

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: 450-2023/451-2073 Date Received: 6-14-23
Fee Amount: \$ 1450-6 COMPLETE APP 6-29-23

<input type="checkbox"/> Annexation*	<input type="checkbox"/> Property Line Adjustment
<input type="checkbox"/> Comprehensive Plan Amendment*	<input type="checkbox"/> Partition/Replat* Minor Major
<input type="checkbox"/> Conditional Use Permit*	<input checked="" type="checkbox"/> Site Plan Review* <u>N/A</u>
<input type="checkbox"/> Historic Permit*	<input 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 checked="" type="checkbox"/> Variance*
<input type="checkbox"/> Legal Lot Determination	<input type="checkbox"/> Zone Map Change*
A Pre-Application Conference with City Staff is Required	<input type="checkbox"/> Zoning Ordinance Text Amendment
	<input checked="" type="checkbox"/> <u>ADJUSTMENT</u>

Project Description	adding a attached car & RV Garage. The garage needs to be 21.5 feet tall to fit the RV inside while maintaining to same roof pitch as home (sort looks nice). also we are requesting to build slightly into the seven foot easement on the east property line. we have drawn this to be 750 square feet or less.
Project Name	RV & Car Garage

RECEIVED
JUN 14 2023
BY: [Signature]

Applicant's Name	Keith & Jody Gregersen		
Phone	541-731-7429	Email	Keithyregersen@yahoo.com
Mailing Address	945 Greenway Dr Harrisburg, Or 97446		
Applicant's Signature	Keith Gregersen		Date
			6/14/2023
Property Owner Name	Keith & Jody Gregersen		
Phone	541-731-7429	Email	Keithyregersen@yahoo.com
Mailing Address	945 Greenway Dr. Harrisburg Oregon 97446		
Owner Signature	Keith Gregersen		Date
			6/14/2023
*If more than one property owner is involved, provide a separate attachment listing each owner or legal representative and their signature.			

PROPERTY DESCRIPTION	
Street Address	945 Greenway Dr. Harrisburg, Oregon 97446
General Location Description	Heather Ridge First Addition corner of Park Ln & Greenway Dr.
Assessor's Map Number(s)	Related Tax Lot(s)
Map #	Tax Lot(s) #
15504 W15 BD ✓	00524 ✓
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	9,350 sq ft

Applicant's Name

Jody Gregersen

Phone

541-521-8372

Email

jodylyn1@gmail.com

Mailing Address

945 Greenway Dr. Harrisburg OR 97446

Applicant's Signature

Jody Gregersen

Date

10/14/2023

Property Owner Name

Jody Gregersen

Phone

541-521-8372

Email

Same

Mailing Address

945 Greenway Dr. Harrisburg OR 97446

Owner Signature

Jody Gregersen

Date

10/14/2023

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

PROPERTY DESCRIPTION

Street Address

945 GREENWAY DR.

General Location Description

GREENWAY DR IS ACCESSED VIA S. 9TH ST-ACROSS FROM HSBL6 HIGH SCHOOL

Assessor's Map Number(s)

Map #

15504W15BD

Related Tax Lot(s)

Tax Lot(s) #

00524

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

9,350 sq

Existing Zone(s)

R-1

Existing Comprehensive Plan Designation(s)

R-1

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

☐

Historic Overlay

☐

Willamette River Greenway

☐

Floodplain

☐

Riparian Corridors

☐

Wetlands

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

☐ Narrative* (address all applicable HMC review criteria)

☒ Assessor's Map with Applicable Tax Lots Highlighted

☒ Site Plan

☐ Survey / ALTA

☒ Aerial Photograph / Existing Land Use(s) Map

☐ Zoning Map (if applicable, show proposed change(s))

☒ Comprehensive Plan Map(s) (if applicable, show proposed changes))

☒ Subdivision or Partition Plat

☒ Architectural Elevations

☒ Architectural Floor Plans

☐ Utilities Plan

☐ Geotechnical Report/Site

☐ Assessment

☐ Electronic Versions of Exhibits

☒ Application Fee

☐ Other

*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.

A Pre-application Conference is Required with City Staff prior to turning in your land use application. Please contact the City Administrator, or City Recorder/Assistant City Administrator to make an appointment. Date of Appointment: N/A

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

Primary Residence.

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

Parking structure for vehicles and RV

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.

N/A

5. Have you reviewed the Oregon Fire Code Applications Guide in relation to your land use request? ☒ Yes ☐ No Do you have questions about any element of these requirements? If yes, please explain:

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.

June 26, 2023

To: City of Harrisburg Planning Committee

Subject: Plans and possible Variance for Proposed car and RV garage at 945 Greenway Dr.

Dear Committee,

A At this location is a four bedroom, two bath home that has had the former garage converted to a Master Bedroom and Bath. Jody has lived in this home since 1990. We would now like to add a car and RV garage to the house. The lay of this lot has been challenging to make this happen with an easement in the front (south) of the home AND to the proposed garage side (east). This east side has a very weird lot line angle, and a wavy front property line, a 20-foot setback, plus a 7 - foot easement and a grass seed field with a wetland right along it.

B Our proposal is to build this Garage to 816 sq feet (which is slightly over the allowed 744 feet) and make a 32.9-foot RV fit! To do this we have asked for access into the (east) seven- foot easement (setback) and was granted a 5.95-foot setback without a variance.

F The variance we need, from what I understand, is the height of this Garage and the slight increase of square footage. The peak of the original home is 13 feet 6 inches our proposed garage height is 21 feet six inches. I would like to keep it at this height as the roof pitch (4/12) matches the home and I am trying to make this really fit/ match the home. It is necessary obtain these variances so as to be able to enjoy our property, as do other property owners behind us, down the street and in the Heather Ridge area of town.

E C The proposed building/garage will be built to City & County building codes and engineering and design standards will be met and from what I can tell, our requested variance does not conflict with other applicable City policies or other applicable regulations.

There is the question/ issue that this area does not have Two story, oversized garages that high. I am aware, as I drive around the area and only looked east of 9th street (all the dead- end streets) between LaSalle and Territorial St. and

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JUN 27 2023

BY: 

counted eleven homes of similar height. There are also several garage additions where the pitch does not match the home, and is taller than the structure of the homes. I have included pictures of some pictures, but not all as they were duplicate style homes.

After talking to the neighbors around us, there does not seem to be any concerns with the new addition. We are building this hide our motorhome to make the place look more pleasing and to make it so no one can tell if we are gone. We do not feel this is affecting any neighbors view(s) nor causing any harm to the Grass seed field/ Wetland next to us.

Thank you for your consideration.

Respectfully,

Jody and Keith Gregersen (keithgregersen@yahoo.com) 541-731-7429

945 Greenway Drive
Harrisburg, Oregon 97446

HEATHER RIDGE, FIRST ADDITION

IN SECTION 15, TOWNSHIP 15S, RANGE 4 W, WILLAMETTE MERIDIAN
Hartisburg, Linn County, Oregon

Scale 1" = 60'

DESCRIPTION:

BEGINNING SOUTH 89° 51' EAST 1438.0 FEET AND NORTH 2° 24' WEST 108.80 FEET FROM THE NORTHWEST CORNER OF THE DAVID McCULLY D.L.C. NO. 43, IN TOWNSHIP 15 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, RUN THENCE NORTH 89° 53' 30" WEST 367.94 FEET; THENCE SOUTH 04° 41' WEST 33.01 FEET; THENCE SOUTH 89° 19' EAST 130.00 FEET; THENCE SOUTH 04° 41' WEST 33.01 FEET; THENCE SOUTH 64° 05' EAST 304.53 FEET; THENCE NORTH 2° 24' WEST 698.77 FEET TO THE PLACE OF BEGINNING.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CECIL D. BILVEU AND MILDRED BILVEU, HUSBAND AND WIFE, AND DAYTON C. PECK AND ELSIE B. PECK, HUSBAND AND WIFE, DECLARE THAT WE HAVE CAUSED THE LAND HEREON DESCRIBED TO BE SUBDIVIDED AND PLATTED AS HEREON SHOWN, AND THAT WE HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AS SHOWN ON THIS PLAT, RESERVING THEREFROM THE RIGHT OF THE HARTISBURG, OREGON PLANNING COMMISSION, OR ITS ASSIGNS, TO CONTROL ACCESS ACROSS THE 100' WIDE RESERVE STRIPS HEREON DESIGNATED AS PARCELS "C", "D", AND "E".

Cecil D. Bilveu

Michael Bilveu

Dayton C. Peck

Elsie B. Peck

ACKNOWLEDGEMENT:

STATE OF OREGON, COUNTY OF LINN, ss.
BEIT REMEMBERED THAT ON THIS 12th DAY OF January, 1974, THERE PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE ABOVE NAMED CECIL D. BILVEU AND MILDRED BILVEU, HUSBAND AND WIFE, AND DAYTON C. PECK AND ELSIE B. PECK, HUSBAND AND WIFE, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO EXECUTED THE FORGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY, FOR THE USES AND PURPOSES THEREIN NAMED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THIS 12th DAY OF January, 1974.

Jack L. Harbison
NOTARY PUBLIC FOR OREGON
JAN 22 1974
MY COMMISSION EXPIRES

AFFIDAVIT:

STATE OF OREGON, COUNTY OF LINN, ss.
I, RUSSELL S. CASTLEBERRY, BEING FIRST DULY SWORN ON OATH, SAY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS SHOWN WITHIN HEATHER RIDGE, FIRST ADDITION; THAT THE INITIAL POINT IS A 2" X 3" GALVANIZED IRON PIPE 6" BELOW THE GROUND SURFACE, THAT SAID INITIAL POINT BEARS S89°51'E. 1438.0 FEET AND N. 2° 24' W. 108.80 FEET FROM THE NORTHWEST CORNER OF THE DAVID McCULLY DONATION LAND CLAIM NO. 43, TOWNSHIP 15 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN.

Russell S. Castleberry
REGISTERED OREGON LAND SURVEYOR

SUBSCRIBED AND SWORN TO ME THIS 12th DAY OF January, 1974.

Jack L. Harbison
NOTARY PUBLIC FOR OREGON
JAN 22 1974
MY COMMISSION EXPIRES

APPROVALS

THIS PLAT APPROVED BY ORDER OF THE LINN COUNTY BOARD OF COMMISSIONERS THIS 12th DAY OF January, 1974.

<i>John D. C. Miller</i>	DATE	Jan 13, 1974
<i>James D. Harbison</i>	DATE	Jan 13, 1974
<i>Paul J. Jones</i>	DATE	Jan 13, 1974
<i>Alfred J. Harbison</i>	DATE	Jan 13, 1974
<i>Allen A. Harbison</i>	DATE	Jan 13, 1974
<i>Paul J. Jones</i>	DATE	Jan 13, 1974

I HEREBY CERTIFY THAT ALL TAXES ON THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THIS 12th DAY OF January, 1974.

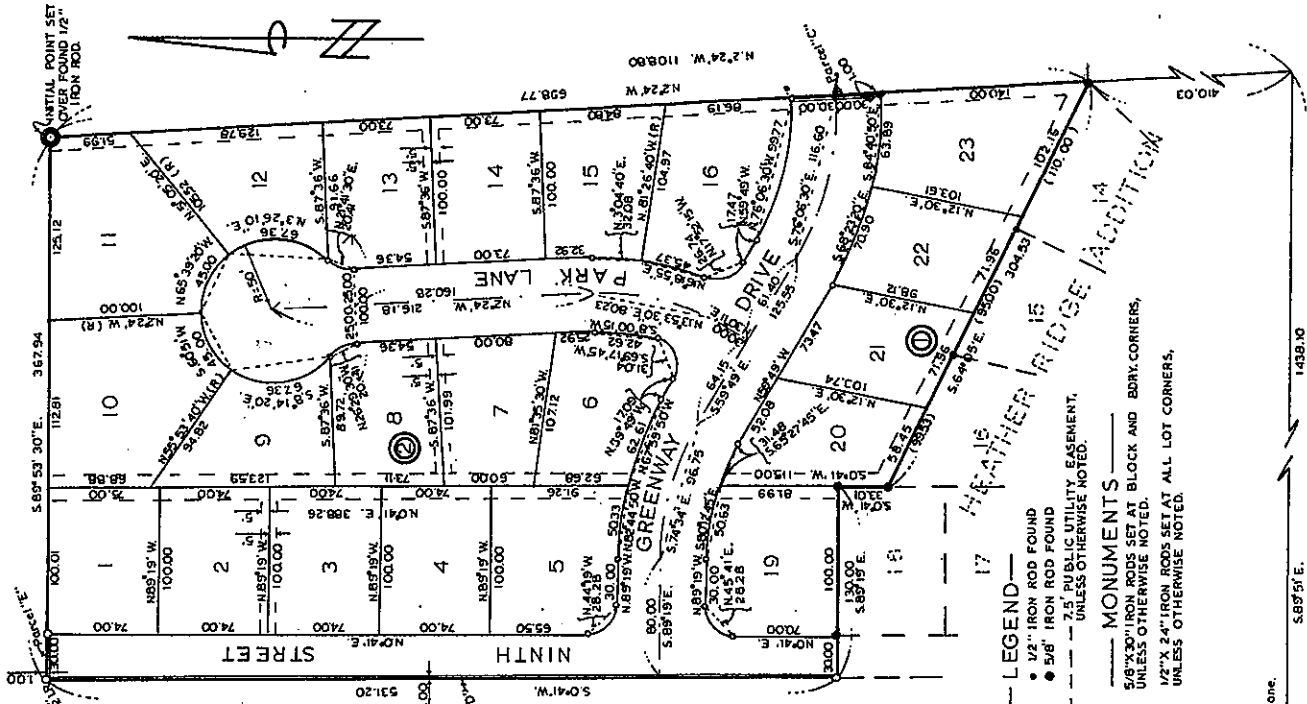
John D. C. Miller
LINN COUNTY SHERIFF

319492

STATE OF OREGON, ss.

I HEREBY CERTIFY THE WITHIN WAS RECEIVED AND DULY RECORDED BY ME IN LINN COUNTY RECORDS, BOOK OF PLATS, VOLUME 14, PAGE 35, ON THIS 12th DAY OF January, 1974, AT 3:50 O'CLOCK P.M.

Russell S. Castleberry
RECORDING CLERK
JAN 22 1974



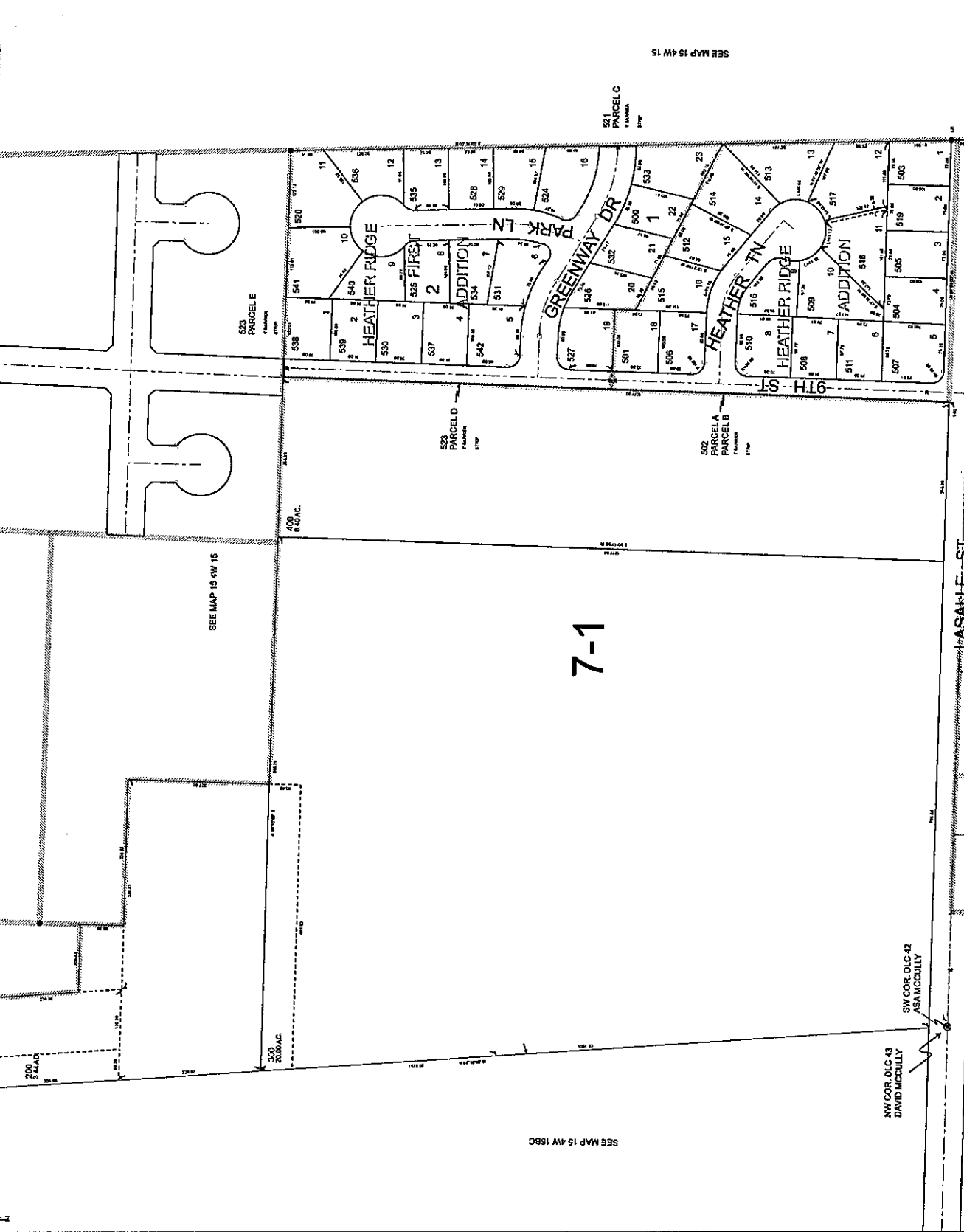
C.S. 11329

15S04W15BD
HARRISBURG

S.E. 1/4 N.W. 1/4 SEC. 15 T. 15S. R. 4W. W.M.
Linn County

FOR ASSESSMENT AND
TAXATION ONLY

Cancelled loc.
548



SEE MAP 15 4W 15B0

NW COR. D.L.C. 43
DAVID MCCULLY

SW COR. D.L.C. 42
ASA MCCULLY

15S04W15BD
HARRISBURG
11/22/2018

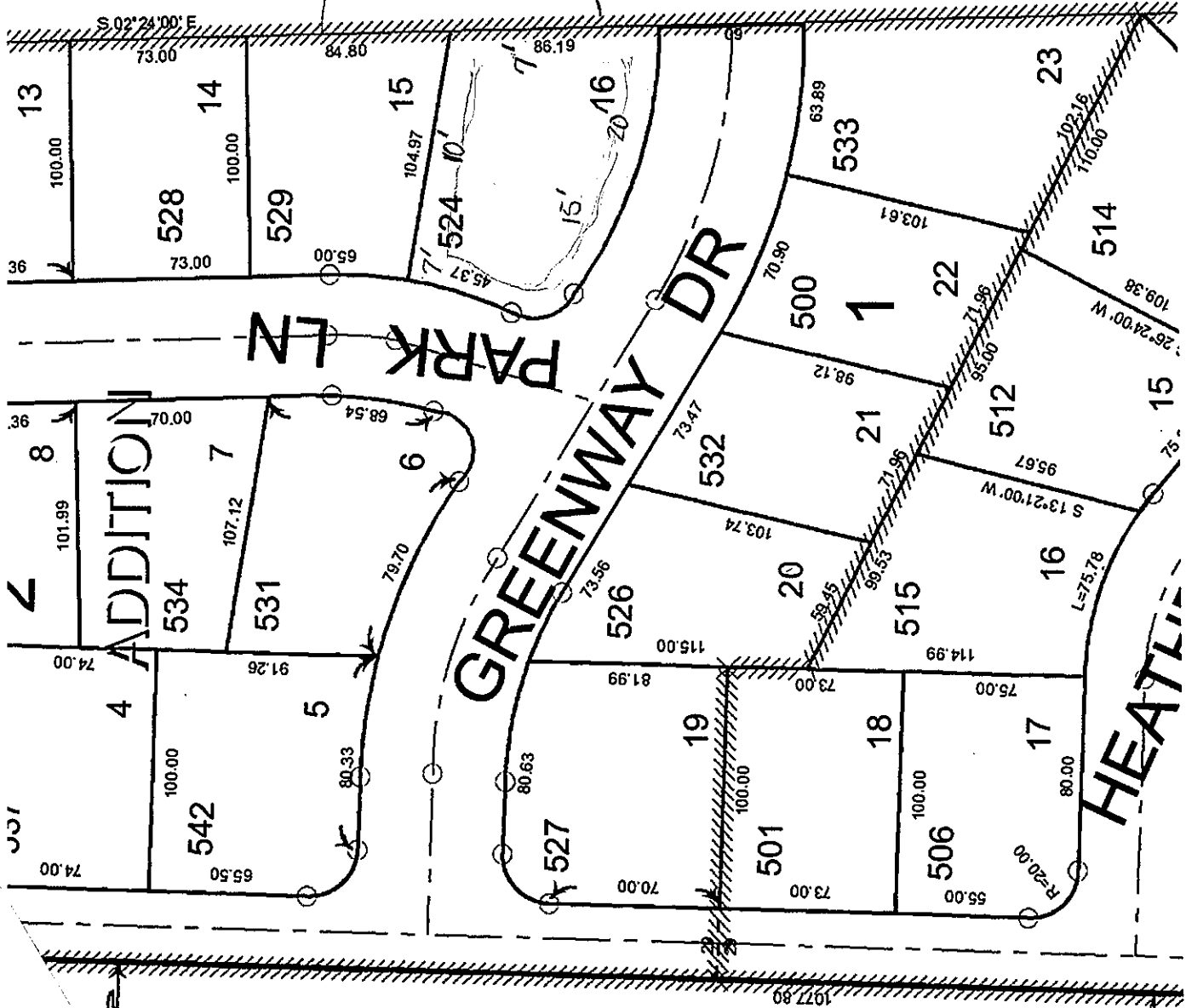
LASALLE ST

SEE MAP 15 4W 15

502
PARCELA A
PARCELA B

~~1' BARRIER~~

Propertys
Just set
1/23/23
Pins



Begin forwarded message:

On Thursday, May 18, 2023, 8:03 PM, Michele Eldridge <meldridge@ci.harrisburg.or.us> wrote:

Hi Keith;

Thanks for checking in with me. I had obviously hoped to get this to you sooner!

1. **Front Setback:** The plans you've brought would need to be adjusted, as there must be a 20' setback to the front of any garage. Throughout the code, it's 20' setback to the garage in this zone; therefore, we would have to recommend no variance to be allowed to apply to the setback in front of your proposed structure. (In the past, if your garage was 20' back, and you were filling in your garage on the home, I could allow someone to use the 20' area as their primary parking area...that's not the case here.) Unfortunately, the 20' setback for a garage is one that's pretty obvious throughout the development code. You can still ask for less, but my recommendation in my staff report considering the above would be to recommend not allowing it.
2. **Side Setback:** I could adjust your side setback to 5.95', without a variance. But your 5' request would require a variance. In this case, as we've already discussed, there are wetlands to the east of your property, so that would be in your favor, provided you met the remaining variance criteria.
3. **Height Differential:** HMC 18.50.150(3) states that you can't exceed the height of the existing home, and 10' difference in this case is quite a bit. Again, I could allow you to adjust to a 13' height on the new accessory structure without a variance, but in this case, you would definitely need to request a variance. Class A motorhomes are generally 14' tall, and your 22' request exceeds that by a lot. You'll need to be prepared to address the reason why you need a structure that exceeds the height by that much. Again, given that you meet the rest of the criteria, you must be able to persuade the Planning Commission that there is some kind of special circumstance behind why you should be allowed that height.
4. **Size Differential:** HMC 18.50.150(3) also states that the accessory structure can't exceed the lesser of 50% of the floor area of the primary structure, or 500 square feet. After talking with our planning consultant, and the Planning Commission Chairperson, we felt that the Planning Commission should be adjusting that 500 sq. ft. figure to 750'. We will talk about this at our meeting in June. 50% of your homes square footage is 768', and with the lesser figure at 750', you would need to reduce your square footage to 750'. You already will likely need to adjust the structure to the rear property line by 5', so that should be easier for you to do. However, the structure size you actually wanted is at least 1072 sq. ft. That would be a harder type of variance to argue to the Planning Commission. You would have to explain why you felt that the larger structure has 'special, or has unique physical or historical circumstances'. You could take a look at the area right around you, to see if there are similar accessory structures that are larger like the one you want.

A variance costs \$450. In addition to providing us with a narrative addressing the variance approval criteria, which is below, you would also need to provide us with a land use application. That's available on the City's website. <https://www.ci.harrisburg.or.us/planning/page/land-use-planning-permit-application> The drawings that you've provided are in scale, and I think explains everything fairly well. Great job on those! There are some little things we'll need to do, like verify you meet the landscaping requirements, etc., but the much harder part of what you are asking for is below:

2. Approval Criteria. The Planning Commission through a Type III procedure may approve a variance upon finding that it meets all of the following criteria:

a. The variance is necessary because the subject code provision does not account for special or unique physical or historical circumstances of the subject site, existing development patterns, or adjacent land uses. If an existing lot or development is nonconforming, the City may accept the nonconforming status as sufficient evidence of a hardship for purposes of approving a variance under this section;

b. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site;

c. The variance does not conflict with other applicable City policies or other applicable regulations;

d. The variance will result in no foreseeable harm to adjacent property owners or to the public interest;

e. All applicable building code requirements and engineering design standards shall be met;

f. The variance is necessary for the preservation and enjoyment of the same property rights as possessed by owners of other property in the same zone; and

g. In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or the community as a whole.

Take care;

On Monday, May 22, 2023, 8:28 AM, Keith Gregersen <keithgregersen@yahoo.com> wrote:

Update!

So I have come up with a plan that fits into the parameters that I have been given if the 750 sq feet is approved. When is this meeting and when will I know when the 750 is approved?

The only one I need a little guidance on is height?

Technically the house height is 12 foot 6 inches.

What would the max height I could go with a variance without it being totally unacceptable?

Next drawings will be complete .

Keith Gregersen

Sent from Yahoo Mail for iPhone



Michele Eldridge wrote
to me

Tue, Jun 13, 4:52 PM (20 hours ago)

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Monday, May 22, 2023, 7:16 PM, Michele Eldridge <meldridge@ci.harrisburg.or.us> wrote:

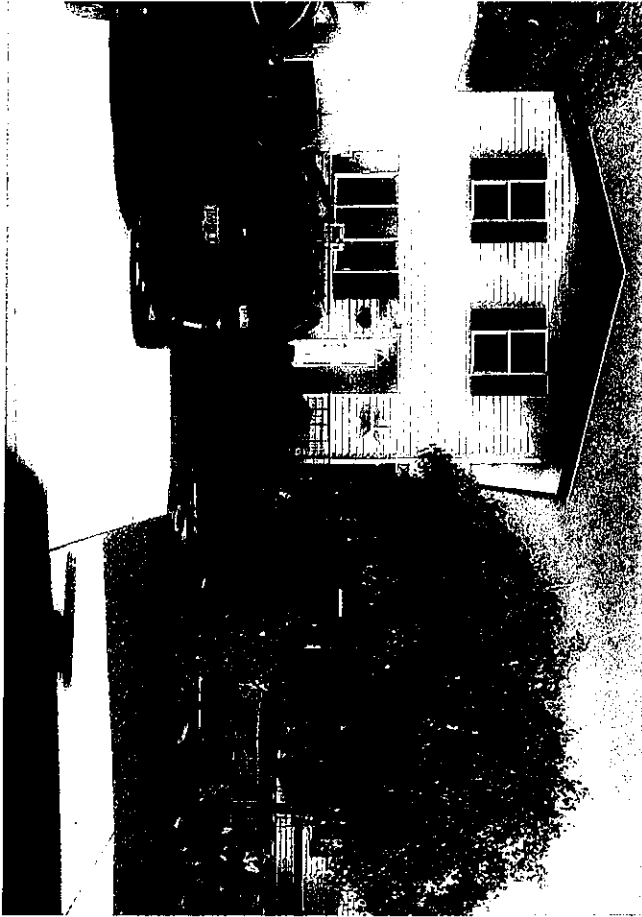
Hi Keith:

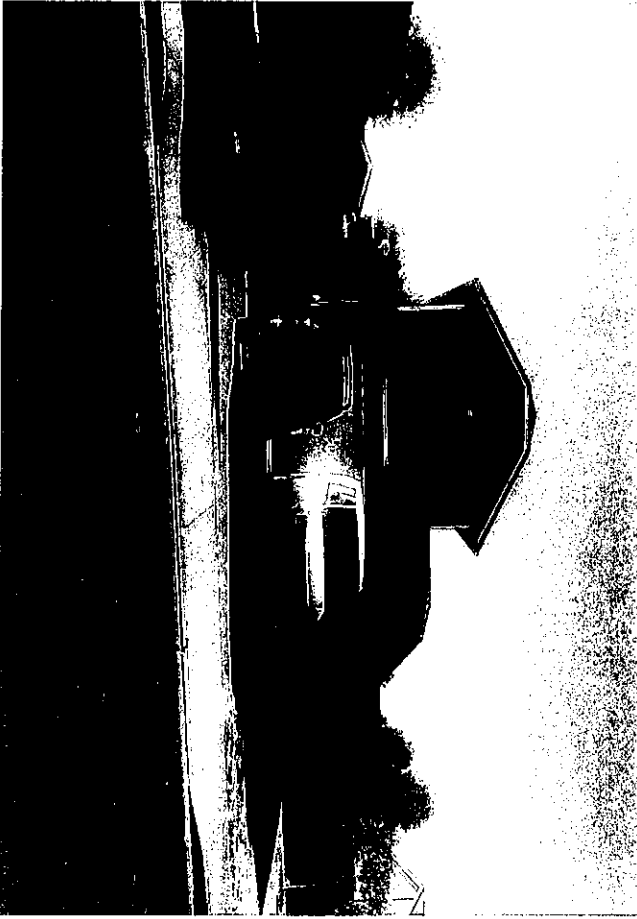
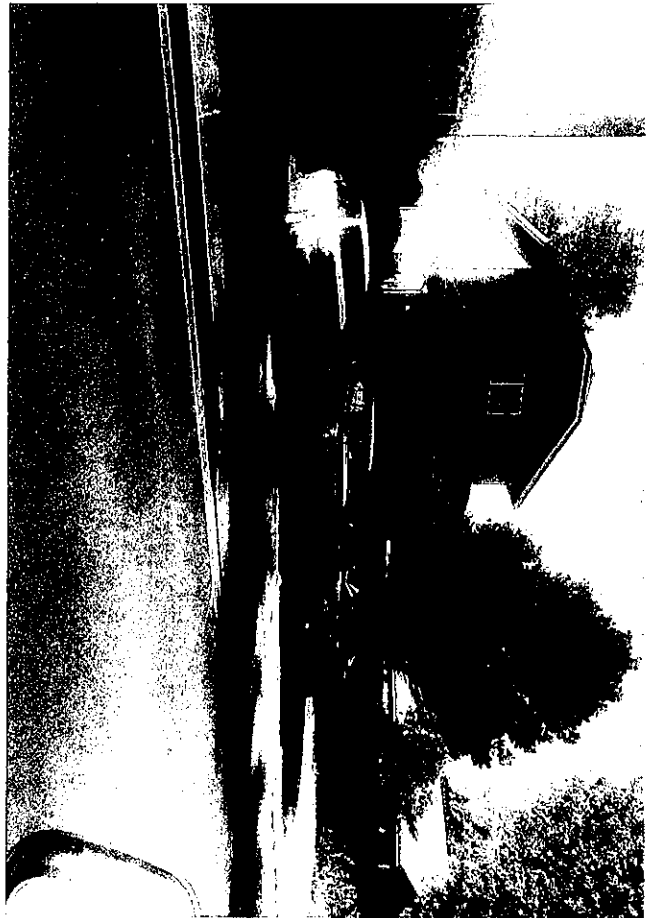
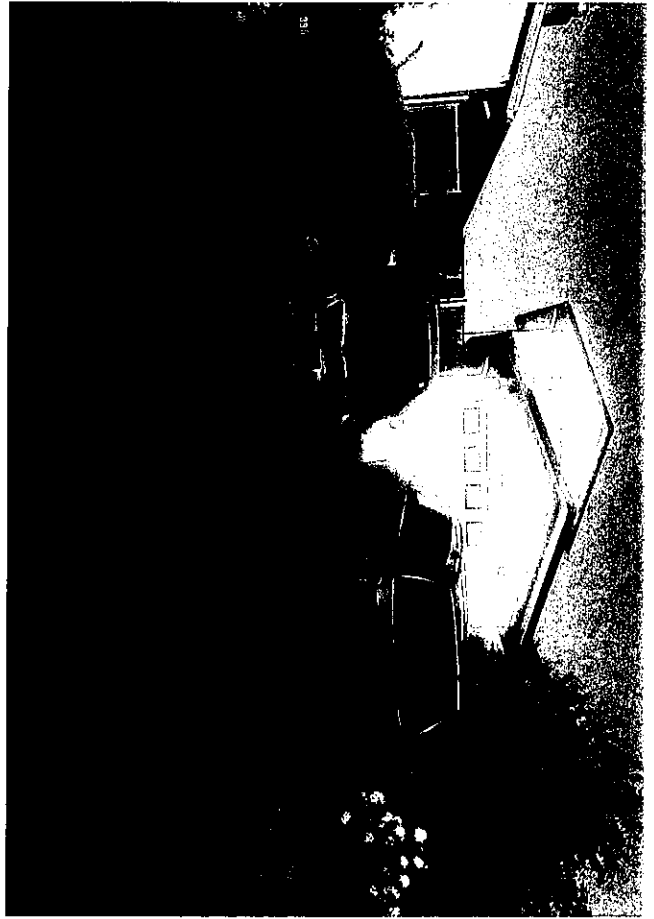
Glad to hear that something might be workable for you. Check with me after June 20th. That is the meeting in which the size will be discussed.

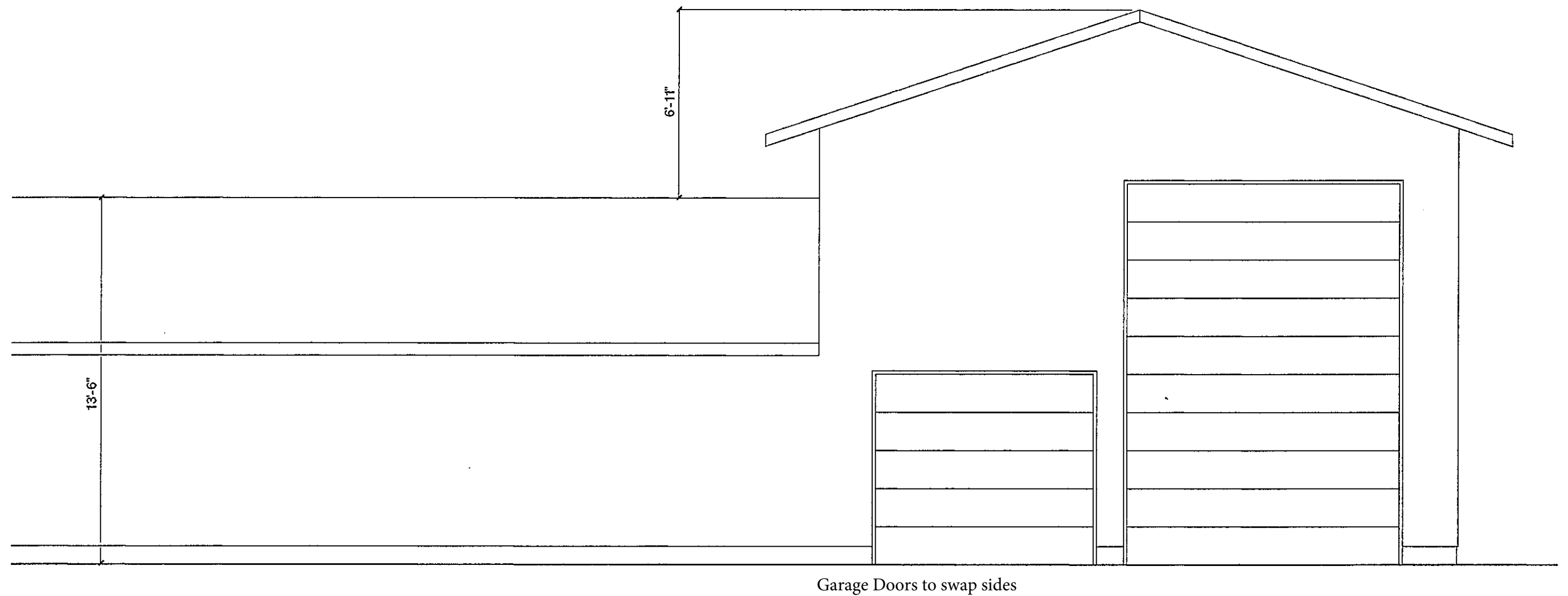
As for the height, the maximum allowed in your zone is technically 35'. So yes, you can exceed the height of your home with a variance. It's better for property values to have homes similar in height near each other, which is one of the reasons why that limitation is in place as a general planning principle.

Is your neighborhood mostly all single story homes, or do you have a mix of one and two story? Having two story nearby helps you justify why you are asking for a variance. If you have all one-story homes, you can still apply for a variance, but it won't make your request as strong. You can also drive around and look for other homes that have a higher accessory structure than the home. I'm sure that they are out there. (I think that there is one on Kesling, between 3rd & 4th St.)

I've highlighted the section below in our email chain, which simply tells you that you need to have a good reason for asking for the height differential, and be able to explain that to the Planning









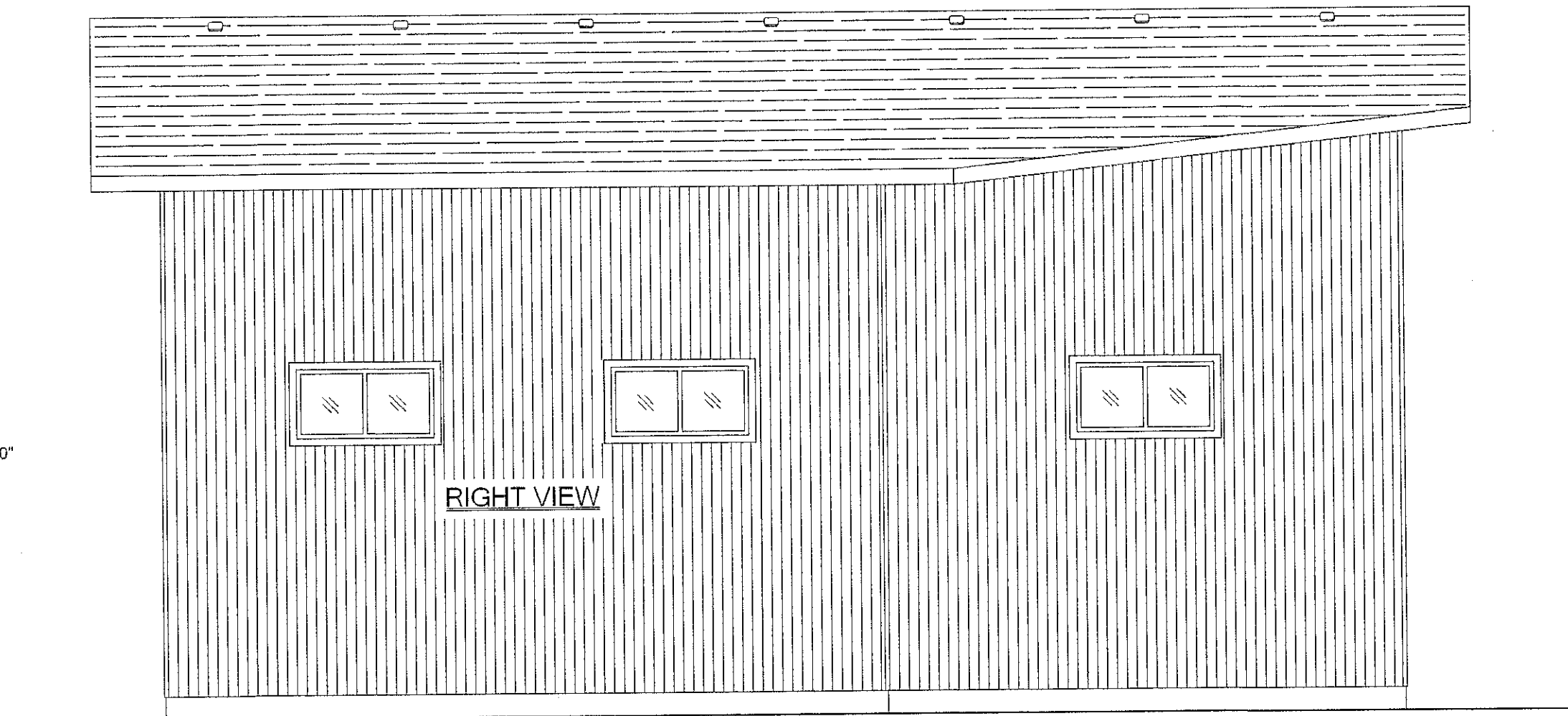
ELEVATION
SCALE @ 1/4" = 1'-0"



UNLIMITED

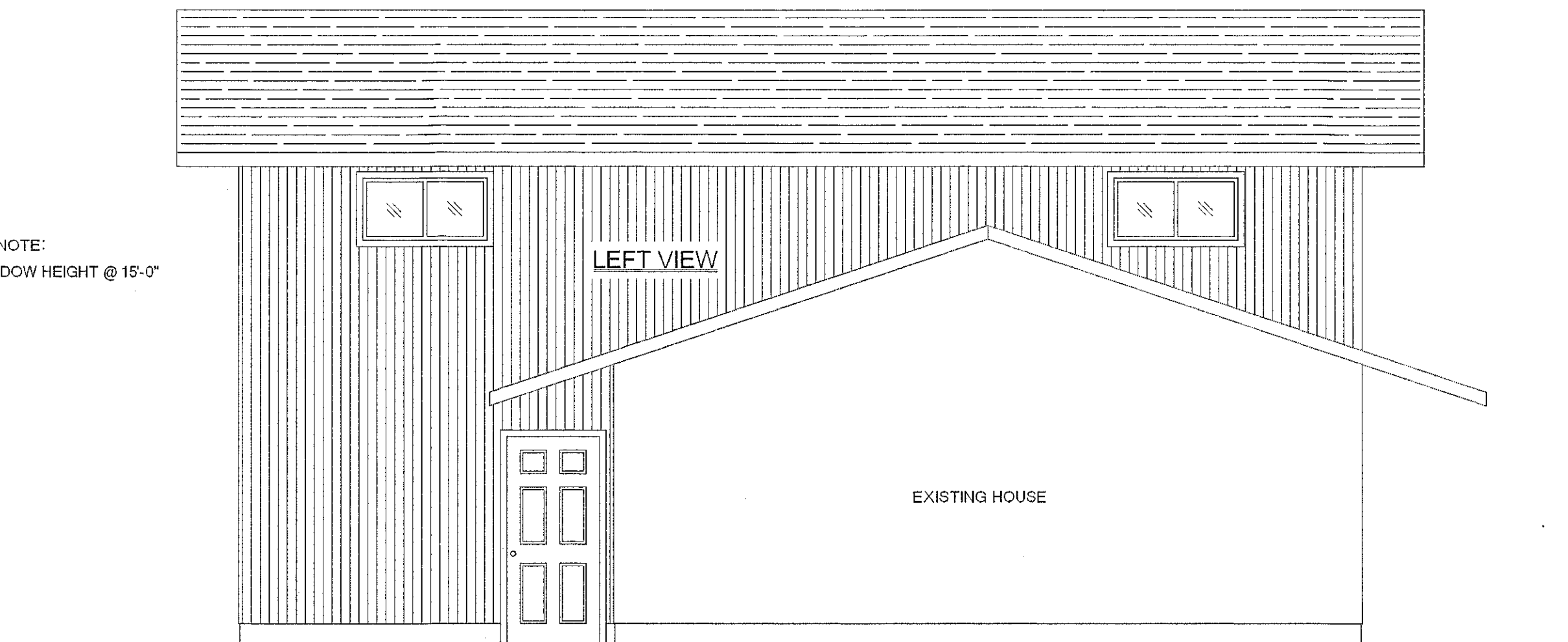
Brad Luke
Ph. 541-746-5323
Cell 541-674-8585

NOTE:
FRAME IN WINDOW HEIGHT @ 10'-0"

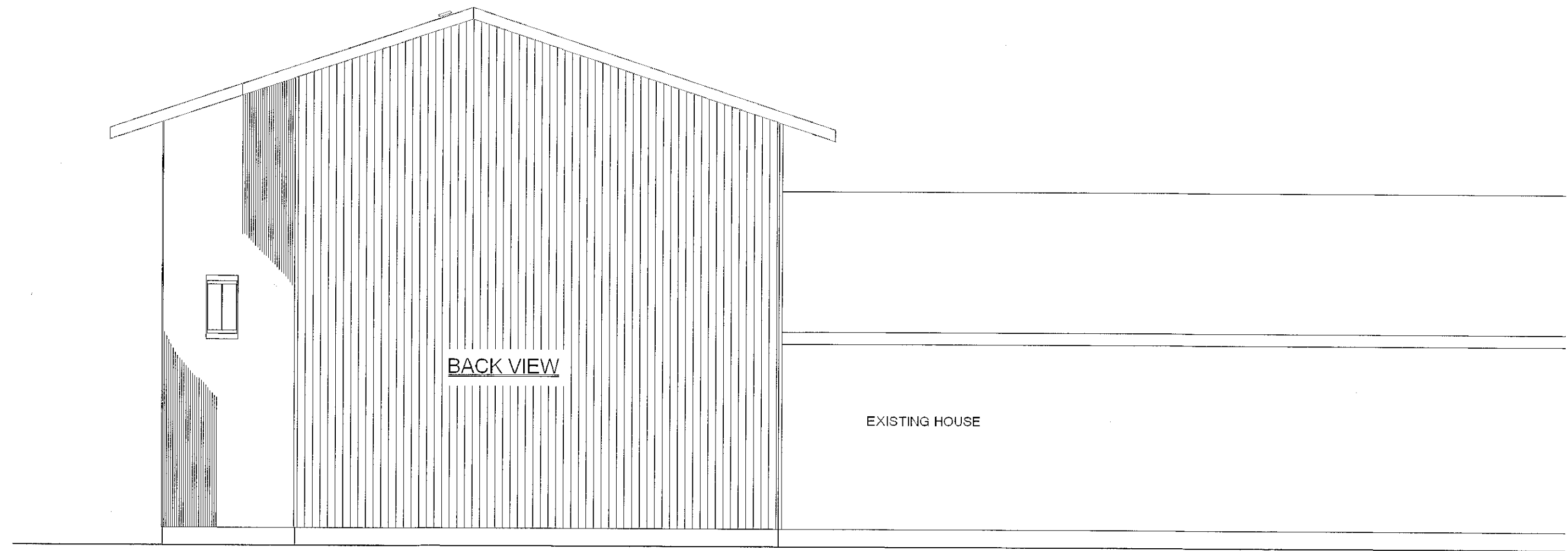


ELEVATION
SCALE @ 1/4" = 1'-0"

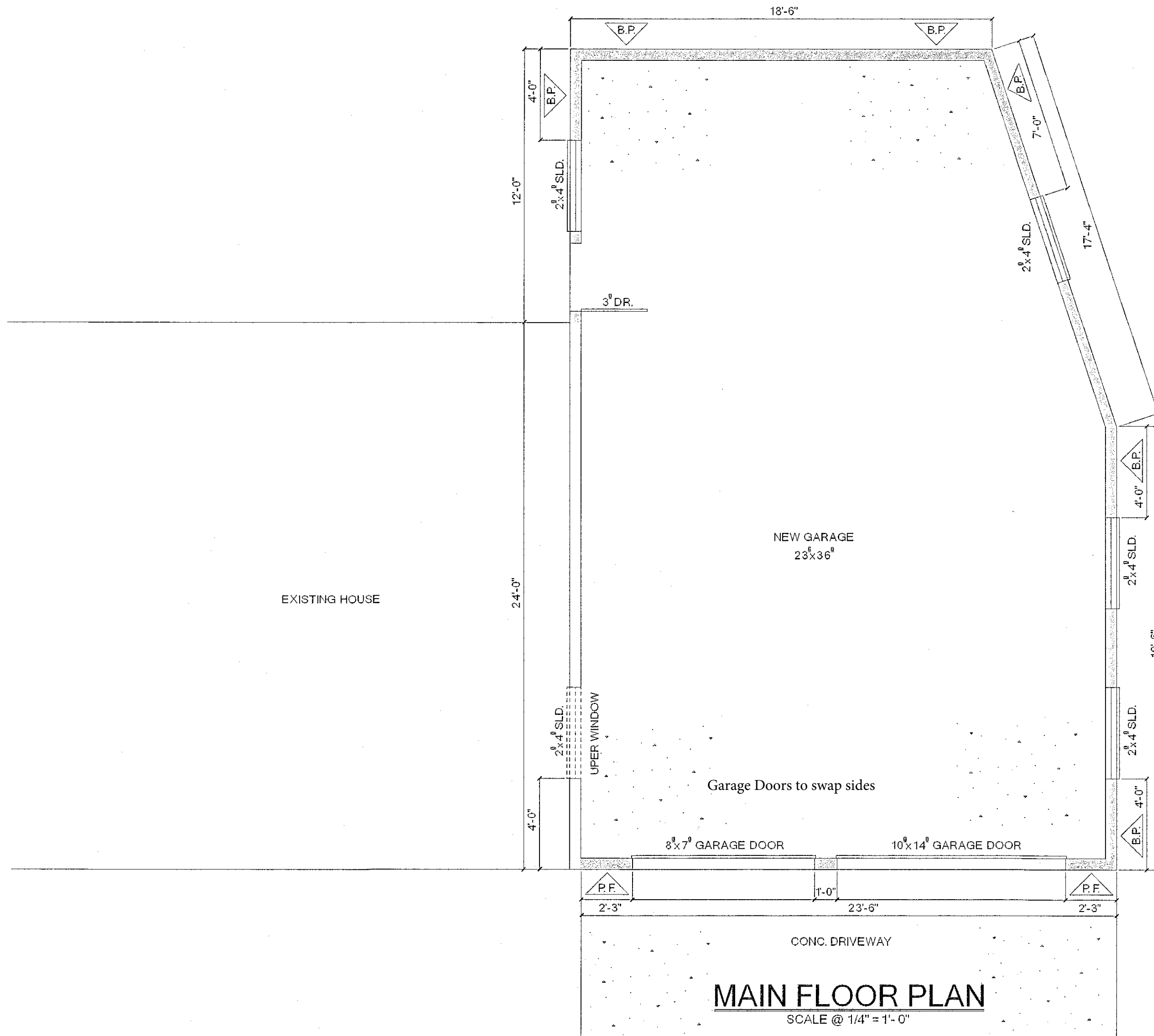
NOTE:
FRAME IN WINDOW HEIGHT @ 15'-0"



ELEVATION
SCALE @ 1/4" = 1'-0"



ELEVATION
SCALE @ 1/4" = 1'-0"



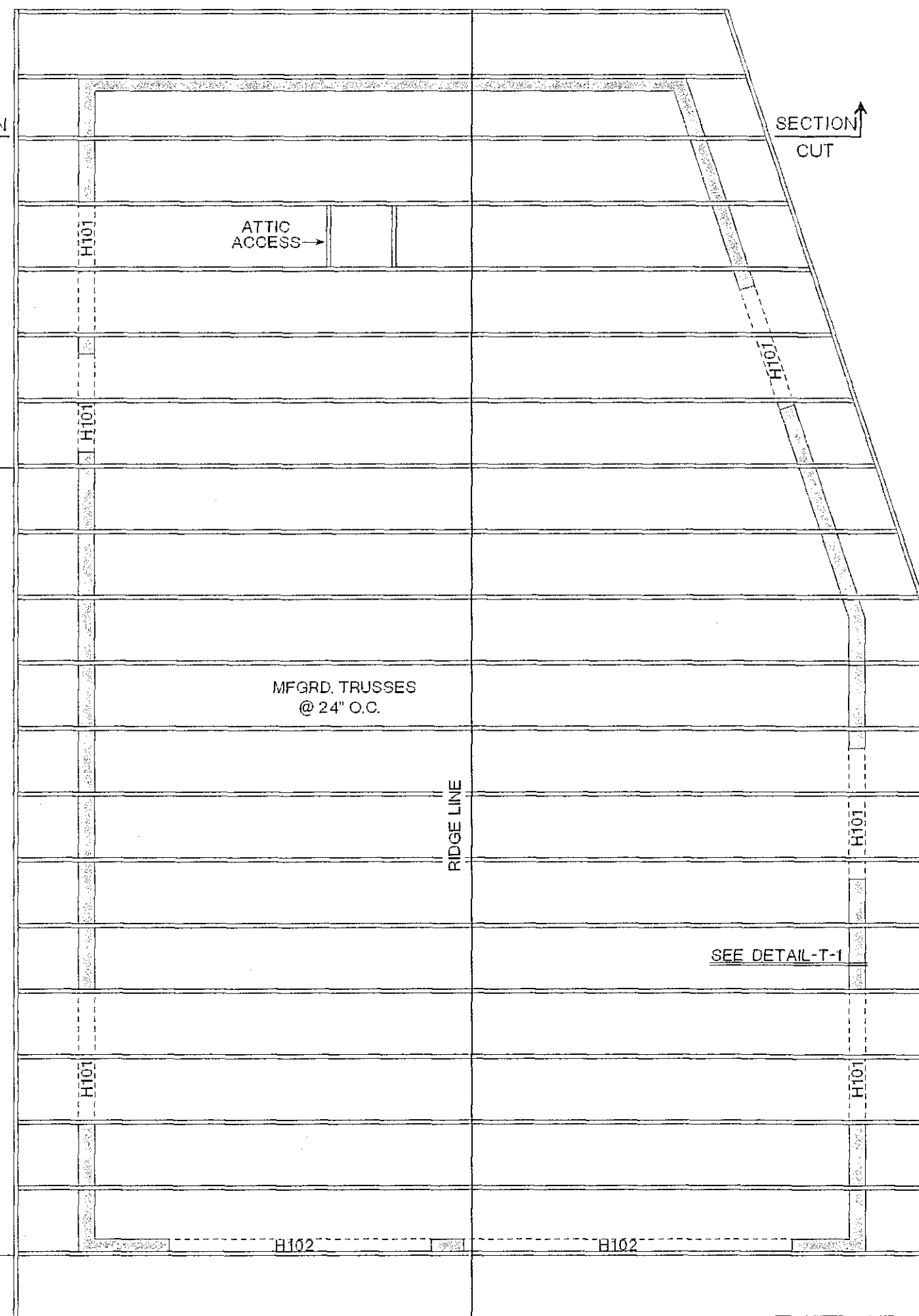
NOTE:
ALL STORM ROOF RUNOFF WILL DRAIN
INTO STORM DRAINS OR APPROVED
DRYWELLS

TRUSS COMPANY IS TO BE
RESPONSIBLE FOR ALL TRUSS DESIGN
& ENGINEERING,

H101	4x8 #2 D.F. HEADER
H102	4x12 #2 D.F. GARAGE HDR.

EXISTING HOUSE

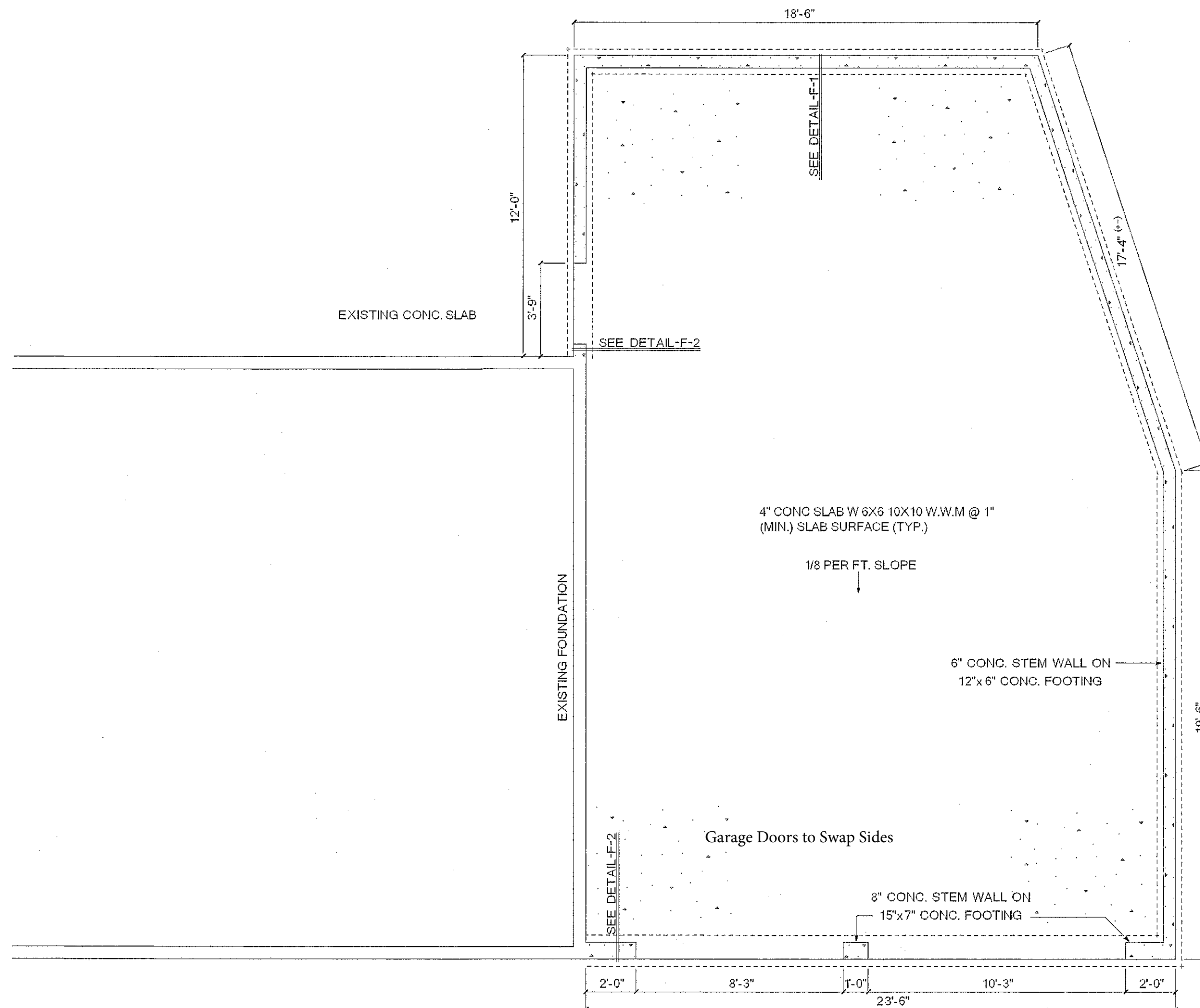
SECTION
CUT



SECTION
CUT

ROOF FRAMING

SCALE @ 1/4" = 1'-0"

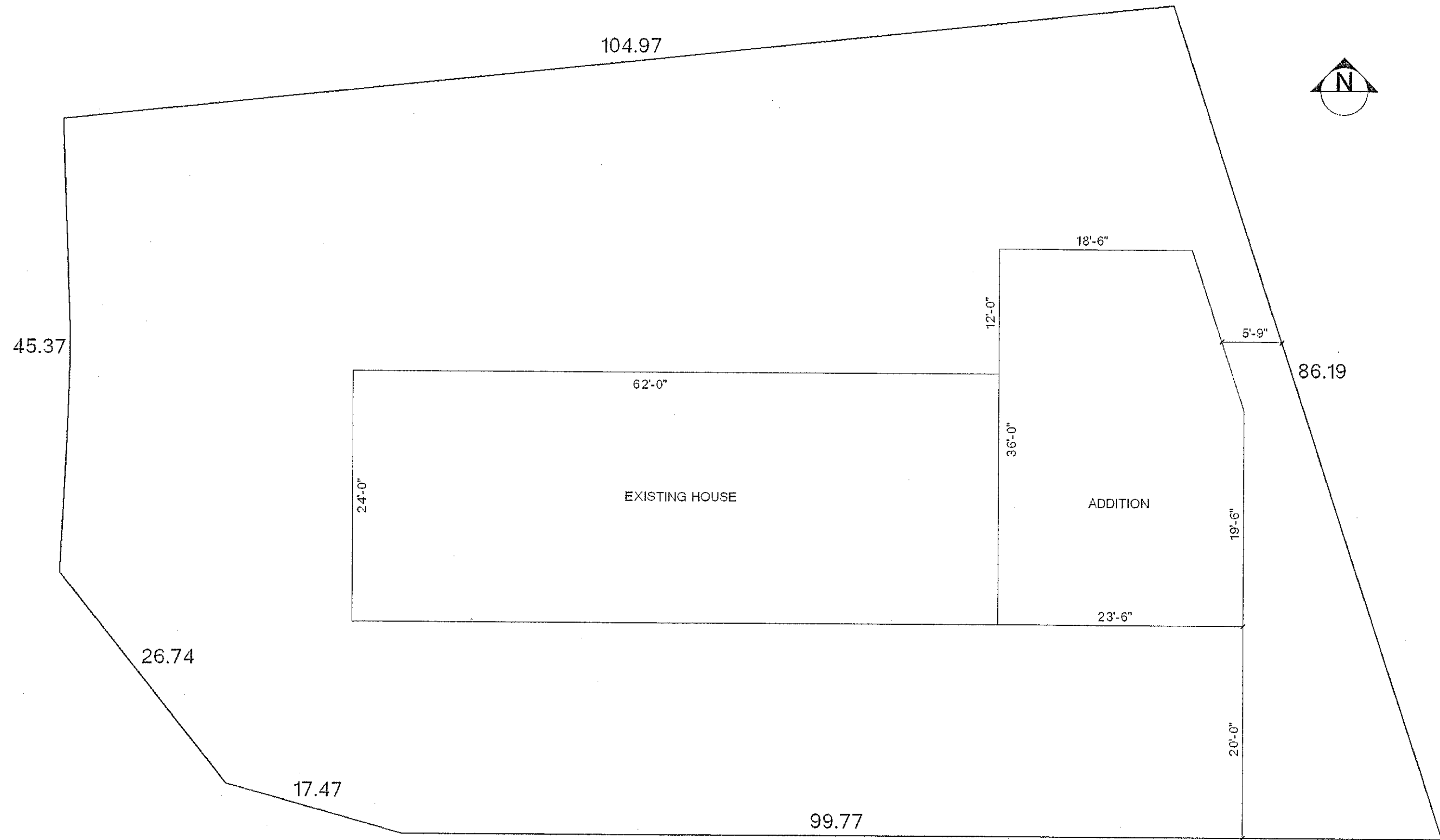


NOTE:
FINISHED GRADE TO SLOPE
AWAY FROM BUILDING
6" IN 10'-0" MIN.

USE P.T. WOOD WHEN IN
CONTACT WITH CONC.

FOUNDATION

SCALE @ 1/4" = 1'-0"

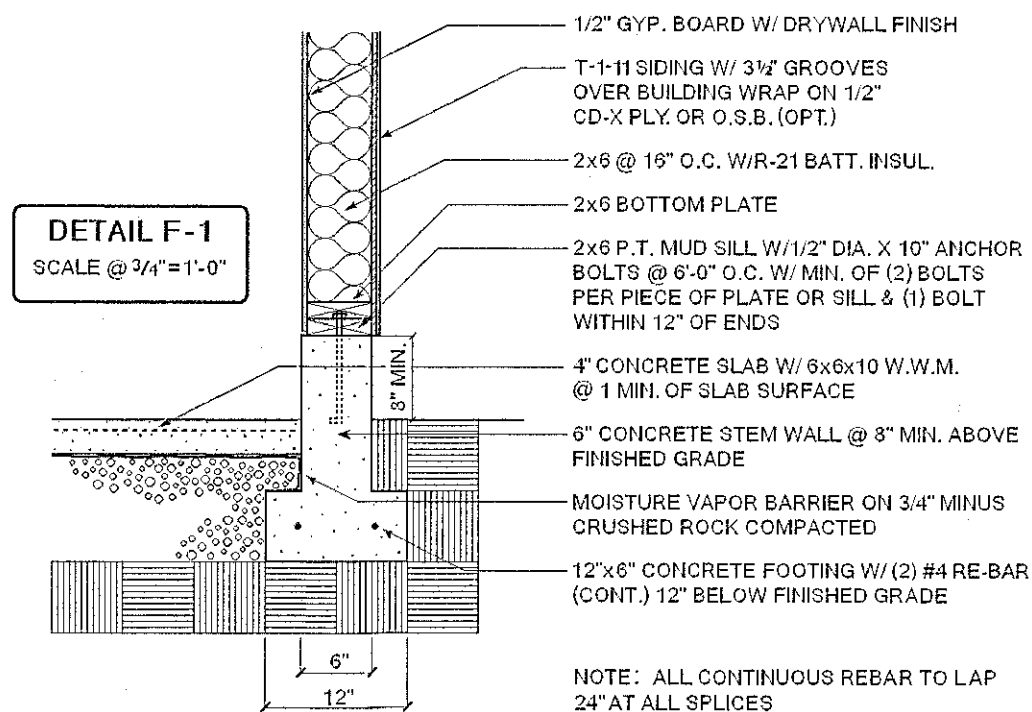
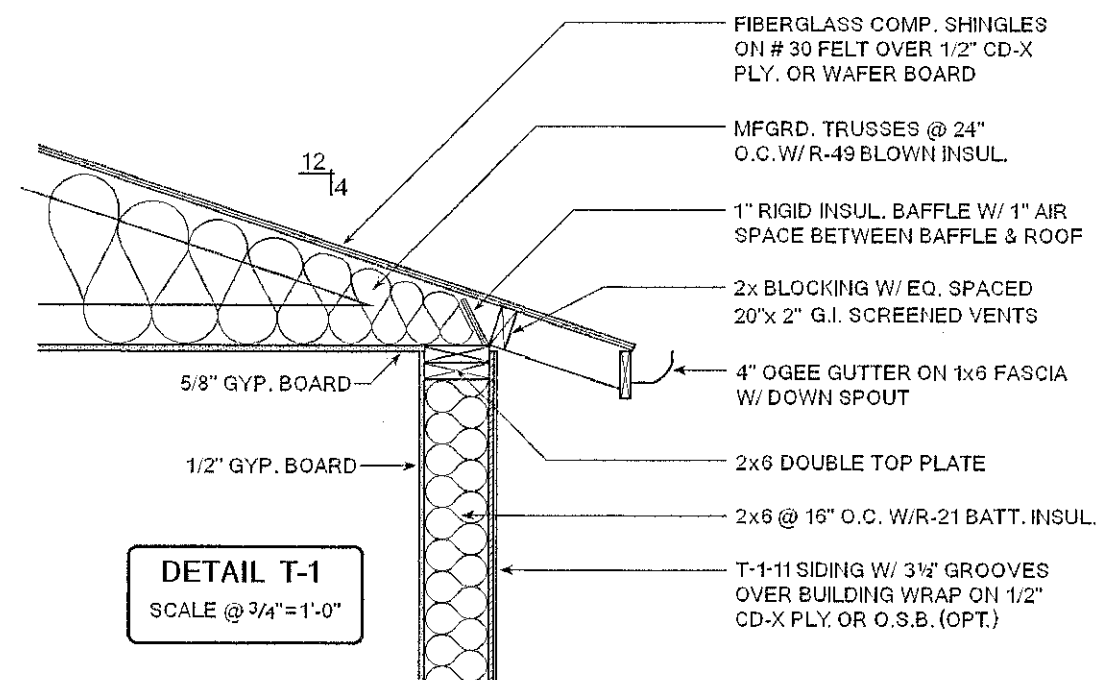


945 GREENWAY DRIVE

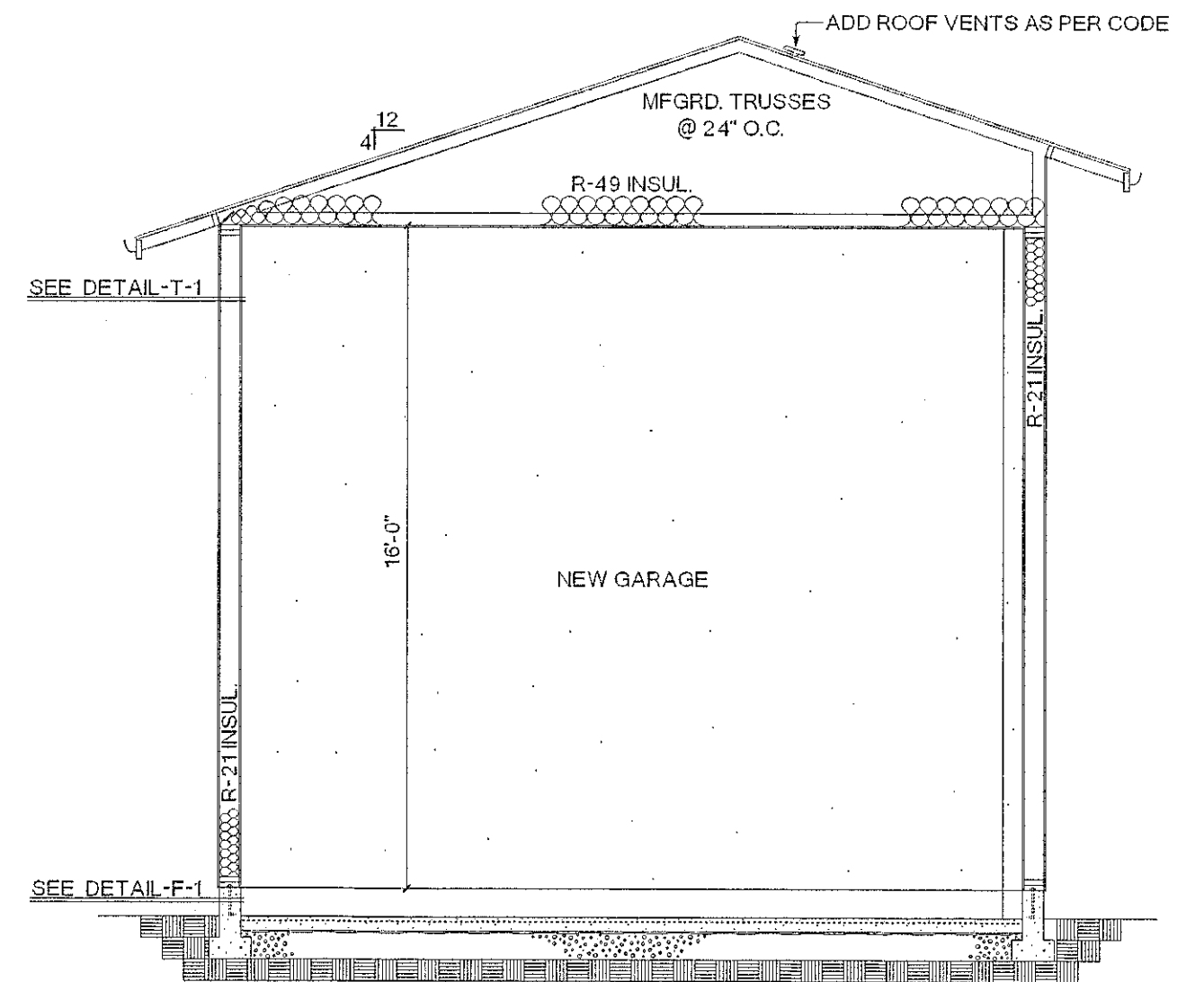
SITE PLAN

SCALE @ 1" = 10'-0"

Not to exact scale



NOTE: ALL CONTINUOUS REBAR TO LAP 24" AT ALL SPLICES



CROSS SECTION

SCALE @ 1/4" = 1'-0"

