional Letter of Map Revision (CLOMR):** A CLOMR is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations, or the special flood hazard area.
 - 3) **Conditional Letter of Map Revision based on Fill (CLOMR-F):** A CLOMR-F is FEMA's comment on a proposed project that would, upon construction, result in a modification of the special flood hazard area through the placement of fill outside the existing regulatory floodway.
 - 4) **Letter of Map Amendment (LOMA):** An official amendment, by letter, to the Flood Insurance Rate Maps (FIRMs) based on technical data showing that an existing structure, parcel of land or portion of a parcel of land that is naturally high ground, (i.e., has not been elevated by fill) above the base flood, that was inadvertently included in the special flood hazard area.
 - 5) **Letter of Map Revision (LOMR):** A LOMR is FEMA's modification to an effective Flood Insurance Rate Map (FIRM), or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations, or the SFHA. The LOMR officially revises the FIRM or FBFM, and sometimes the Flood Insurance Study (FIS) report, and, when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.
 - 6) **Letter of Map Revision based on Fill (LOMR-F):** A LOMR-F is FEMA's modification of the special flood hazard area shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.
 - 7) **PMR:** A PMR is FEMA's physical revision and republication of an effective Flood Insurance Rate Map (FIRM) or Flood Insurance Study (FIS) report. PMRs are generally

based on physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations, or the special flood hazard area.

- AA) **Lowest floor:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.
- BB) **Manufactured dwelling:** A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured dwelling" does not include a "recreational vehicle" and is synonymous with "manufactured home".
- CC) **Manufactured dwelling park or subdivision:** A parcel (or contiguous parcels) of land divided into two or more manufactured dwelling lots for rent or sale.
- DD) **Mean sea level:** For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.
- EE) **New construction:** For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the City of Condon and includes any subsequent improvements to such structures.
- FF) **Recreational vehicle:** A vehicle which is:
- 1) Built on a single chassis;
 - 2) 400 square feet or less when measured at the largest horizontal projection;
 - 3) Designed to be self-propelled or permanently towable by a light duty truck; and
 - 4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- GG) **Regulatory floodway:** See "Floodway".
- HH) **Sheet flow area:** See "Area of shallow flooding".
- II) **Special flood hazard area:** See "Area of special flood hazard".
- JJ) **Start of construction:** Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of

the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

- KK) **Structure:** For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured dwelling.
- LL) **Substantial damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- MM) **Substantial improvement:** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:
- 1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
 - 2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."
- NN) **Variance:** A grant of relief by the City of Condon from the terms of a floodplain management regulation.
- OO) **Violation:** The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.
- PP) **Water dependent:** Means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of intrinsic nature of its operations.
- QQ) **Water surface elevation:** The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

PASSED AND ADOPTED by the Condon City Council by a vote of ____ Ayes ____ Nays ____ Abstain
____ Absent the 2nd day of July, 2025.

Mayor Dustan Hall

ATTEST: _____
Kathryn Greiner, City Administrator

RESOLUTION 2026-01
CITY OF CONDON GENERAL FEE RESOLUTION

REPEALING RESOLUTUION 2023-03

WHEREAS, the City of Condon has reviewed the miscellaneous fees charged by the City of Condon,

THEREFORE, BE IT RESOLVED by the governing body of the City of Condon establishes the following rates for miscellaneous fees to be effective **July 2, 2025**:

TITLE V – PUBLIC WORKS

- **WATER – Chapter 50**
 - Account Deposit - ~~\$75.00~~ **\$85.00** Deposit is waived if a reference letter is received from the last water/sewer utility is received and sign up for ACH payment ~~11-6-2019~~ **7-2-2025**
 - Connection Fee -- \$25.00
 - Door Hanger Fee – \$10.00 ~~5-1-2013~~
 - Water Rate Inside City Limits - ~~\$30.30~~ **\$31.80**. First 3,000 gallons. ~~6-1-2021~~ **7-2-2025**
 - 3,001 to 20,000 gallons \$1.25/1,000 gallons
 - 20,001 to 100,000 gallons - \$1.50/1,000 gallons
 - 100,001 to 150,000 gallons - \$2/1,000 gallons
 - 150,001 to 500,000 gallons - \$3/1,000 gallons
 - 500,001+ - \$5/1,000 gallons
 - Water Rate Outside City Limits - ~~\$42.40~~ **\$44.50**. First 3,000 gallons. ~~6-1-2021~~ **7-2-2025**
 - 3,001 to 20,000 gallons \$1.50/1,000 gallons
 - 20,001 to 100,000 gallons - \$1.75/1,000 gallons
 - 100,001 to 150,000 gallons - \$2.25/1,000 gallons
 - 150,001 to 500,000 gallons - \$3.25/1,000 gallons
 - 500,001+ - \$5.25/1,000 gallons
 - Industrial Use/Bulk Water –~~\$5.00~~ **\$6.00** per 1,000 gallons. ~~11-6-2019~~ **7-2-2025**
 - Connection to City Water System:
 - ¾" Connection - \$1700+ any time and materials over this amount. 7-6-2022
 - 1" Connection - \$2300+ any time and materials over this amount. 7-6-22
 - 1 ½" Connection - \$3,300+ any time and materials over this amount. 11-6-2019
 - 2" Connection - \$3,500+ any time and materials over this amount.
- **SEWER – Chapter 51**
 - Account Deposit - ~~\$75.00~~ **\$85.00** Deposit is waived if a reference letter is received from the last water/sewer utility is received and sign up for ACH payment ~~11-6-2019~~ **7-2-2025**
 - Sewer Rate - ~~\$45.00~~ **\$47.25** per Equivalent Dwelling Unit ~~11-6-2019~~ **7-2-2025**
 - Sewer Reserve - ~~\$1.00~~ **\$1.50** per Equivalent Dwelling Unit ~~4-2004~~ **7-2-2025**
 - Sewer Connection to City System - \$700+ any time and materials over this amount. (Sewer is only inside of City Limits) ~~11-6-2019~~
- **GARBAGE & REFUSE – Chapter 52 – TRANSFER STATION**
 - Cubic Yard - \$6.00. ~~06-07-2017~~

- Cubic Yard for Unsecured Loan - \$12.00 06-07-2017
- Appliances with Freon (Freezers/Refrigerator) - \$10.00 06-01-2015
- Grocery Bag - \$0.50 06-07-2017
- White Tall Kitchen Garbage Bag - \$1.00 06-07-2017
- 30-Gallon Garbage Can - \$2.50 06-07-2017
- Black Garbage Bag - \$2.00
- Unscheduled Use of Transfer Station, Including Burn Pile - \$20 plus cost of garbage.
- Unallowable Dumping in Burn Pile - \$100.00

TITLE IX – GENERAL REGULATIONS

- MUNICIPAL GOLF COURSE – Chapter 94
 - Golf Shed - \$130 with Membership/\$250 without Membership.
 - Membership **PASSES**
 - Single - ~~\$170~~ **\$175. 7-1-2010 7-2-2025**
 - Family - ~~\$250~~ **\$275.** Immediate family only- Children 21& under or if attending school. ~~7-1-2010~~ **7-2-2025**
 - Associate - \$75. Live outside of Condon SD Boundaries. 7-1-2008
 - Student - \$50. Grade School students, with supervision of adult may play free Tuesday & Thursdays.
 - Reciprocal with Kinzua - \$50
 - Reciprocal with Heppner - \$50.
 - Course Closure - \$300 a day. Any scheduled tournament requires group to close course
 - Green Fees ~~-\$10 Nine Holes; \$15 All Day.~~ **\$15 Green Fees 7-2-2025**
 - ~~Green Fees through Local Transient Tax Entities – \$13 All Day/ \$8 Nine Holes~~
 - Pull Cart Rental - \$1.
 - **Golf Course Clubhouse Rental - \$100 if Course Rental/\$200 Clubhouse Only 7-2-2025**

TITLE IX – BUSINESS REGULATIONS

- Peddlers & Solicitors – Chapter 110
 - Solicitor License 7-1-2008
 - Week License - \$25
 - Month License - \$50
 - Year License - \$200
- Entertainment – Chapter 111
 - Social Gaming License - \$100
- ROW fee – 4% of Gross Revenues or \$1.50 per linear foot
- Dark Fiber Lease - \$500 a pair per month

TITLE XV – LAND USE

- Plot Plan Review/Building Codes Sign Off Filing Fee - \$50
- Annexation of Additional Land by the City Filing Fee - \$350 (7-6-2022)
- Comprehensive Plan Amendment Filing Fee - \$350 (7-6-2022)
- Zone Map Change Filing Fee - \$350 (7-6-2022)
- Conditional Use Permit Filing Fee - \$350 (7-6-2022).
- Minor Partition Filing Fee - \$350 (7-6-2022).
- Street Vacation Filing Fee - \$350 (7-6-2022)

- Subdivision Filing Fee - \$350 (7-6-2022).
- Historical District User Filing Fee if Hearing Required -\$350 (7-6-2022)
- Historical District User Filing Fee – Administrative Decision - \$50 \$100 (7-6-2022)
- Variance Request Filing Fee - \$350 (7-6-2022)
- Energy Facilities Filing Fee - \$350 (7-6-2022).
- General Land Use Applications and Permits Filing Fee -\$350 (7-6-2022)
- Appeals to the City Council or Planning Commission Filing Fee - \$350 (7-6-2022)
- Preparation of transcripts; actual costs not to exceed - \$1,000 (7-6-2022)
 - If appellant prevails at a hearing or an appeal, the transcript fee shall be refunded. ORS 227.180.

In addition to the filing fee, the applicant will be billed for administration costs including materials and consultants not to exceed \$1,000 unless the applicant reviews and approves the estimated costs exceeding \$1,000. Costs include, but are not limited to advertising, mailings, legal counsel, planning consultant and engineering costs identified with specific land use request.

The above fees may be waived or reduced at the discretion of the Condon City Council upon finding it would be in the public interest to do so.

MISCELLANEOUS FEES

- **Swimming Pool**
 - Season Pass Family - \$60.
 - Season Pass Individual - \$30
 - Daily Pass - ~~\$3~~ **\$2 (7-6-1022)**
 - Lessons Public– 2 weeks - \$40
 - Lessons – Private – 1 week - \$50
 - Classes – Water Exercise with Season Pass - \$30
 - Classes – Water Exercise without Season Pass - \$50
- Equipment Rental – All Equipment must be rented with City Staff as Operator. Hourly rates without Operator are for Grant Purposes only
 - Chevrolet One Ton - \$27.50 per Hr/\$75 per Hr with Operator
 - Chevrolet Pickup - \$27.50 per Hr/\$75 per Hr with Operator
 - Backhoe - \$65 per Hr/ \$120 per Hr with Operator
 - Dump Truck 5 Yard - \$55 per Hr/\$100 per Hr with Operator
 - Dump Truck 10 Yard - \$82.50 per Hr/\$125 per Hr with Operator
 - Mini Excavator - \$55 per Hr/ \$100 per Hr with Operator
 - Sewer Jet - \$150 per Hr with Operators + Travel costs incurred
 - Excavator - \$160 per Hr/ \$220 per Hr with Operators
 - Excavator with Hammer - \$200 per Hr/\$250 per Hr with Operators
 - Plate Compactor - \$82.50 per Day
 - Cut Off Saw - \$85 per Day – No Staff Required
 - Walk Behind Cut Off Saw - \$125 per Day or \$65 ½ Day – No Staff Required
 - Locator - \$100 per Day – No Staff Required
 - Metal Detector - \$55 per Day – No Staff Required

All City equipment will be rented with city operators (unless otherwise noted) and must be pre-approved by the Public Works Department. Non-operator costs of machinery are for informational purposes only. All travel will be reimbursed at the current IRS travel rate.

- Other/Miscellaneous
 - Photocopies - \$0.25 per page
 - Liquor License Recommendations/Approvals - \$10
 - Insufficient Fund Charge - \$25
 - Memorial Hall Rent with/without Kitchen - \$100 per day
 - Lien Charge – City Lien on Private Property - \$150 when Recorded and \$150 fee for removal of Lien
 - Abatement Costs – Time & Material to Abate with a \$150 Minimum – Property Nuisance or Court Order
 - Dog License – Spay or Neutered \$5; if not \$10
 - Redeem Impounded Dog – Cost at Local Shelter
 - Staff Time – Secretarial or Clerical - ~~\$20~~ **\$40** per Hr **7-2-2025**
 - Staff Time – Professional or Technical - ~~\$50~~ **\$75** per Hr **7-2-2025**
 - Tables, Stage & Chairs - \$50 deposit on separate check (No charge if used in City Facilities) (November 2021)
 - Chairs - \$2 per chair
 - Table - \$12 for 60’ Round
 - Table - \$10 per Rectangle 6-8 feet
 - Stage - \$100 (minimum) for first day \$50 each additional Day
 - Trailer - \$50 fee & \$100 Minimum Rental Fee
 - City Hall – Room Rental
 - Office - \$3/hr with \$10 Minimum - \$20/day or \$50/ week
 - Conference Room - \$50/day

Passed and adopted this 2nd day of July 2025 with Councilors voting as follows:

Ayes _____ Nays _____ Absentions _____ Absent _____

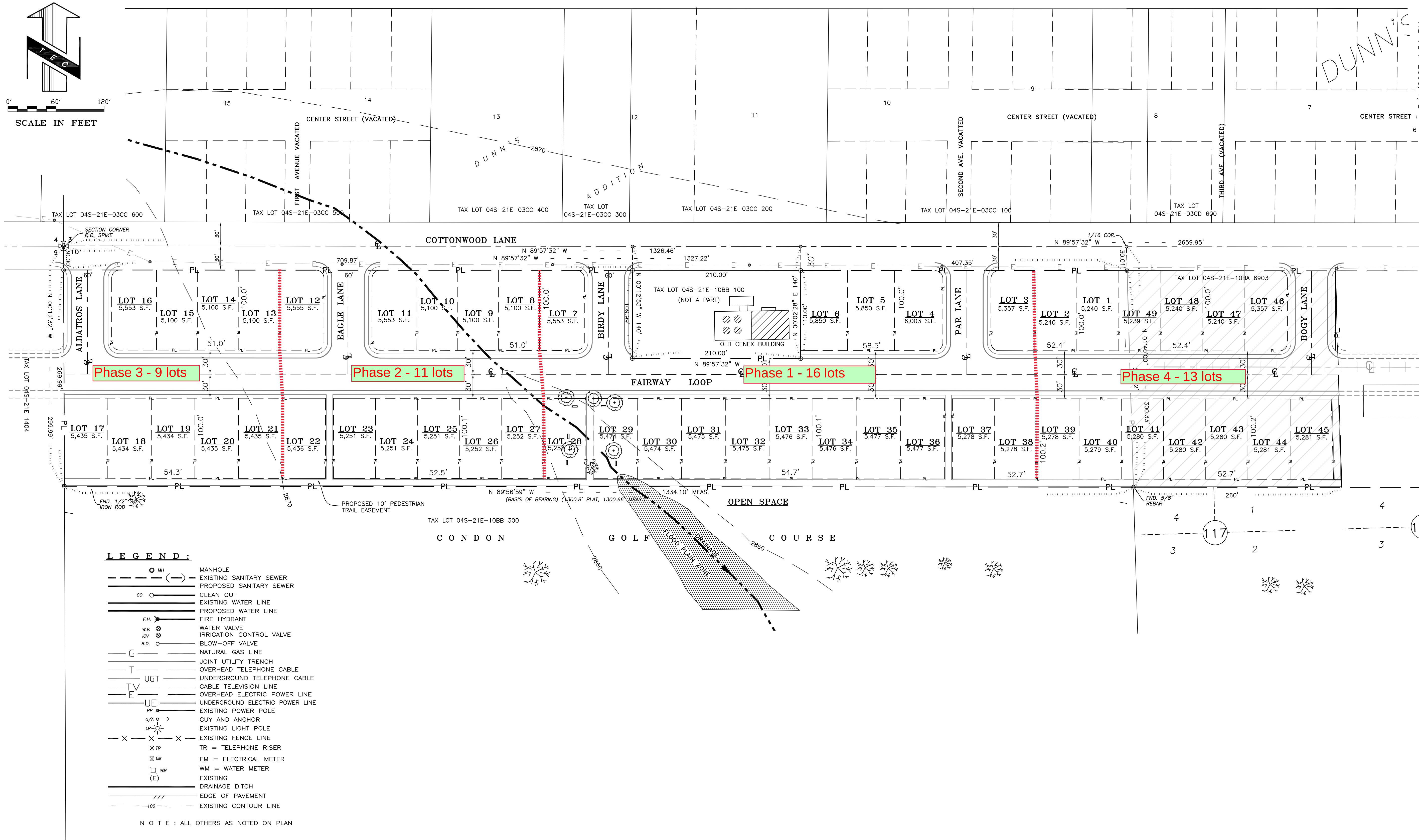
Mayor Dustan Hall

Date

ATTEST:

Kathryn Greiner, City Administrator

Date



GOLF VIEW ESTATES SUBDIVISION

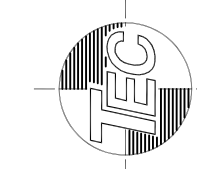
TAX LOT 04S-21E-10BB 200

CITY OF CONDON
IN THE NW1/4, SECTION 10, TWP. 4 SOUTH, RANGE 21 E., W.M.
GILLIAM COUNTY, OREGON

TENNESON ENGINEERING CORP.

CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058

PH. 541-296-9177 FAX 541-296-6657



PLOT DATE: 3/1/2023

FOR REVIEW ONLY

SHEET

1 OF 1

Work Order No.

15272

SETBACK AND AREA REQUIREMENTS:

- 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 DEPTH.

June 30, 2025

Mayor Dustan Hall
Councilor Tom Fatland,
Councilor Jan Stinchfield
Councilor Dawn Parm
Councilor Jeremy Kirby
Councilor Michael Durfey
Councilor Hanna Bass
City of Condon
PO Box 445
Condon, OR 97823-0445

Dear Condon City Council:

I am writing to resign my position as City Administrator of Condon effective December 31, 2025, with my last day at City Hall to be December 16, 2025. I will be available to assist the new administrator for the remainder of the month of December if needed.

I appreciate the opportunity I was given in 2004 to work with a council, then and now, that has always looked toward the future to make Condon a better place to live and work.

Sincerely,



Kathryn Greiner
Fossil, OR 97830

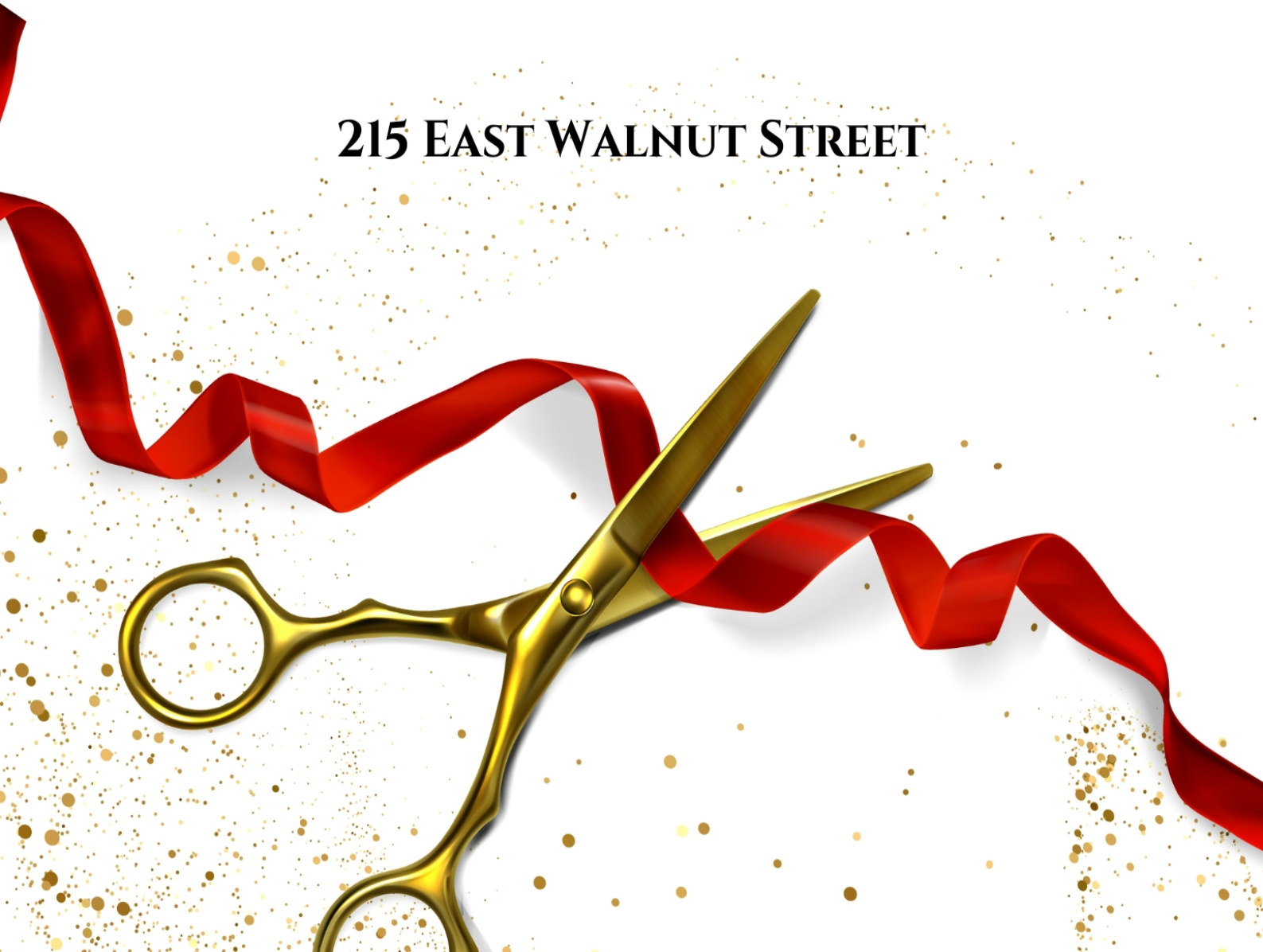
CONDON COMMUNITY FOOD PANTRY RIBBON CUTTING

YOU ARE INVITED!

THANK YOU TO ALL OF THOSE
WHO HAVE MADE THIS POSSIBLE!

THURSDAY, JULY 3RD 11-1

215 EAST WALNUT STREET





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

**CITY OF CONDON
WORK SESSION AGENDA
PARK & RECREATION COMMITTEE
Wednesday, June 4, 2025, 5:00 PM
CONDON CITY HALL**

1. CALL THE MEETING TO ORDER - Park & Recreation Members Mayor Dustan Hall, Councilors Dawn Parm and Tom Fatland

Mayor Dustan Hall called the Park & Recreation Committee meeting to order at 5:02 p.m.

Present: Mayor Dustan Hall; Councilors Dawn Parm and Tom Fatland; Staff - City Administrator Kathryn Greiner, Condon Community Pool Manager Shellie Johnson; Others - Gilliam County Commissioner Leah Watkins; Scott Caron, Ballard*King; Chris Roberts, OPSIS; Justine Banda, OPSIS; and Ryan Nachreiner, WTI.

Absent: None

2. DISCUSS CONDON COMMUNITY POOL MASTER PLAN

Banda, program manager of OPSIS Architecture led the meeting with a list of items to discuss. The committee looked at the map of the two locations that were proposed for siting a new pool. One is the old Condon Grade School which is smaller and more urban and two, is city-owned property at corner of Cottonwood Lane and Main Street.

CGS site is more urban and smaller and there is uncertainty about what is going to happen to the building currently on that lot. It was discussed that this option. This area is fenced, fairly flat, walkable with available crosswalks, and could be integrated with the splash/gym that is already on site. Parking may be an issue, but due to it formerly being a school, there seems to be ample parking near the wings of the old school, plus enough space to put parking in the plans.

Cottonwood site is larger and could accommodate other recreational activities such as pickleball, tennis and basketball courts. Councilor Fatland noted that this area has more wind, further from downtown and park, and is less walkable than the current site and CGS site. Mayor Hall had safety concerns about this location for children to walk or bike to it.

Caron asked about the demographics of users of the current pool and suggested giving the marketing and users to be within an hour's drive of Condon. Johnson stated that the pool is used by Gilliam County Wheeler County residents, with Mitchell being the furthest that comes to Condon to take swim lessons. It was discussed what may need to be added to the pool to make it marketable, adding that it might be the diving board, slides or other activities within the pool that attract others from outside the area.

The committee discussed the use of the pool being more recreational, with Johnson stating that she was not in favor of a splash pad or zero entry pool and asked for a deeper pool to keep the diving board. Costs were discussed with the size and depth of the pool due to heating it and staffing.

Councilor Fatland stated that the decision of what type of pool and how to fund it would need to be completed with maximum public input. It was discussed and determined that a pool committee of 6-8 people would be formed to work with OPSIS to get preliminary plans to take to public meetings. OPSIS will gather information submitted by CA Greiner and Johnson with regard to the pools' current budget and attendance and build a basic plan to start the public process. OPSIS will also return with a timeline of the activities to move this design forward.

2.1. Maps & Other information

3. OTHER

3.1. Discuss Fee Schedule for Golf Course & Pool



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CA Greiner presented the committee the General Fee Resolution with changes that were made by the Finance Committee and asked for their input on the golf course fees. She will then make the changes and bring the resolution to the council in July for consideration of approval.

It was determined that the pool fees would remain unchanged for the year. The golf fees will change from "membership" to "passes" and spell out that passes are for immediate family only. The daily fee will be a flat \$15 fee to play golf and not be broken out for either 9 holes or "all day." The golf course clubhouse rental will be \$100 if you reserve the course and \$200 if you just use the clubhouse. It was discussed that a portion of this fee would be for cleaning the facility after it is used, plus a set of rules will be drafted for its use.

4. ADJOURN

Mayor Hall adjourned the committee meeting at 6:27 p.m.