

**City of Condon Planning Commission
Minutes/Public Hearing
Tuesday, December 16, 2014 ~ 6 p.m.**

Present:	Staff Present:
Michelle Colby Betsy Pattee Larry Hardie	Kathryn Greiner, City Administrator Dan Meader City Planner, via telephone

Absent:
Vernon Grey

CALL TO ORDER

The Planning Commission meeting was called to order by Chairman Larry Hardie at 6 p.m. Roll Call was taken and a quorum was noted.

PLANNING HEARING –Site Plan #542 – South Gilliam Health District

Open the Hearing – Chairman Hardie opened the hearing at 6 p.m.

Hearing Disclosure Statement – Chairman Hardie went over the disclosure statement and no Commissioner Michelle Colby stated that she is the recorder for the Gilliam County Court and has heard the plans that will be presented at this meeting. Chairman Hardie stated that he is a neighboring landowner and received correspondence regarding the hearing. Both Commissioners noted that they believed they could hear and act fairly on the application presented. None of the audience challenged any members of the planning commission members to hear the application.

Staff Report – Dan Meader summarized the staff report stating that the wellness center was an outright permitted use in the Open/Public Spaces zone and this was a hearing to address the issues of proponents. Issues of parking on Main Street and blocking driveways seem to be the concern and they were addressed by the plan providing 21 parking spaces to the north and east of the center. He noted in his staff report that the hours of operation were to be no later than 8:30 p.m. and would be staffed at all times. The facility as it is presently is a medical facility with Meader stating that it has had the same function for over 50 years. The report addressed that the street parking was legal due to it being a public street but the resident’s driveways may not be blocked. A remedy to a blocked driveway may be contacting police to have the vehicle removed. Meader stated that the staff recommended approval of this site plan application.

Applicant Testimony –South Gilliam County Health Center administrator Hollie Winslow stated that all items were submitted and felt that the plans addressed all the issues that have been brought up and were excited to move forward with this project. Commissioner Hardie asked about the roadway going through a portion of the Condon Little League field and Winslow said that they are seeking an easement. Commissioner Colby asked about the sidewalk on the north

side of the existing building with Winslow stating that there is a small cement path that will probably be expanded to connect to the parking lot. Commissioner Hardie asked if there was going to be an entrance to the back of the wellness center toward the parking lot on the east. Winslow said that there is a sliding door with a patio there but it is not meant to be an exit/entrance.

Other Proponent Testimony – Shannon Coppock -- 805 W. Summit Street, Condon - stated that she was in favor of the wellness center and asked if there is going to be a sidewalk to the patio door to the parking lot and Winslow said that they are not sure of the landscaping at this time. Paul Bates - 57742 Bates Road, Condon – stated he is a member of the South Gilliam County Health District and is in favor of the wellness center. Larry Moffit - 427 S. Ward Street, Condon – stated he is a member of the South Gilliam County Health District and is in favor of the wellness center. He sees it as benefiting the entire community and it will be a positive improvement.

Opponents Testimony - Sandra Myer -- 402 N. Main Street, Condon – stated she owns two properties in the area of the proposed wellness center and though not opposed to the clinic or the wellness center, she feels there could be another plan that would better suit the neighborhood. She said the center is in a residential area and has lived there 40 years and has concerns of parking and noise. Myers stated a disruption of her life, clinic staff parking on the street, lack of landscape maintenance, lack to park her own vehicles and clinic patrons parking in her driveway. She asked if the plan could have placed the addition to the east of the current facility. Planner Dan Meader stated that in Hood River and The Dalles medical facilities are in residential area and if someone is parked in driveways they can call police to take care of the issue. Joni Jaeger - 415 N. Main Street, Condon – testified that her major concern is blocking her mother’s driveway and that she has had to ask people to move their cars in the past. She asked that people park in designated areas and use care and be considerate when parking.

Commissioner Hardie asked if shrubs were going to be planted to alleviate noise to the neighbors, but were told by Winslow that they have not addressed the landscaping. Winslow added that the windows on the south side of the building do not open and are insulated to cut down on noise.

Commissioner Pattee asked if the staff at the clinic could encourage patrons to use parking lots and to not park in neighbors driveways. Commissioner Colby asked if the back entrance and parking lot could be used to lessen Main Street parking. Winslow stated that they plans are for people to access it in the front so staff can monitor who is using the wellness center.

Applicants Rebuttal – None

Other Public Agency Reports – None

Close Hearing –Commissioner Hardie closed the hearing at 6:28 p.m.

Planning Commission Decision –A motion was made by Commissioner Colby to approve the Site Plan application #542 – South Gilliam County Health District with conditions set forth in the staff report. The motion was seconded by Commissioner Pattee and was approved unanimously.

MINUTES

A motion was made by Commissioner Colby to approve the June 18, 2014 Planning Commission minutes. The motion was seconded by Commissioner Pattee and approved unanimously.

CORRESPONDENCE/OTHER

CA Greiner reported the Main Street Projects are moving along with M&A is waiting on awnings, as are LaRue Insurance and the Doherty (DHS) building. The Pryor building is waiting to secure a contractor, but she expects some changes to the current contract due to switching contractors. The Elks have said that they are going to not be able to do their project at this time and CA Greiner is waiting to see if The Times-Journal is going to participate. The city's Memorial Hall is expecting bids in January 22, 2015 and construction is scheduled to be completed by June 1, 2015. Commissioner Colby asked about the signages issues noting that the Round-Up Grill has complied. CA Greiner stated that she has noticed some flashing signs on Main Street and commissioners suggested that she contact the business owners and remind them that flashing and moving signs are not allowed in the Historic District.

ADJOURN/NEXT MEETING DATE

The meeting was adjourned 6:46 p.m. The next meeting date is Tuesday, January 20, 2015, 6 p.m. if necessary.

_____ Date _____
Larry Hardie, Planning Commission Chair

Attest: _____ Date: _____
Kathryn Greiner, City Administrator