

**CITY OF CONDON
CITY CONDON PLANNING COMMISSION**

IN THE MATTER OF SITE PLAN)	CITY OF CONDON
LAND USE APPLICATION #542 – SOUTH GILLIAM)	Planning Commission
COUNTY HEALTH DISTRICT – WELLNESS CENTER)	Decision & Order

INITIAL FINDINGS

1. The applicants, South Gilliam County Health District – Wellness Center, 422 North Main Street in the City, filed an application for a Site Plan Review
2. The property is described as Tax Lots 700, 800 & 1500 of Gilliam County Assessor’s Map 4S-21E-10AB.
3. The property is planned and zoned Open Space/Public Facilities and a Site Plan Approval is required as stated in Condon Municipal Code Section 152.412. The purpose of the Site Plan is to provide the city with detailed drawings of a proposed land use other than a residential use.
5. The City Administrator caused notices to be published in the local newspaper and mailed to adjoining property owners. A written Staff Report was prepared and is incorporated into this Order by reference. A public hearing was conducted on December 16, 2014. At the close of the public hearing, the City of Condon Planning commission moved unanimously to approve the proposed variance, based upon the following findings of fact.

FINDINGS OF FACT

1. The Site Plan approval process is to provide the city with a detailed drawing or drawings of a proposed land use. A Site Plan may be approved by the city staff; however, at the since letters of opposition were received city staff it rose from an administrative to planning commission in a quasijudicial process. *Findings: Due to some opposition of the wellness facility after an initial mailing to adjacent landowners, the city staff opted to have the Planning Commission to hear the Site Plan and make the approval or disapproval. The Planning Commission was responsible for making the planning decision and they found no evidence of the proposal not complying with requirements of a Open Space zone.*

CONDITIONS OF APPROVAL

The application and site plan are hereby made a permanent part of the record and the facility shall be constructed to meet the requirements shown on the site plan. An easement from the

Condon Little League will need to be in place prior to the city signing off on the building permit, and the center's staff will encourage patrons to use the parking lot to alleviate street parking.

APPROVED by the Planning Commission this 16th day of December, 2014

SIGNED:

Chairman

ATTEST:

City Administrator