

City of Harrisburg
120 Smith Street
Harrisburg, OR 97446
Phone (541) 995-6655
www.ci.harrisburg.or.us/planning

LAND USE APPLICATION

STAFF USE ONLY

File Number: LU 428202

Date Received: 5-11-11

Fee Amount: 96750.00

APPLICATION TYPE

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Property Line Adjustment |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Partition / Replat <input type="checkbox"/> Minor <input type="checkbox"/> Major |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Historic Permit | <input checked="" type="checkbox"/> Site Plan Review - Parking Only |
| <input type="checkbox"/> Resource Alteration | <input type="checkbox"/> Subdivision / Replat |
| <input type="checkbox"/> Resource Demolition | <input type="checkbox"/> Vacation of Street, Alley or Easement |
| <input type="checkbox"/> Historic Review – District | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Legal Lot Determination | <input type="checkbox"/> Zone Mape Change |
| <input type="checkbox"/> Measure 37 Claim | <input type="checkbox"/> Zoning Ordinance Text Amendment |

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL

Project Description

Please see attached page for full description

Project Name

Harrisburg Gheen plant parking lot repainting and reconfiguration

PRIMARY CONTACT AND OWNER INFORMATION

Applicant's Name

Phone Email

Mailing Address

Applicant's Signature Digitally signed by C. Jonah Maly
DN: cn=C. Jonah Maly, o=Gheen Irrigation Works, Inc.
ou, email=projectassistant@gheenirrigation.com, c=US
Date: 2021.05.07 08:10:39 -0700 Date

Property Owner Name

Phone Email

Mailing Address

Owner's Signature Date

*If more than one property owner is involved, provide a separate attachment listing each owner or legal representative and their signature.

PROPERTY DESCRIPTION

(general vicinity, side of street, distance to intersection, etc.)

Street Address

General Location Description

Assessor's Map Number(s)

Related Tax Lot(s)

Map #

Tax Lot(s) #

The Assessor's Map Number (Township, Section, and Range) and the Tax Lot Number (parcel) can be found on your tax statement, at the Linn County Assessor's Office, or online at: <http://linn-web.co.linn.or.us/propertywebquerypublic/>

Lot Area

LAND USE AND OVERLAY ZONES

Existing Zone(s)

Existing Comprehensive Plan Designation(s)

Please select any of the following zone overlays or natural areas that apply to the subject site:

- | | | |
|---|--|-----------------------------------|
| <input type="checkbox"/> Historic Overlay | <input type="checkbox"/> Willamette River Greenway | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Floodplain | <input type="checkbox"/> Riparian Corridors | |

*Please include a discussion in the project narrative indicating how these overlays affect your proposal. For more information about any of these overlays or natural areas, please contact the City Planner at (541) 995-6655.

CHECK THE BOX NEXT TO INCLUDED EXHIBITS

- | | |
|--|--|
| <input type="checkbox"/> Narrative | <input type="checkbox"/> Architectural Elevations |
| <input type="checkbox"/> Assessor's Map with Applicable Tax Lots Highlighted | <input type="checkbox"/> Architectural Floor Plans |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Utilities Plan |
| <input type="checkbox"/> Survey / ALTA | <input type="checkbox"/> Electronic Versions of Exhibits |
| <input type="checkbox"/> Aerial Photograph / Existing Land Use(s) Map | <input type="checkbox"/> Geotechnical Report/Site Assessment |
| <input type="checkbox"/> Zoning Map (if applicable, show proposed changes) | <input type="checkbox"/> Application Fee |
| <input type="checkbox"/> Comprehensive Plan Map (if applicable, show proposed changes) | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Subdivision or Partition Plat | |

*A written narrative is required for all application types. Typical drawings sizes are 24"X36", 11"X17", or 8.5"X11". Sizes of required drawings will depend on the type and scope of applications involved. Contact the City Planner to verify requirements. On your plans, include the following: property lines, points of access for vehicles, pedestrians, and bicycles, water courses, any natural features (wetlands, floodplain, etc.), existing and proposed streets and driveways, parking areas, utilities, pedestrian and bike paths, and existing easements. Please note there are additional specific graphic and narrative requirements for each application type. Refer to the Harrisburg Municipal Code for more information.

PLEASE TELL US MORE ABOUT THE PROPOSAL AND ITS SITE

1. Are there existing structures on the site? Yes No If yes, please explain

Industrial facilities, office buildings, storage buildings, warehouses

2. Indicate the uses proposed and describe the intended activities:

No changes from current uses

3. How will open space, common areas and recreational facilities be maintained?

N/A

4. Are there previous land use approvals on the development site? Yes No
If yes, please include a discussion in the project narrative describing how the prior approvals impact your proposal.

Prior to these proposed changes, there were 130 regular and 2 HC, (in the original site plan approved by the Planning Commission in 2012 (case number LU285)), now 76 regular and 2 HC.

AUTHORIZATION FOR STAFF & DECISION MAKERS TO ENTER LAND

City staff, Planning Commissioners, and City Councilors are encouraged to visit the sites of proposed developments as part of their review of specific land use applications. Decision maker site visits are disclosed through the public hearing process. Please indicate below whether you authorize City staff and decision makers to enter onto the property(-ies) associated with this application as part of their site visits.

I authorize City staff and decision makers to enter onto the property(-ies) associated with this application.

I do not authorize City decision makers to enter onto the property(-ies) associated with this application.

This project involves repainting some existing parking spaces, adding some new ones and removing many others.

14 new spots are located on the northern edge of the north lot, 8 regular and 2 HC to the south, and 11 to the east.

1 new parking spot to the south of building #2

To the west of building #3, there is one spot and to the south and east of that is another single spot.

In the southern lot, there are 33 spots which are the same as the original proposal.

ALL other spots have been removed.

Prior to changes, there were 130 regular and 2 HC, (in the original site plan approved by the Planning Commission in 2012 (case number LU285)), now 76 regular and 2 HC.

We currently have 75 employees.

No utilities were altered in any way, nor were storm water reclamation or pipes changed as this proposal seeks to use the existing paved area for the parking spot changes.p

Please see the attached documents for further visual aids.

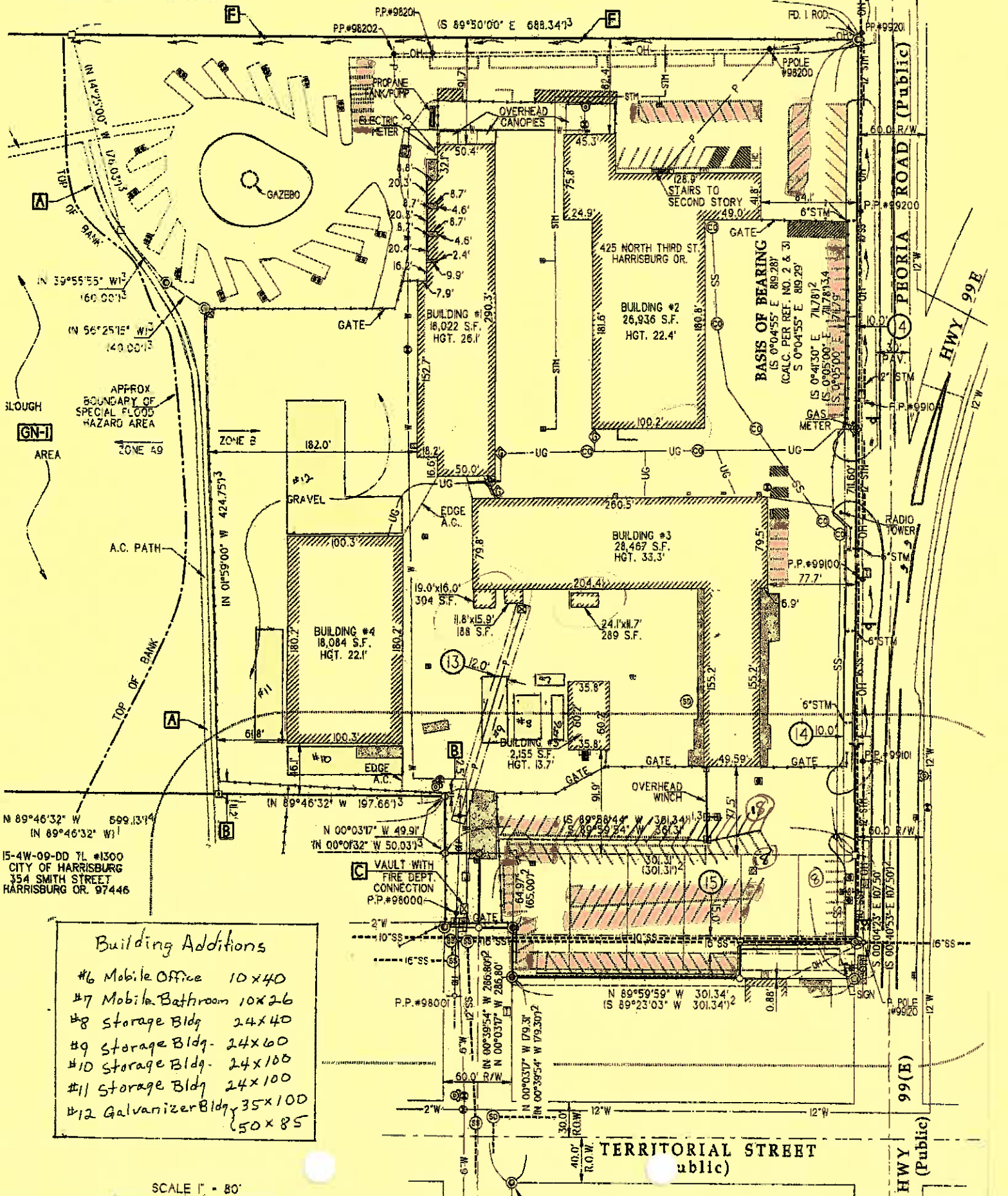
STAFF CONFIRMS 82 PARKING SPACES AS CONFIRMED
w/ APPLICANT ON 5-27-21

OLD VERSION

ALTERED
REMOVED

15-4W-09 TL #1000
MORSE BROS.
32260 HWY 34
TANGENT OR. 97389

IS 25°50'00" E 255.761



APPROX BOUNDARY OF SPECIAL FLOOD HAZARD AREA
ZONE 49
GN-1 AREA

15-4W-09-DD TL #1300
CITY OF HARRISBURG
354 SMITH STREET
HARRISBURG OR. 97446

- Building Additions**
- #6 Mobile Office 10x40
 - #7 Mobile Bathroom 10x26
 - #8 Storage Bldg 24x40
 - #9 Storage Bldg 24x60
 - #10 Storage Bldg 24x100
 - #11 Storage Bldg 24x100
 - #12 Galvanizer Bldg 35x100
 - 50x85

SCALE 1" = 80'

TERRITORIAL STREET (Public)

HWY 99 (E) (Public)

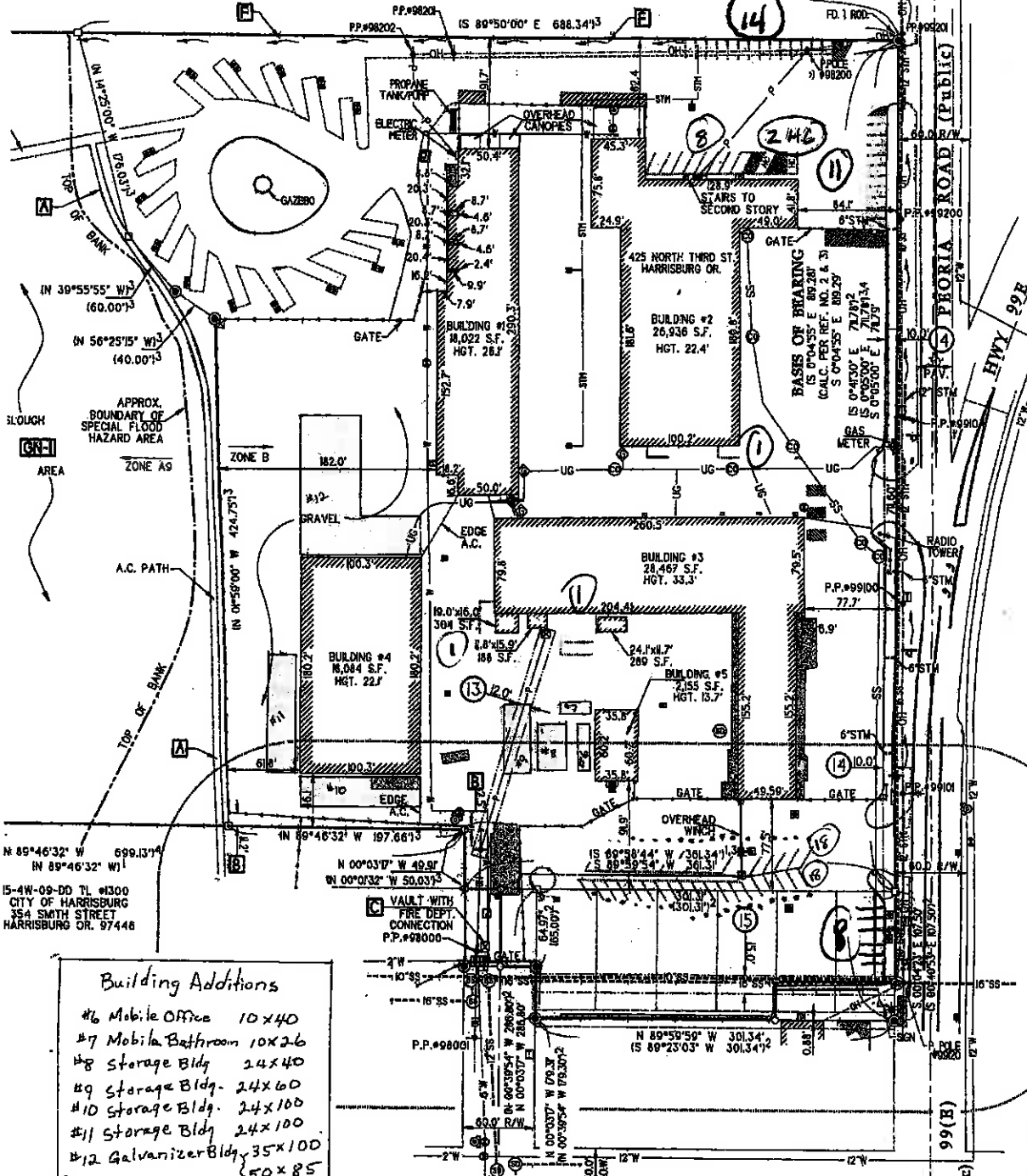
FD. 3/4"

NEW
ALTERED

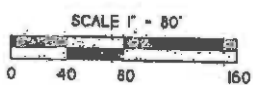
PROPOSED PLAN

15-4W-09 TL #1000
MORSE BROS.
32280 HWY. 34
TANGENT OR. 97389

IS 89°50'00" E 1255.78' 1/4



- Building Additions**
- #6 Mobile Office 10x40
 - #7 Mobile Bathroom 10x26
 - #8 Storage Bldg 24x40
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 - #10 Storage Bldg 24x100
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 - #12 Galvanizer Bldg 35x100
50x85



TERRITORIAL STREET
(Public)

HWY 99 (E)
(Public)