



# Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

12/22/2008

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Gilliam County Plan Amendment  
DLCD File Number 001-06

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

### Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, January 02, 2009

This amendment was submitted to DLCD for review prior to adoption. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

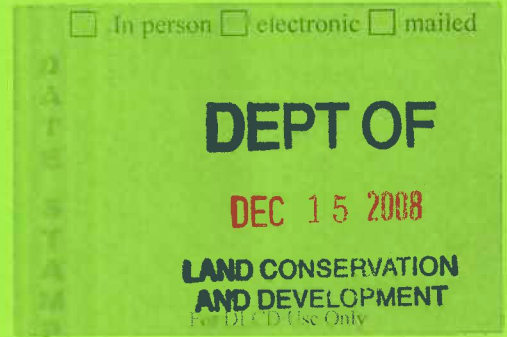
If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Susie Anderson, Gilliam County  
Doug White, DLCD Community Services Specialist  
Jon Jinings, DLCD Regional Representative

<paa> YA

# Notice of Adoption



THIS FORM **MUST BE MAILED** TO DLCD  
**WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION**  
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Jurisdiction: City of Condon and Gilliam Co

Local file number:

Date of Adoption: **11/05/2008**

Date Mailed: **12/12/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 6/27/2006

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input checked="" type="checkbox"/> Land Use Regulation Amendment     | <input checked="" type="checkbox"/> Zoning Map Amendment  |
| <input type="checkbox"/> New Land Use Regulation                      | <input type="checkbox"/> Other:                           |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The City of Condon and Gilliam County have adopted the City of Condon Urban Growth Area Joint Management Agreement. The Joint Management Agreement includes the area north of Cottonwood road being removed from the City of Condon's Urban Growth Boundary. The attached map reflects the change. In addition, the adopted Urban Growth Boundary area minimum lot size is 10 acres.

Does the Adoption differ from proposal? Yes, Please explain below:

During the process of public hearings, the zoning proposed for the City of Condon Urban Growth Area was amended to reflect the wishes of all the participants including the City of Condon, residents and landowners in the affected area and Gilliam County. The attached two land use zones are the result of those public hearings.

Plan Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Zone Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Location: \_\_\_\_\_ Acres Involved: \_\_\_\_\_

Specify Density: Previous: **7,500 sq ft lot** New: **10 acre minimum lot**

Applicable statewide planning goals.

- |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                                     |                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                 | <b>2</b>                 | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                           | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?  Yes  No

DLCD # 001-06 (15345)

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**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

001-06 (15345)

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Local Contact: **Kathryn Greiner**

Phone: **(541) 384-2711** Extension:

Address: **P.O. Box 445**

Fax Number: - -

City: **Condon**

Zip: **97823**

E-mail Address:

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## **ADOPTION SUBMITTAL REQUIREMENTS**

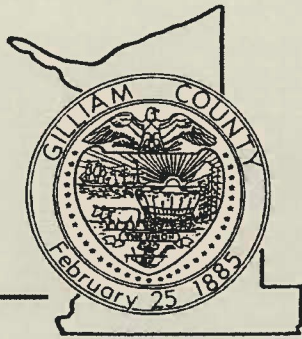
This form **must be mailed** to DLCD **within 5 working days after the final decision**

per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.



**GILLIAM COUNTY  
PLANNING DEPARTMENT**

P.O. BOX 427  
CONDON, OR 97823-0427

PHONE: 541-384-2381  
800-982-1172

FAX: 541-384-2166

December 12, 2008

Attention: Plan Amendment Specialist  
Department of Land Conservation and Development  
635 Capitol St. N.E., Suite 150  
Salem, OR 97301-2540

**RE: Adoption of the City of Condon Urban Growth Boundary Area Joint Management Agreement**

Mara,

On behalf of the City of Condon and Gilliam County, I am sending you the required two copies of the Notice of Adoption, the adopted Urban Growth Boundary Area Joint Management Agreement, the Gilliam County Ordinance amending the Comprehensive Plan, the recommendation from the Gilliam County Planning Commission, the new land use zones (UGA-C1 Zone and UGA-C Zone) and the City of Condon amended Zoning Map.

It is important to note that we are beyond the five day required notification to DLCD. We are still waiting for the amended zoning map to be prepared by the engineering firm; in the meantime and to expedite the process, I have made the adopted changes to the enclosed map to reflect the changes in the City of Condon's Urban Growth Boundary area. The area north of Cottonwood road is now excluded from the Urban Growth Boundary area. Considering the growth rate of Condon, the available housing and vacant lots within the City limits, the exclusion of the area north of Cottonwood Road was acceptable to all participants including the landowners residing and/or owning property in that area.

As soon as we have the amended map from the engineering firm, I will forward to you for inclusion in the file.

If you have any questions, please feel free to contact Kathryn Greiner or myself.

Best wishes,

Susie Anderson  
Gilliam County Planning Director

Cc: Kathryn Greiner-City of Condon  
Jon Jinings-DLCD

**CITY OF CONDON URBAN GROWTH AREA  
JOINT MANAGEMENT AGREEMENT**

The parties to this Joint Management Agreement shall be the City of Condon, Oregon and Gilliam County, Oregon.

The terms of this Joint Management Agreement shall be applicable to the Condon urban growth area. For the purposes of this Agreement, the urban growth area shall be defined as that area of land extending from the Condon corporate limits to the City of Condon urban growth boundary as referenced and mapped in the City of Condon's updated Comprehensive Plan Map attached hereto as Exhibit A by this reference incorporated herein.

This Joint Management Agreement is entered into pursuant to ORS Chapters 197 and 227 and the Oregon Statewide Planning Goals for the purpose of facilitating the orderly transition from rural to urban land uses within the City of Condon's urban growth area.

Words and phrases used in this Joint Management Agreement shall be construed in accordance with ORS Chapters 92, 197, 215, and 227 and applicable Oregon Statewide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.

**INTRODUCTORY INFORMATION**

- A. This Joint Management Agreement is the culmination of a series of actions intended, in part, to facilitate the orderly and efficient transition from urbanizable to urban land uses within the urban growth area. Such actions include amendments to the comprehensive plan, the cooperative establishment of an urban growth area and coordination with affected governmental units.
- B. The Condon City Council has amended by ordinance the plan which now includes an

Urban Growth Boundary (UGB) and planning goals, objectives, and policies. The area currently known as the area of Mutual Concern is now the urban growth area as set forth in this UGB Agreement

### **GENERAL COMPREHENSIVE PLAN PROVISIONS**

- A. Gilliam County and the City of Condon shall have joint input for land use decisions and actions affecting the Condon urban growth area. Gilliam County's responsibility over any land within this urban growth area shall be maintained until such land is annexed to the City.
- B. The Condon urban growth area has been identified as urbanizable and is considered to be available over time for urban expansion. In order to promote consistency between the City's planning effort and Gilliam County land use decisions and actions affecting the urban growth area, Gilliam County shall incorporate the attached Condon Urban Growth Area, UGA-C Zone and UGA-C1 Zone into the Gilliam County Comprehensive Plan.
- C. After the Condon Urban Growth Area, UGA-C Zone and UGA-C1 Zone has been reviewed by the Gilliam County Court, and after County concurrence with and approval of the UGA-C Zone and UGA-C1 Zone as to applicable statewide planning goals and adoption of the UGA-C Zone and UGA-C1 Zone for the urban growth area, all actions which fall within the scope of the Gilliam County Comprehensive Plan shall be consistent with the UGA-C Zone and UGA-C1 Zone.
- D. It is the policy of the City of Condon and Gilliam County to maintain a rapid exchange of information relating to their respective land use decisions which affect the City of Condon urban growth area.

### **ZONING AND SUBDIVISION ORDINANCES**

- A. The substantive, as opposed to procedural, portions, of the Condon Urban Growth Area

(UGA-C Zone and UGA-C1 Zone) shall be incorporated into and made a part of the Gilliam County Zoning and Subdivision Ordinances (See attached Condon Urban Growth Area UGA-C Zone UGA-C1 Zone).

- B. For the purposes of this Joint Management Agreement:
  - 1. Substantive provisions of a zoning ordinance shall be those sections of the ordinance which establish outright uses, conditional uses, and zone requirements.
  - 2. Substantive provisions of a subdivision ordinance shall be those sections of the ordinance which establish design standards for required improvements.
- C. It is agreed that Gilliam County will not exercise any right to waive conditions as authorized by either the City of Condon Zoning or Subdivision Ordinance unless prior written approval to do so has been obtained from the City of Condon.
- D. The above mentioned incorporated Ordinances shall only be applied to zone change, conditional uses, variances, subdivisions, and partitions affecting the City of Condon urban growth area,

#### **REFERRED APPLICATION/SITUATIONS**

- A. The Gilliam County Planning Department shall refer each request affecting the Condon urban growth area including zone changes, conditional uses, variances, subdivisions, and partitions to the City of Condon for its review and comment within ten (10) days of the date the request was filed with the Gilliam County Planning Department.
- B. The City of Condon shall review the request and submit its recommendation to the Gilliam County Planning Department within thirty (30) days after receipt of the request by the City. In addition to its written recommendation the City of Condon may, if it so desires, be represented at the public hearing to express their views or present testimony.

Recognizing that the City of Condon is directly concerned with land use changes occurring within the urban growth area, Gilliam County shall fully weigh any and all City of Condon recommendations prior to making its decision.

The City's planning staff shall prepare reports and recommendations based upon City Planning Commission consideration of the requests. In the event that no planning Commission exists, such duties shall be delegated by the City Council. Staff reports and recommendations shall be signed by Chair of the Planning Commission and/or the Mayor.

- C. Gilliam County shall retain final decision making responsibility for all land use actions as listed above affecting the City of Condon urban growth area, but such decisions shall only be made after the receipt of timely recommendations from the City of Condon.
- D. Should no recommendations be forthcoming within established response times, absent a request for an extension, the City of Condon shall be presumed to have no comment regarding the application. Extension requests shall not be granted for more than sixty (60) days.

## **ANNEXATION**

Annexation of sites within the City of Condon urban growth area shall be in accordance with relevant annexation procedures prescribed by Oregon law and Condon City Ordinances and shall not occur until such sites become contiguous to the City of Condon as required by Oregon law.

## **APPEALS**

As Gilliam County retains responsibility for land use decisions and actions affecting the urban growth area, appeals from such decisions and actions shall be in accordance with the appeals process specified in the Gilliam County Zoning or Subdivision Ordinances. The City of Condon shall have standing to appeal any land use decision of the County Involving the Urban Growth



Area, provided the City participated in the original process.

**URBAN GROWTH BOUNDARY REVIEWS, AMENDMENTS AND AGREEMENTS**

The City of Condon's urban growth boundary shall be reviewed when initiated by the City of Condon and/or the Gilliam County Court or every five years which ever first occurs. Any proposed amendments to the urban growth area shall be submitted in writing with a 90 day notice of the proposed amendment; and such amendments shall be adopted by a majority of both the Condon City Council and the Gilliam County Court.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the  
5th day of November, 2008.

CITY OF CONDON

By N. Dale Thompson  
(Mayor)

ATTEST:  
Kathryn Greiner  
City Recorder

GILLIAM COUNTY

By Patricia Anne  
(Judge)

Michael Weimar  
(Commissioner)

Not present  
(Commissioner)

**Ordinance No. 2008-03**

**AN ORDINANCE AMENDING THE GILIAM COUNTY  
COMPREHENSIVE PLAN BY ADOPTING THE URBAN GROWTH  
BOUNDARY AREA JOINT MANAGEMENT AGREEMENT FOR LANDS WITHIN  
THE CITY OF CONDON URBAN GROWTH BOUNDARY AREA**

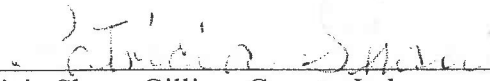
**Gilliam County does hereby ordain:**

**WHEREAS:** The City of Condon has adopted the attached Urban Growth Boundary area Joint Management Agreement and the planning land use designations listed within the area;

**WHEREAS:** Gilliam County has held the required public hearings and;

**THEREFORE:** The Gilliam County Comprehensive Plan as adopted on May 3, 1977, and amended on May 15, 1987, June 19, 1996 and December 18, 2002, is hereby amended to add the Urban Growth Boundary Area Joint Management Agreement and the City of Condon UGA-C 1 and UGA-C Zones

This ordinance adopted this 5<sup>th</sup> day of November, 2008

  
\_\_\_\_\_  
Patricia Shaw, Gilliam County Judge

Not present  
\_\_\_\_\_  
Frank Bettencourt Gilliam County Commissioner

  
\_\_\_\_\_  
Mike Weimar Gilliam County Commissioner

Attachments to this document will include:

- Gilliam County Planning Commission recommendation to the Gilliam County Court
- DLCDC Notice of Adoption
- City of Condon Zoning Map
- Urban Growth Boundary Area Joint Management Agreement

GILLIAM COUNTY PLANNING COMMISSION  
GILLIAM COUNTY, STATE OF OREGON

RECOMMENDATION TO THE  
GILLIAM COUNTY COURT

**Whereas:** The Gilliam County Planning Commission considered the City of Condon amendment to the Comprehensive Plan by the Urban Growth Boundary Area Joint Management Agreement; and

**Whereas:** The Gilliam County Planning Department presented a staff report providing findings on this matter; and

**Whereas:** On August 16, 2006 the Gilliam County Planning Commission held a public hearing to hear the amendment to the City of Condon Comprehensive Plan, and

**Whereas:** August 16, 2006 the Gilliam County Planning Commission recommended the proposed changes to the Gilliam County Gilliam County Comprehensive Plan by including the Urban Growth Boundary Area Joint Management Agreement; and

**Whereas:** The following Gilliam County Planning Commission members were in attendance at the August 16, 2006 Public Hearing:

Alcenia Byrd  
John Qualls  
Frank Bauman

Steve Webb  
Jim Wright  
Steve Shaffer

**Whereas:** The members present represent a quorum of the Gilliam County Planning Commission, and by a unanimous vote, the Commission recommended that the County Court approve the amendment to the Gilliam County Comprehensive Plan by adopting the Urban Growth Boundary Area Joint Management Agreement.

**THEREFORE:** the Gilliam County Planning Commission does hereby recommend the amendment to the Gilliam County Comprehensive Plan by adopting the Urban Growth Boundary Area Joint Management Agreement.

Dated this 31st day of October, 2006.

  
(for) Gilliam County Planning Commission









# CITY OF CONDON

GILLIAM COUNTY, OREGON  
IN SECTIONS 2, 3, 4, 9, 10, 11 AND 15,  
TWP. 4 S., RANGE 21 E. W.M.

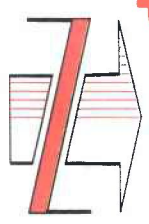
MARCH 19, 2008

## COMPREHENSIVE PLAN & ZONING MAP

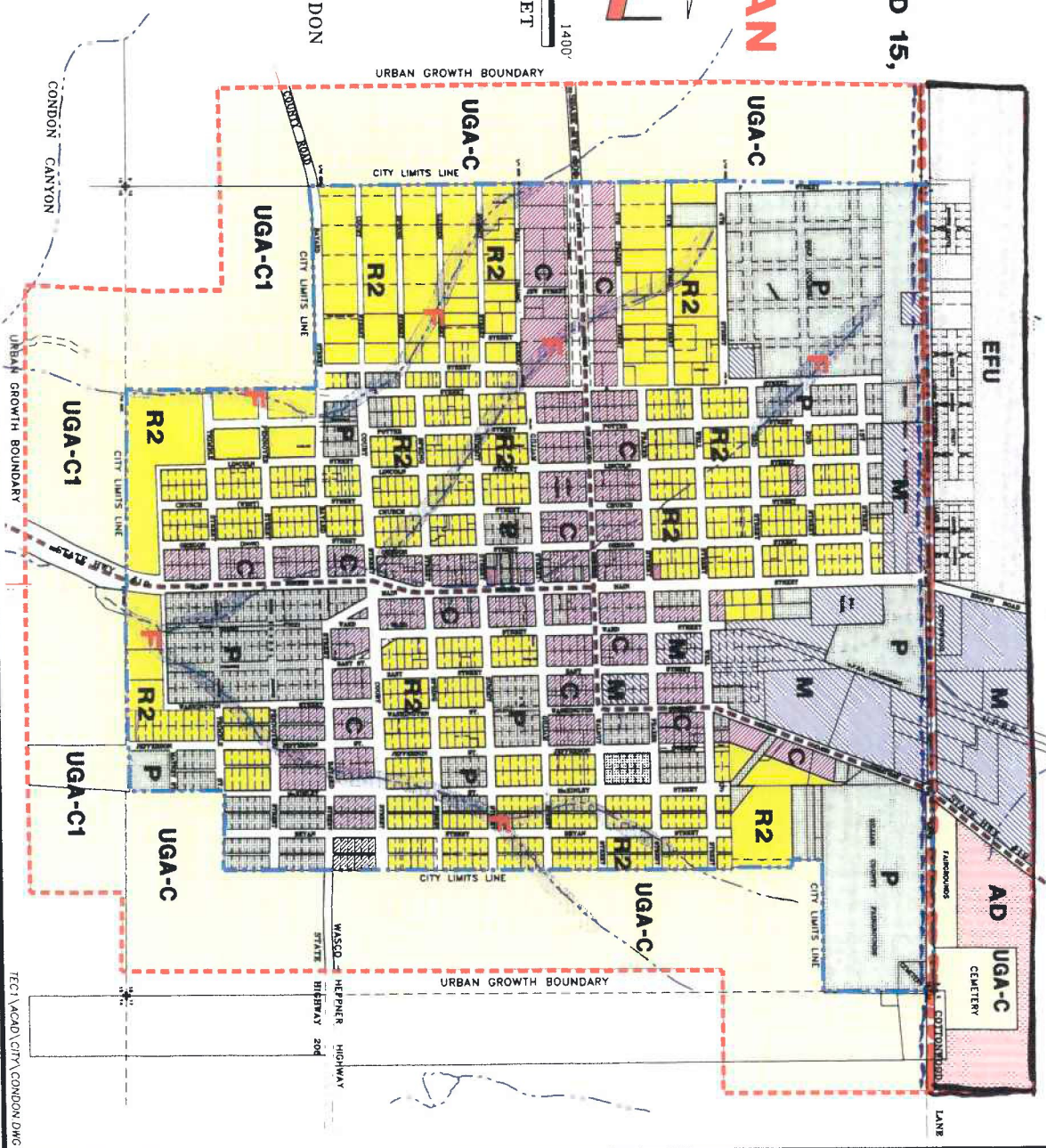
### ZONING LEGEND:

-  R2 RESIDENTIAL
-  C COMMERCIAL
-  P PUBLIC LANDS
-  M INDUSTRIAL
-  AD AIRPORT DEVELOPMENT
-  UGA-C URBAN GROWTH AREA-CONDON
-  EFU EXCLUSIVE FARM USE
-  F FLOOD ZONE

CONDON CITY LIMITS LINE  
URBAN GROWTH BOUNDARY



SCALE IN FEET



**TENNESON ENGINEERING CORP.**  
CONSULTING ENGINEERS  
409 LINCOLN STREET  
THE DALLES, OREGON 97058  
541-296-9177 FAX 541-296-6657

## **SECTION 4.120 CONDON URBAN GROWTH AREA, UGA-C ZONE:**

The purpose of the UGA-C Zone is to manage land uses and land divisions in the unincorporated portion of the urban growth boundary to retain land in large enough blocks to be efficiently converted to urban uses when the city of Condon needs to expand, respect existing activities in the urban growth area and maintain compatibility with the city limits.

- A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright, subject to applicable provisions of this chapter:
1. Single-family dwelling consistent with a Conversion Plan as described in subsection D.4. of this Section, if applicable, and the provisions of subsection E.
  2. Public Infrastructure Projects such as the construction, extension or improvement of roads or sewer and water lines but not including sewer lagoons or other activities that are likely to create long term impacts. Uses not allowed by this paragraph may be considered for conditional use approval as a "Utility Facility Necessary for Public Service."
  3. Cultivated agriculture common to the Condon area including the production of wheat and other cereal grains, hay crops and livestock grazing of cultivated lands and/or rangelands.
- B. Uses Permitted Subject to Administrative Review. For purposes of this section the Administrative Review will be conducted by the county Planning Director. An Administrative Review is a land use decision that requires notice to nearby land owners and an opportunity for a hearing. The Planning Director shall consider requests for an Administrative Review against the general criteria ordinarily reserved for conditional use applications. The following uses and their accessory uses are permitted, subject to applicable provisions of this ordinance.
1. Park or playground.
  2. Community building.
  3. Public or semipublic building or use.
  4. Highway maintenance facility.
- C. Conditional Uses Permitted. The following uses and their accessory uses are permitted subject to applicable provisions of this ordinance.
1. Church.
  2. School.
  3. Cemetery.
  4. Home Occupation.
  5. Medical clinic or veterinary clinic.

6. Community Center.
7. Recreational vehicle or trailer park.
8. Residential home and residential facility
9. Utility facility necessary for public service.

D. Land Divisions.

1. The minimum size for new lots and parcels in the UGA-C Zone shall be 10-acres unless authorized by paragraph 3. below.
2. New lots and parcels created pursuant to paragraph 1. above shall have a minimum of 330' of frontage along a public road.
3. Lots or parcels less than 10-acres may be created for nonresidential uses identified in Sections B. and C. only if the planning commission finds that:
  - a. The proposed lot or parcel is no larger than necessary to accommodate the use; and
  - b. The proposed lot or parcel will not increase the difficulties of converting the area to urban uses; and
  - c. The use proposed to occupy the new lot or parcel will provide a public benefit.
4. A tentative plan to create new lots or parcels less than 20-acres in size shall include a Conversion Plan showing how the subject property can be divided and developed at densities allowed by the city's most likely city zone, including provisions for right-of-way and street and utility extensions. A Conversion Plan is a scale drawing prepared by a registered surveyor, engineer or architect showing how a property can be divided and developed at an urban density, including provisions for street and utilities. The applicant shall submit a copy of the Conversion Plan to the city for comments prior to submitting the tentative plat to the county. The city's comments as to whether the Conversion Plan complies with the city's future development plans shall be submitted with the tentative plan. The tentative plan will not be approved if the city indicates that the division will interfere with future urban development. Once the tentative plat is approved, a copy of the Conversion Plan shall be filed with the county recorders office prior to the final plat being recorded. Existing and future structures and other improvements will be required to be sited on lots and parcels in a location and manner consistent with the Conversion Plan.

E. Development Requirements.

1. The front yard setback shall be a minimum of 30 feet.
2. The minimum side yard setback shall be 20 feet.
3. The minimum rear yard setback shall be 30 feet.

4. The minimum side and rear yard setbacks for property that is adjacent to land zoned exclusive farm use shall be 50 feet.
  5. New buildings and accessory structures shall be clustered within an area not exceeding one-acre (43,560 square feet) of the lot or parcel.
- F. Recommended Design Standards. New buildings should be designed and constructed to promote a clean and aesthetic appearance.
1. Commercial and Public Uses.
    - a. Roofs. Coverings should be nonreflective metal, tile, asphalt and other appropriate materials. If wood roofing is used it should be fire retardant treated. All roofs should have a minimum 6-12 pitch unless a detailed store front design is proposed that includes regularly spaced and similar shaped windows with window hoods or trim and a decorative cornice at the top of the building.
    - b. Exterior Materials. Materials in the varieties of horizontal wood siding, vertical board and batten (rough sawn or surfaced four sides) and cedar shingles, with the latter particularly applicable to ornamental patterns on residential structures are encouraged. Any T-111 (grooved) plywood siding is discouraged.
    - c. Exterior colors. The exterior of a building should to be painted or oiled and/or stained to protect the surface materials. Rough sawn or milled boards and batten, particularly cedar and redwood, may be retained in a natural finish. Other colors for large surface areas could be earthy ochres, yellows, browns and reds with appropriate trim.
  2. Residential Uses:
    - a. Roofs. Coverings should be nonreflective metal, tile, asphalt and other appropriate materials. If wood roofing is used it should be fire retardant treated. All roofs should have a minimum 6-12 pitch.
    - b. Exterior Materials. Materials in the varieties of horizontal wood siding, vertical board and batten (rough sawn or surfaced four sides) and cedar shingles, with the latter particularly applicable to ornamental patterns on residential structures are encouraged. Any T-111 (grooved) plywood siding is particularly discouraged on elevations facing a public or private street.
    - c. Exterior colors. The exterior of a building should be painted or oiled and/or stained to protect the surface materials. Rough sawn or milled boards and batten, particularly cedar and redwood, may be retained in a natural finish. Other colors for large surface areas could be earthy ochres, yellows, browns and reds with appropriate trim.
    - d. Additional Features. Residential development is strongly encouraged to include features such as dormers and gables in addition to the primary roof pitch, covered porch entries, recessed entries, bay or bow windows, and exterior window sills.

## **SECTION 4.130 CONDON URBAN GROWTH AREA, UGA-C1 ZONE:**

The purpose of the UGA-C Zone is to manage land uses and land divisions in the unincorporated portion of the urban growth boundary to retain land in large enough blocks to be efficiently converted to urban uses when the city of Condon needs to expand, respect existing activities in the urban growth area and maintain compatibility with the city limits.

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright, subject to applicable provisions of this chapter:

1. Single-family dwelling consistent with a Conversion Plan as described in subsection D.4. of this Section, if applicable, and the provisions of subsection E.
2. Public Infrastructure Projects such as the construction, extension or improvement of roads or sewer and water lines but not including sewer lagoons or other activities that are likely to create long term impacts. Uses not allowed by this paragraph may be considered for conditional use approval as a "Utility Facility Necessary for Public Service."
3. Keeping of horses, cattle, sheep, swine or similar types of livestock except that the number of livestock on any particular lot or parcel may not exceed the absolute total of 3(B), 4, 5 and 6 listed below.
  - A. Livestock, animals, ratite and/or fowl shall be properly caged or housed and proper sanitation shall be maintained at all times. Animal feed shall be appropriately stored in rodent-proof receptacles.
  - B. Two (2) livestock per 10 acre parcel (horses, cattle, sheep or goats, swine,
  - C. All swine shall be confined to an area not less than 500 feet from any adjacent residential dwelling (not the property of the owner of the swine).
4. The number of colonies of bees allowed on a property shall be limited to one (1) colony for each 10 acre parcel.
5. Density for Poultry – twenty fowl per 10 acre parcel, and for fur-bearing animals (rabbits, mink, chinchillas, etc.) – twenty animals per 10 acre parcel.
6. Cultivated agriculture common to the Condon area including the production of wheat and other cereal grains, hay crops and livestock grazing of cultivated lands and/or rangelands.

B. Uses Permitted Subject to Administrative Review. For purposes of this section the Administrative Review will be conducted by the county Planning Director. An Administrative Review is a land use decision that requires notice to nearby land owners and an opportunity for a hearing. The Planning Director shall consider requests for an Administrative Review against the general criteria ordinarily reserved for conditional use applications. The following uses and their accessory uses are permitted, subject to applicable provisions of this ordinance.

1. Park or playground.
2. Community building.



3. Public or semipublic building or use.

4. Highway maintenance facility.

C. Conditional Uses Permitted. The following uses and their accessory uses are permitted subject to applicable provisions of this ordinance.

1. Church.

2. School.

3. Cemetery.

4. Home Occupation.

5. Medical clinic or veterinary clinic.

6. Community Center.

7. Recreational vehicle or trailer park.

8. Residential home and residential facility

9. Utility facility necessary for public service.

D. Land Divisions.

1. The minimum size for new lots and parcels in the UGA-C Zone shall be 10-acres unless authorized by paragraph 3. below.

2. New lots and parcels created pursuant to paragraph 1. above shall have a minimum of 330' of frontage along a public road.

3. Lots or parcels less than 10-acres may be created for nonresidential uses identified in Sections B. and C. only if the planning commission finds that:

a. The proposed lot or parcel is no larger than necessary to accommodate the use; and

b. The proposed lot or parcel will not increase the difficulties of converting the area to urban uses; and

c. The use proposed to occupy the new lot or parcel will provide a public benefit.

4. A tentative plan to create new lots or parcels less than 20-acres in size shall include a Conversion Plan showing how the subject property can be divided and developed at densities allowed by the city's most likely city zone, including provisions for right-of-way and street and utility extensions. A Conversion Plan is a scale drawing prepared by a registered surveyor, engineer or architect showing how a

property can be divided and developed at an urban density, including provisions for street and utilities. The applicant shall submit a copy of the Conversion Plan to the city for comments prior to submitting the tentative plat to the county. The city's comments as to whether the Conversion Plan complies with the city's future development plans shall be submitted with the tentative plan. The tentative plan will not be approved if the city indicates that the division will interfere with future urban development. Once the tentative plat is approved, a copy of the Conversion Plan shall be filed with the county recorder's office prior to the final plat being recorded. Existing and future structures and other improvements will be required to be sited on lots and parcels in a location and manner consistent with the Conversion Plan.

E. Development Requirements.

1. The front yard setback shall be a minimum of 30 feet.
2. The minimum side yard setback shall be 20 feet.
3. The minimum rear yard setback shall be 30 feet.
4. The minimum side and rear yard setbacks for property that is adjacent to land zoned exclusive farm use shall be 50 feet.
5. New buildings and accessory structures shall be clustered within an area not exceeding one-acre (43,560 square feet) of the lot or parcel.

F. Recommended Design Standards. New buildings should be designed and constructed to promote a clean and aesthetic appearance.

1. Commercial and Public Uses.

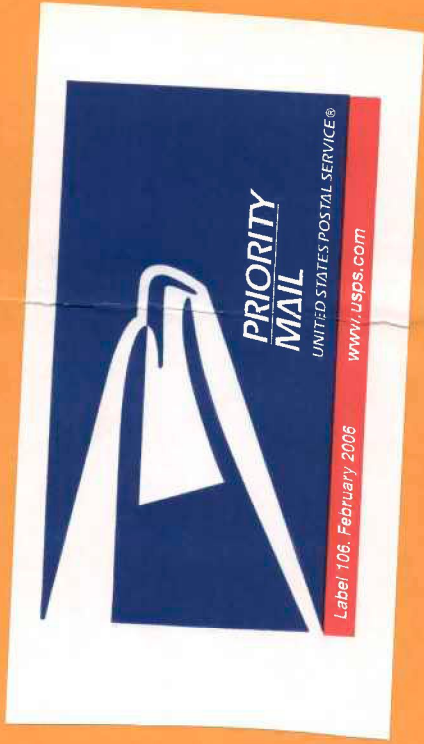
- a. Roofs. Coverings should be nonreflective metal, tile, asphalt and other appropriate materials. If wood roofing is used it should be fire retardant treated. All roofs should have a minimum 6-12 pitch unless a detailed store front design is proposed that includes regularly spaced and similar shaped windows with window hoods or trim and a decorative cornice at the top of the building.
- b. Exterior Materials. Materials in the varieties of horizontal wood siding, vertical board and batten (rough sawn or surfaced four sides) and cedar shingles, with the latter particularly applicable to ornamental patterns on residential structures are encouraged. Any T-111 (grooved) plywood siding is discouraged.
- c. Exterior colors. The exterior of a building should to be painted or oiled and/or stained to protect the surface materials. Rough sawn or milled boards and

batten, particularly cedar and redwood, may be retained in a natural finish. Other colors for large surface areas could be earthy ochres, yellows, browns and reds with appropriate trim.

2. Residential Uses:

- a. Roofs. Coverings should be nonreflective metal, tile, asphalt and other appropriate materials. If wood roofing is used it should be fire retardant treated. All roofs should have a minimum 6-12 pitch.
- b. Exterior Materials. Materials in the varieties of horizontal wood siding, vertical board and batten (rough sawn or surfaced four sides) and cedar shingles, with the latter particularly applicable to ornamental patterns on residential structures are encouraged. Any T-111 (grooved) plywood siding is particularly discouraged on elevations facing a public or private street.
- c. Exterior colors. The exterior of a building should be painted or oiled and/or stained to protect the surface materials. Rough sawn or milled boards and batten, particularly cedar and redwood, may be retained in a natural finish. Other colors for large surface areas could be earthy ochres, yellows, browns and reds with appropriate trim.
- d. Additional Features. Residential development is strongly encouraged to include features such as dormers and gables in addition to the primary roof pitch, covered porch entries, recessed entries, bay or bow windows, and exterior window sills.

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