

**City of Condon Planning Commission
Minutes/Public Hearing
Tuesday, February 20, 2018 ~ 6 p.m.**

| Present: | Staff Present: |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Vernon Grey Betsy Pattee Rachel Weinstein Dawn Parm | Kathryn Greiner, City Administrator Nick Kraemer, City Contract Planner(telephone) |

| Absent: |
|---------|
| None |

CALL TO ORDER

The Planning Commission meeting was called to order by vice chairman Vernon Grey at 6 p.m. Roll Call was taken, and a quorum was noted.

PLANNING HEARING – Gilliam County #573 – Demolition of Building in Historic District

Open the Hearing – Commissioner Grey opened the hearing at 6 p.m.

Qualifications of Commissioners – Commissioner Grey asked if any of the commissioners had a conflict of interest or ex parte contact with the applicant. Commissioner Weinstein stated that she had a conflict from preparing the application from her employment at Gilliam County. She added that she could still make an impartial decision. All replied that they were impartial to make a decision. No audience was present. Commissioner Grey also read the statement that all issues must be raised at this hearing or it cannot be appealed.

Staff Report – Nick Kraemer reviewed the staff report noting that the building was in a state of disrepair and could not be economically be repaired to meet existing building codes. It was noted that there is not local funding to rehabilitate it, but some of the materials may be salvaged by the Gilliam County Historical Society. The building is classified as a Secondary/Contributing structure and has had substantial alternations from the original structure. No opposition was received from the Oregon State Historical Preservation Office or the Gilliam County Historical Society. Several of the conditions proposed will be to allow the Gilliam County Historical Society to tour and use any materials from the building. It was noted that there is a 15-day window to appeal the decision before the demolition can proceed. The conditions suggested were:

1. Photographs of the exterior and interior of the structure be taken prior to demolition.
2. Any significant elements that can be preserved should be offered to the Gilliam County Historical Society.
3. Old Growth wood and other historic materials should be salvaged and repurposed if possible.

4. If any archeological resources are discovered during the demolition process – all property state and federal protocols shall be followed to protect and preserve the resources in place. If such resources must be disturbed, mitigation measures shall be undertaken.
5. Notice of the demolition activities should be provided to the city and neighboring property owners.
6. Demolition activities should occur during daylight hours and be conducted in a manner so as not to impact neighboring property owners with dust and noise nuisances.
7. Any potential public health hazards – such as asbestos removal – shall be conducted in accordance with state and federal regulations.
8. Application should coordinate with City Public Works to properly decommission any utilities serving the structure. In addition, coordinate with City Public Works to ensure the demolition procedures won't impact city utilities.
9. After the demolition activities are completed – the site should be left in a level, dustless surface – until further development is proposed for the site.
10. Applicant must meet all other applicable building codes/contractor requirements and receive the appropriate permits for this work.

Commissioner Weinstein stated that the county is looking for options for the site. CA Greiner asked if the 120-day timeline for demolition can be extended with Kraemer said that the timeline is a guide and not set if it takes a longer period of time.

Opponents -- None

Rebuttal of Applicant -- None

Hearing closed at 6:15 p.m.

A motion was made by Councilor Betsy Pattee to approve the application by Gilliam County for demolition of a building in the Historic District with the conditions as stated. The motion was seconded by Commissioner Dawn Parm and approved unanimously.

MINUTES

A motion was made by Commissioner Parm to approve the December 19, 2017 Planning Commission minutes. The motion was seconded by Commissioner Weinstein and approved unanimously.

PENDING ISSUES

- Condon Chamber of Commerce Sign – they have been instructed to secure the sign and are doing so.
- MCGG Application – Kraemer stated that MCGG are working on the conditions of the permit and the city has received plans of a fence along the south side of the property, received their permit from the state fire marshal and are discussing the issue of storm drain area with the city's engineers.
- Condon Elks Lodge – the fencing has been approved administratively.
- Hattenhauer Sign Review – no other information has been received on this request.

CORRESPONDENCE/OTHER

CA Greiner asked if Kraemer was working on the preliminary plans for the proposed housing subdivision by the city north of the golf course, but more information is needed. Commissioner Pattee said that she is resigning and was thanked for her participation. Larry Hardie has resigned also so CA Greiner will advertise for two more planning commissioners.

ADJOURN/NEXT MEETING DATE

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

_____ Date _____
Vernon Grey, Planning Commission Vice-Chair

Attest: _____ Date: _____
Kathryn Greiner, City Administrator