

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

Reference: Conditional Use Permit - South Gilliam County Rural Fire Protection
District (SGCRFPD)

Staff Report:

Dear Commissioners:

The South Gilliam County Rural Fire Protection District (SGCRFPD) is requesting a Conditional Use Permit to construct a new fire station at 200 North Main Street in the City. The property is described by the Gilliam County Assessor's Records as Tax Lots 5000 and 5100 of Assessor's Map 4S-21E-10BD. Property is planned and zoned public facilities/open space as such the proposed use is a public service and a Conditional Use Permit is required.

The application has been prepared by Jeff Schott, of the Pillar Consulting Group. Mr. Schott prepares the most complete applications in all of Eastern Oregon. It would be redundant to repeat all the material that is included in the applicant's submittal. It is suggested that the Commission refer to the applicant's submittal if there are any questions. The applicant notes that based on the size of the assembly area and office space that approximately 15 parking spaces would be required by Ordinance and the site plan is only showing 15 parking spaces. Based on our experience with fire department parking in other small communities, it would appear that 15 parking spaces would be more than adequate for this proposed Use and a Variance is not necessary.

The application also request that the submittal of the landscaping plan be deferred until the actual building permit is submitted for review. This make sense, the purpose of this Conditional Use Permit is to have the City approve a concept plan for the new fire station. However, a number of minor details cannot be done until the actual site drawings for the structure are completed and then the detail items such as landscaping can be prepared. The deferred landscaping plan is recommended condition of approval.

The applicants are also requesting the 6 month timeline for the initiation of construction under the requirements for a Conditional Use Permit be extended to 24 months to allow the District to get all the details of the new construction, such as, design, funding and bidding process completed. The Planning Commission has this authority and may grant such an extension at the time the CUP is granted.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Conditional Use Permit along with two Conditions of Approval:

- 1, The Landscaping Plan shall be submitted for review and approval along with the actual construction drawings at the time the Building Permit is requested. Staff may approve the Landscaping plans.
2. The actual construction on this project must be initiated within 24 months of the date of this CUP approval or the CUP will become null and void.

Respectfully submitted,

/s/ Dan Meader

Dan Meader, Planner

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