

AGENDA
CITY OF CONDON PLANNING COMMISSION
128 SOUTH MAIN STREET, CITY HALL
Tuesday, December 16, 2014 ~ 6 p.m.

- 1) Call Meeting To Order/Roll Call
- 2) **PUBLIC HEARING** – Site Plan Review Hearing #542 – South Gilliam County Health District
- 3) Approval of Minutes of June 18, 2014 Planning Commissioner Hearing & Meeting
- 4) Correspondence/Other
- 5) Next Meeting – January 20, 2015 (if needed)
- 6) Adjourn Meeting

Agenda prepared and distributed December 11, 2014



December 10, 2014

Via email cityofcondon@jncable.com

City Planning Commission
City of Condon
P.O. Box 445
Condon, Oregon 97823

Reference: South Gilliam County Health Center/Wellness Center Addition
Staff Report

Ladies and Gentlemen:

The South Gilliam County Health Center is submitting an application to add a 2,230 square foot addition to their facility located at 422 N Main Street in the City. The property is planned and zoned Open-Space/Public Facilities. As such the proposed new addition, a Wellness center, is an Out-Right Use, subject to Site Plan Review. The purpose of a Site Plan Review is to determine how the project should develop, not whether or not it can develop. The City began an Administrative Site Plan Review in November 2014, and during the comment period there were two responses received. This requires the matter to be elevated to a public hearing before the Planning Commission, thus the reason for the meeting on December 16, 2014.

Planning Background

The property as noted is planned and zoned Open-Space/Public Facilities. The existing structure, containing 3,340 square feet, has served in one form or another as a hospital for at least a half century, according to local sources. The proposed addition will contain 2,230 square feet, and is to be a Wellness Center, which is a physical therapy treatment center for patients of the facility. In addition, it will be open to residents of Gilliam County as needed. The facility will contain exercise equipment and machines. The facility will be supervised at all times by the Health Center personnel. Conversations with the Director indicate that the hours of operation would normally during hours that the Health Center is open and in no circumstances be later than 8:30PM in the evenings. The facility may be open sometimes during the weekend, but only with Supervision Staff present, and never later than 8:30PM.

The Health Center serves as the primary medical facility in southern Gilliam County and has been so for many, many years. It is not a new use on this property. The site plan is fairly simple and straight forward, the new structure will be located on the south end of the property, approximately 18 feet from the southern property line and 13 feet from the front property line on Main Street. The height of the addition will be 20 foot 6 inches. The site plan purposes a total of 21 off street parking spaces; there are currently 11 parking spaces. There are approximately 10 new parking spaces 10' x 20' to be located on the north end of the building. New asphalt drive is located off site adjacent to the property to service the parking lot, there will be no direct access to the parking lot from Main Street at the parking lot location, and access will be the north. Apparently this driveway has been used for number years and is part of the ball field property.

Planning Analysis

There are two letters showing concern about the purposed site plan and these are included as part of this Staff Report Packet for your review and consideration. The crux of the issues raised in the letters seems to be the fact that the building currently there and it's purposed to be expanded. Based on the fact that this facility has been there for more than 50 years or so and predates land use planning and zoning ordinances by 20 year, the existing facility is a legal use of the property. It is a well established use and medical treatment facilities are a primarily community asset. An addition of a physical therapy section is beneficial to the community and meets all established standards. The normal front yard setback in residential zone is 15 feet. What is being purposed here is 13 feet for a small portion of the new addition.

However, it should be noted there are no standards in zoning ordinance in the Open-Space/Public Facilities text for setbacks, height of building, or even off street parking. In the matter of off street parking there are no standards listed in the open-space zone, however, there are standards for medical clinics and such in the off street parking section of the ordinance. The formula, based upon square footage of the structures and number of employees, would require a total of 21 spaces be provided. The Site Plan provides 21 off street parking spaces. It appears the Center Staff have gone out of their way to allow on street parking in front of the building for handicap access and then preparing a new paved driveway, off site to focus the off street parking available on the site. The complaint about on-street parking around the facility is understood but it must also be understood that this is a public street and on street parking is allowed. When driveways are blocked the police should be called and to make it easier it might be beneficial to have the complainants call the Center and the Center can call the police and advise them that there is a driveway being blocked by a vehicle. There is a question regarding the sidewalk being connected to the parking lot on the north side of the building as it does not appear it is connected to each other.

Staff Recommendation

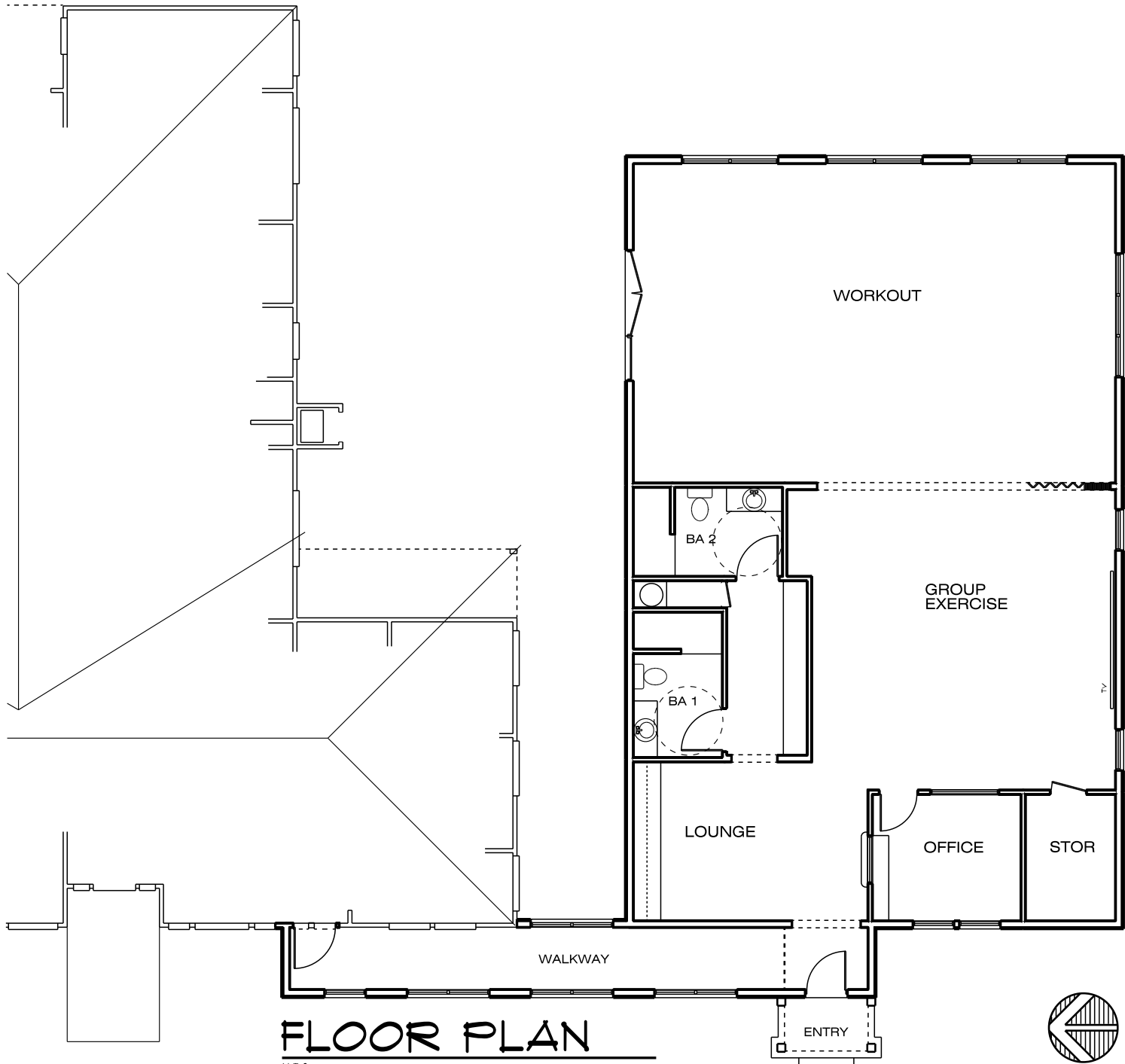
Staff recommendation is for approval of the Site Plan based on the map presented. As noted at the beginning of this report, in a Site Plan Review, the purpose is to review the way the proposal is laid out not whether or not it can proceed. The fact that it is an Out-Right Permitted Use, gives it the right to proceed. The Planning Commission in this instance is just evaluating the proposed Site Plan attempting to mitigate any issues that might arise. In this particular action, the only real issues appear to be the hours of operation and the on street parking in relation to blocking driveways. The driveway issue is a simple fix and as to the hours of operation, the Staff Director has already indicated there will be no operations later than 8:30 p.m. The only issue the Planning Staff sees is that there should be an easement written to allow the usage of the driveway on the ball field property.

Respectfully submitted,

/s/ Dan Meader

Dan Meader, Planner

DM:mh
<wo#13100>



FLOOR PLAN

N.T.S.
 ADDITIONS,
 FRNT CORRIDOR 215 8QFT
 WELLNESS CNTR 2015 8QFT

ENTRY



REMODEL PLANS
SOUTH GILIAM HEALTH CENTER
 422 N MAIN STREET
 CONDON, OREGON