



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

**AGENDA  
REGULAR PLANNING COMMISSION MEETING**

**TUESDAY, AUGUST 19, 2025, 5:30 PM**

**<https://us02web.zoom.us/j/86497362706?pwd=ogfKKQvdxaSC8c7jfASwOb6bcYe0B1.1>**

**Meeting ID: 864 9736 2706  
Passcode: 409039**

- 1. CALL THE MEETING TO ORDER/ROLL CALL**
- 2. PUBLIC HEARING - CITY OF CONDON SUBDIVISION TENTATIVE PLAN - FAIRWAY HOUSING**
  - 2.1. Open Hearing**
  - 2.2. Staff Report - Read and/or Summarized**
  - 2.3. Applicants & Proponents Testimony**
  - 2.4. Opponents & Public Agency Testimony**
  - 2.5. Questions by Planning Commissioners to Applicant or Proponents**
  - 2.6. Close Hearing**
  - 2.7. Planning Commission Deliberation, Decision or Postpone**
- 3. REVIEW & APPROVE MINUTES**
  - 3.1. Review & Approve November 19, 2024 Planning Commission Meeting Minutes**
- 4. OTHER**
  - 4.1. 2024 Oregon SB 1537 - Housing Land Use Adjustment - Jaime Crawford**
  - 4.2. Round-Up/Main Street Properties Update - Administrative Historic District Decision**
  - 4.3. Condon Grade School Update**
  - 4.4. Other Planning Commission Issues/Applications**
- 5. ADJOURN**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting. Please contact Condon City Administrator at (541) 384-2711 to make a request for an interpreter or other accommodations.

*Agenda prepared and distributed August 12, 2025*



# STAFF REPORT: Fairway Housing Subdivision

128 S Main St.  
PO Box 445  
Condon, OR 97823-  
0445  
P: 541-384-2711  
F: 541-384-2700

<b>HEARING DATE:</b>	August 19, 2025
<b>PROCEDURE TYPE:</b>	Quasi-Judicial
<b>CITY BODY:</b>	Planning Commission
<b>PREPARED BY:</b>	Jaime Crawford, Bell Design Co., Staff Contract Planner
<b>APPLICANT:</b>	City of Condon,
<b>LOCATION:</b>	Gilliam County Assessor Map 04S21E10BB, Tax Lot 200 South of Cottonwood Lane and north of the Condon Golf Course.
<b>COMPREHENSIVE PLAN DESIGNATION; ZONING:</b>	R-1, Residential Zone
<b>SUMMARY OF REQUEST:</b>	Approval of a <b>Subdivision Tentative Plan</b> for the Fairway Housing Project. The forty-nine (49) lot subdivision will be built in four phases, with public road dedications and improvements, and public utility extensions.
<b>APPROVAL CRITERIA:</b>	Condon Code of Ordinances Title XV: Land Usage §153.001 through 153.004, 153.020 through 153.022, 153.035 through 153.043, 153.075 through 153.078, and 154.020.
<b>NOTICE:</b>	Notices mailed to adjacent property owners and published in the Times-Journal
<b>COMMENTS RECEIVED:</b>	None at the time of writing this report, August 13, 2025
<b>RECOMMENDATION:</b>	<b>APPROVAL</b> with conditions

## CONDITIONS OF APPROVAL:

1. Submit a Final Map within one year of this approval, (before August 19, 2026). The Final Map shall meet the requirements of §153.035, 153.036, and 153.037.
2. The Final Map shall be reviewed by both the Public Works Director and the City Engineer of Record for substantial conformance with the tentative plan; conformance to §153.055 through 153.056, 153.057, 153.059, and 153.075 through 153.077; conformance with all other City public works and engineering standards, and applicable State law.
3. Final Map approval shall be determined by the Planning Commission and then City Council, following §153.039 and 153.040.
4. Prior to Planning Commission approval is certified on the Final Map, submit improvement agreements and

assurances as required by §153.041 and 153.042.

5. Any future development – public or private – within the identified 100-year floodplain shall require a floodplain permit as described in Title XV.

## **CONDON CODE OF ORDINANCES TITLE XV: LAND USAGE**

### **§ 153.001 TITLE AND PURPOSE.**

(B) The purpose of this chapter is to enact subdivision regulations for the city which will provide for better living conditions within new subdivisions; assure necessary streets, utilities, and public areas and provide for their installation or improvement; enhance and secure property values in subdivisions and adjacent land; simplify and make land descriptions more certain; implement the Comprehensive Land Use Plan; and, in general, promote the health, safety, convenience, and general welfare of the people of the city.

**FINDING:** The regulations of this chapter are addressed in this report.

### **§ 153.002 DEFINITIONS.**

**FINDING:** The definitions within this section shall be used as a reference for this report.

### **§ 153.003 COMPLIANCE REQUIRED.**

It shall be unlawful for any person to create any street or way for the purpose of partitioning land or to dispose of, transfer, sell, or agree to offer to sell any lot or parcel of land if the same constitutes or is part of a process of subdivision or minor land partition as defined in § 153.002 or if the sale, transfer, or offer is made by reference to or exhibition of a plat or plan of a subdivision unless all the requirements of §§ 153.001 through 153.004, 153.020 through 153.022, 153.035 through 153.043, and 153.075 through 153.078 with regard to such subdivision or minor land partition, or the creation of such street or way, have been complied with.

**FINDING:** A subdivision with street creations is proposed. The requirements of this chapter are addressed in this report.

### **§ 153.004 POWERS OF CITY STAFF AND PLANNING COMMISSION.**

**FINDING:** The request is before the Planning Commission. The powers described in this section shall apply. Appeal of the Planning Commission's decision may be heard by City Council, see provisions of § 154.166.

### **§ 153.020 INITIAL SUBMISSION AND PRELIMINARY REVIEW.**

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### **§ 153.021 TENTATIVE PLAN SCALE, INFORMATION, AND STATEMENT.**

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### **§ 153.022 PLANNING COMMISSION REVIEW PROCEDURES.**

**FINDING:** A subdivision tentative plan has been submitted and reviewed by Staff to meet the preliminary requirements of § 153.020 and 153.021. The Quasi-Judicial review procedures described in this

section – including noticing and public hearing format – apply to the application and have been followed.

**§ 153.035 SUBMISSION OF FINAL MAP.**

**FINDING:** A condition of approval is included to provide compliance, (see Condition #1).

**§ 153.038 APPROVAL BY CITY ENGINEER.**

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**§ 153.039 FINAL APPROVAL BY PLANNING COMMISSION.**

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**§ 153.040 CITY COUNCIL APPROVAL.**

**FINDING:** A condition of approval is included to provide compliance with these sections, (see Condition #2).

**§ 153.041 AGREEMENT FOR IMPROVEMENTS.**

(A) Before Planning Commission approval is certified on the final map, the subdivider shall either install required improvements or shall execute and file with the Recorder-Treasurer an agreement between himself or herself and the city specifying the period within which he or she or his or her agent or contractor shall complete all improvement work required by or pursuant to §§ 153.001 through 153.004, 153.020 through 153.022, 153.035 through 153.043, and 153.075 through 153.078, and if he or she shall fail to complete the work within the period, the city may complete the same and recover the full cost and expense thereof from the subdivider.

(B) The agreement shall also provide for reimbursement of the city by the subdivider for the cost of inspection by the City Engineer. The agreement may also provide for the construction of the improvements in units for an extension of time under conditions therein specified and for the termination of the agreement upon the completion and proceedings under an assessment district act for the construction of improvements specified in the agreement and required to be constructed by the subdivider.

&

**§ 153.042 WARRANTY AND BOND.**

**FINDING:** The City is the Applicant (subdivider) for this project. However, improvement agreements and assurances shall be appropriately provided as required in these sections. A condition of approval is included referencing these requirements.

**§ 153.055 STREETS AND WAYS.**

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**§ 153.056 LOTS.**

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**§ 153.057 BLOCKS.**

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**§ 153.059 UTILITY EASEMENTS, WATERCOURSES, AND LANDS SUBJECT TO INUNDATION.**

**FINDING:** These sections are addressed during Final Map review by the Public Works Director and City Engineer of Record. Language to address these sections is included in Condition #2.

**§ 153.060 UNSUITABLE LAND.**

**FINDING:** A portion of land – currently referenced as lot 29 on the tentative plan – is within the 100-year floodplain. This land is suitable to be developed through a floodplain permit. Condition #3 addresses this requirement. All other lands are suitable to be developed as regulated by this Title.

**§ 153.075 STANDARDS AND APPROVAL.**

&

**§ 153.076 REQUIREMENTS.**

&

**§ 153.077 MONUMENTS.**

**FINDING:** These sections are addressed during Final Map review by the Public Works Director and City Engineer of Record. Language to address these sections is included in Condition #2.

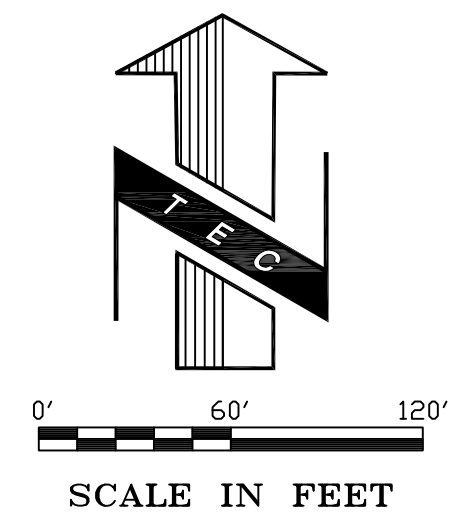
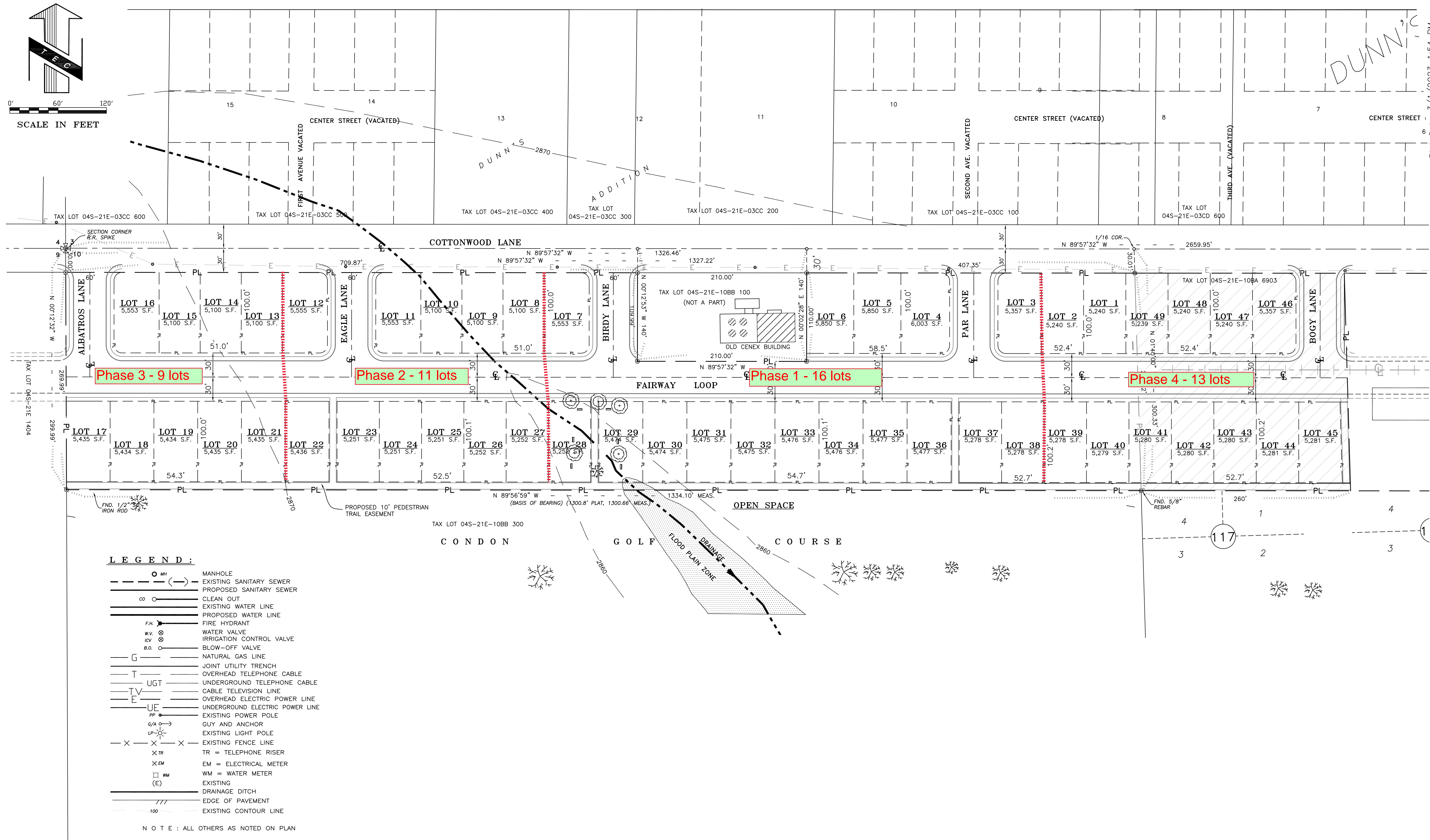
**§ 154.020 R-1, RESIDENTIAL ZONE.**

**FINDING:** Development is not proposed at this time. When development occurs, the requirements of this section shall apply in addition to other relevant sections within the Condon Code of Ordinances.

**CONCLUSION:**

This report shows that all applicable criteria are met, or can be met, with conditions of approval.

**Staff Recommendation:** Motion to APPROVE the Fairway Housing Subdivision Tentative Plan as submitted, with the conditions of approval contained in this Staff Report.



**LEGEND:**

○ MH	MANHOLE
— (—)	EXISTING SANITARY SEWER
— (—)	PROPOSED SANITARY SEWER
∞ ○	CLEAN OUT
—	EXISTING WATER LINE
—	PROPOSED WATER LINE
F.H.	FIRE HYDRANT
W.V.	WATER VALVE
IRV	IRRIGATION CONTROL VALVE
B.O.	BLOW-OFF VALVE
G	NATURAL GAS LINE
—	JOINT UTILITY TRENCH
T	OVERHEAD TELEPHONE CABLE
UGT	UNDERGROUND TELEPHONE CABLE
TV	CABLE TELEVISION LINE
E	OVERHEAD ELECTRIC POWER LINE
UE	UNDERGROUND ELECTRIC POWER LINE
PP	EXISTING POWER POLE
G/A	GUY AND ANCHOR
LP	EXISTING LIGHT POLE
X	EXISTING FENCE LINE
X TR	TR = TELEPHONE RISER
X EM	EM = ELECTRICAL METER
WM	WM = WATER METER
(E)	EXISTING DRAINAGE DITCH
---	EDGE OF PAVEMENT
100	EXISTING CONTOUR LINE

NOTE: ALL OTHERS AS NOTED ON PLAN

Plot Date: 3/1/2023 1:54 PM	Survey
Design: T.E.C.	T.E.C.
DWG. No. 15272	15272
Date: 6/15/2018	S.D.H.
Work Order No. 15272	Scale 1"=50'

**GOLF VIEW ESTATES SUBDIVISION**  
 TAX LOT 04S-21E-10BB 200  
 CITY OF CONDON  
 IN THE NW 1/4, 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.



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**MINUTES  
REGULAR PLANNING COMMISSION MEETING  
128 S. MAIN STREET, CONDON, OR 97823  
TUESDAY, NOVEMBER 19, 2024, 5:30 PM**

**1. CALL THE MEETING TO ORDER/ROLL CALL**

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

**Present:** Planning Commission Chair Cody Bettencourt; Commissioners Vernon Grey, Haylee Andrews and Rachel Weinstein (zoom); staff - City Administrator Kathryn Greiner and Planning Consultant Dan Meader of AKS/Tenneson Engineering.

**Absent:** Planning Commissioner Mark Wilson.

**2. PUBLIC HEARING - GILLIAM COUNTY FAIRBOARD - SITE PLAN REVIEW #675**

**2.1. Open Hearing**

Chair Bettencourt opened the planning hearing at 5:31 p.m.

**2.2. Staff Report - Read and/or Summarized**

Meader summarized the report and suggested approval of the application.

**2.3. Applicants & Proponents Testimony**

The Gilliam County Fairboard project was summarized by their project manager, Jeff Schott of Pillar Consulting. Schott stated that the new event's center will be on the west end of the fairground's existing exhibit hall. The kitchen area on the west end of the hall will be torn off to create a 20' breezeway and build a new building of approximately 2,400 square feet. The center will have meeting rooms and restrooms and on the exterior there will be a grassy area and a gazebo. The project will refinish the west end of the exhibit hall and create an ADA parking space inside the current fairgrounds. They will use the same water source, redo the electrical electricity and most likely replace a portion of the mid-way after these repairs and additions are made. The events center will be available year round and is partially funded by Oregon Lottery dollars. Schott said that the original plans were to replace the existing mobile home office structure but due to lack of financing, that will be done at another time. CA Greiner asked if the OSU Extension/4-H were moving to the new building and Schott said that not at this time.

Fairboard chair Chris Ftizsimmons, 613 E. Court Street, Condon - said that in the future the old office will be replaced due to condition. When that occurs, they anticipate OSU Extension/4H moving out there permanently. This will be a stand-alone building, not an addition to the proposed events center.

**2.4. Opponents & Public Agency Testimony**

None

**2.5. Questions by Planning Commissioners to Applicant or Proponents**

None

**2.6. Close Hearing**

Chair Bettencourt closed the hearing at 5:39 p.m.

**2.7. Planning Commission Deliberation, Decision or Postpone**

**A motion was made by Planning Commissioner Grey to approve planning application # 675 by the Gilliam County Fair Board for a Site Plan Review. The motion was seconded by Planning Commissioner Andrews and approved unanimously.**

**3. REVIEW & APPROVE MINUTES**

**3.1. Review & Approve May 21, 2024 Planning Commission Meeting Minutes**

**A motion was made by Planning Commissioner Grey to approve the May 21, 2024 planning commission meeting minutes. The motion was seconded by Planning Commissioner Andrews and approved unanimously.**

**4. OTHER**

**4.1. Administrative Decisions - Historic District for Murray's Condon Pharmacy, Nick Smith (Former R-Up) & Gilliam County Library**

CA Greiner noted that the planning code notes that if administrative decisions are made, they will be made available to the planning commissioners at their next meeting. Enclosed in the packet were three Historical District administrative decisions that related to painting of facilities in like-colors.

**5. ADJOURN**

Chair Bettencourt adjourned the planning commission meeting at 5:44 p.m.

\_\_\_\_\_ Date \_\_\_\_\_  
Cody Bettencourt, Planning Commission Chair

ATTEST: \_\_\_\_\_ Date \_\_\_\_\_  
Kathryn Greiner City Administrator

