



NOTICE OF LAND USE PUBLIC HEARING

Tuesday, July 18, at 7:00 PM

City of Harrisburg Planning Commission
Harrisburg Municipal Center, 354 Smith Street

CASE: Gregersen Variance & Adjustment – 945 Greenway Dr. (LU 450-2023)

SITE LOCATION:

The subject site is located at 945 Greenway Dr. and is also known as tax lot # 00524 of Linn County Assessors Map 15S04W15BD

APPLICANT: Keith & Jody Gregersen
OWNER: Keith & Jody Gregersen
945 Greenway Dr.
Harrisburg, OR 97446

REQUEST:

The applicant requests approval of a variance in order to allow for a primary garage (accessory structure) that exceeds the size and height requirements of HMC 18.50.150. The accessory structure will be 816 sq. ft.; the allowance based on the square footage of the home is 744 sq. ft. The proposed height of the accessory structure will be 21'6" tall, which exceeds the height of the home at 13'6". The size and height of the proposed accessory structure require a variance. An adjustment is also requested to slightly alter the east side setback by 1'3".

WHOM TO CONTACT FOR MORE INFORMATION:

Michele Eldridge, City Administrator, at (541) 995-2200, or meldridge@ci.harrisburg.or.us.

Mailing Address: City of Harrisburg, PO Box 378, Harrisburg, OR 97446; Office Location: City Hall, 120 Smith Street

THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT:

- At the hearing, the Planning Commission receives public testimony, deliberates, and typically makes its decision before adjourning the meeting.
- If you wish to testify on the proposal, you may provide written or oral testimony to the Planning Commission.
- The Chairperson will set a time limit of three minutes per person for oral testimony at the public hearing. Written testimony is encouraged. While written testimony will be accepted up to and including the night of the public hearing, written testimony submitted to the City Recorder by noon, ten days prior to the public hearing, will be included in the Planning Commission packets that are delivered prior to the hearing.
- Any person participating in the hearing is entitled to request that it be continued to a second hearing if new evidence or documents are submitted in favor of the application. The "continuance" hearing will be limited to the issues related to the new documents or evidence for which the continuance was requested.
- A person testifying may also request to have the record remain open for seven days to allow for the submittal of additional written testimony.
- "Raise it or waive it": Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the City Council, Land Use Board of Appeals (LUBA), or Circuit Court, based on that issue. This means that in order to appeal the City's decision to LUBA based on a particular issue, you must

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raise that issue at the City's public hearing. Only comments on relevant approval criteria are considered relevant evidence. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval and applicable criteria with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

DECISION:

The Planning Commission's decision will be final unless appealed to the City Council. Appeals to the City Council must be submitted to the City Recorder, consistent with the provisions in HMC 19.10.040.

DECISION-MAKING CRITERIA:

The Planning Commission will evaluate this request based on specific review criteria from the Harrisburg Municipal Code (HMC) and other applicable requirements. The staff-identified criteria for this land use decision are found in HMC 18.45, 18.50, and 19.40.

Citizens are encouraged to become familiar with the applications and applicable review criteria. A staff report discussing the request in relation to the criteria will be available 7 days before the hearing. All documents may be reviewed at City Hall without charge; copies will be provided upon request at a reasonable charge. The Harrisburg Municipal Code is available on the City's website (<http://www.codepublishing.com/or/harrisburg/>). The City will mail the Notice of Decision to citizen who submit written comments, or who are otherwise legally entitled to notice.

The City of Harrisburg does not discriminate against individuals with disabilities, and is an Equal Opportunity Provider. Persons with disabilities that wish accommodations, including assisted listening devices and sign language assistance are requested to contact City hall at 541-995-6655, at least 48 hours prior to a meeting date.

Coronavirus Pandemic Information: If you wish to provide testimony, but are unable to attend due to the health conditions, please contact the City Recorder. We prefer that written testimony is submitted but can make arrangements for you to call in to provide oral testimony during the public hearing portion of the meeting if desired. We can also make arrangements for you to attend via Zoom. Please do not attend if you are running a temperature, are coughing, or have respiratory difficulties.

THE CITY OF HARRISBURG ENCOURAGES YOU TO NOTIFY YOUR NEIGHBORS AND OTHER PERSONS YOU BELIEVE WOULD BE AFFECTED BY THIS MATTER.

Mail: June 29, 2023