

## City of Condon

### PLANNING COMMISSION ORDER AND DECISION

IN THE MATTER OF THE REQUEST  
TO DEMOLISH HISTORIC WAREHOUSE)  
AT 134 S MAIN STREET IN CONDON)

**Planning Commission  
Order and Decision**

#### INITIAL FINDINGS-OF-FACT

1. Gilliam County is requesting approval to demolish the Historic Hollen and Sons Warehouse Building located at 134 S Main Street, Condon, Gilliam County..
2. The property is described by Gilliam County Assessor's Map Map 04S 21E 10BD Tax Lot 10400.
3. The property is planned and zoned Commercial "C-1" zone & Historic Resource Combining "HR zone".
4. Notice of demolition and an invitation to comment has been mailed to the applicant and property owners within 250 feet. Also posted in the newspaper, to the Gilliam County Historical Society and State Historic Preservation Office (SHPO).
5. State Historic Preservation Office (SHPO) sent a letter January 25, 2018 not objecting to the proposed demolition of a historic structure.
6. The City Planning Commission met in regular session on February 20, 2018. There being a quorum present and conducted a public hearing to consider the request. A Staff Report was presented and is hereby incorporated into the record.
7. At the close of the public hearing, the Planning Commission moved unanimously to ~~approve~~ the request with the following conditions of approval.

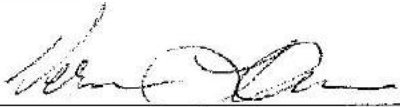
#### CONDITIONS OF APPROVAL

The following Conditions of Approve will need to be met:

- 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 proper 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 future 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.

SIGNED:

  
\_\_\_\_\_  
VICE, Chair 2/21/18

ATTEST:

  
\_\_\_\_\_  
Kathryn Greiner, City Administrator 2/21/18