

City of Harrisburg

PLANNING COMMISSION

NOTICE OF DECISION

REQUEST: The applicant requests approval of a Variance (LU #462-2024) that will add two additional signs than allowed by HMC 18.90.030, as well as allowing both signs to be illuminated; also as allowed by HMC 18.90.030. In addition, the applicant requests allowance of the sign to be 15'3" above grade, which is 3'3" over normal height allowances.

LOCATION: 315 Kesling St., Linn County Assessor's Map 15S 04W 16AA, Tax Lot 11700

HEARING DATE: January 21, 2023

ZONING: C-1 (Commercial)

APPLICANT

OCCU
2880 Chad Dr
Eugene, OR 97408

OWNER

Gibson & Gibson, LLC
125 E. 6th St.
Junction City, OR 97448

APPEAL DEADLINE: February 6, 2025

DECISION: The Harrisburg Planning Commission conducted a public hearing on January 21, 2025 and voted to approve the request with conditions of approval. The Planning Commission adopted the findings contained in the January 14, 2025 Staff Report to the Planning Commission, and portions of the minutes from the meeting that demonstrate support for the Planning Commission's actions. Criteria relied upon for review is found in HMC 18.90 and 19.40.

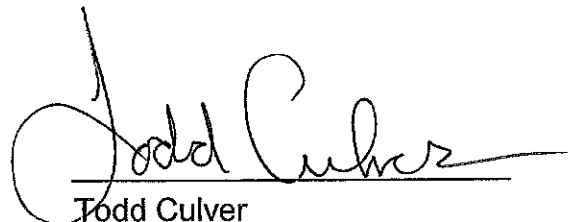
APPEALS: The decisions may be appealed by filing a Notice of Appeal with the City Recorder at 120 Smith Street. The Notice of Appeal should be filed by the Appeal Deadline date listed above. All persons entitled to notice, and who testified during the Planning Commission Hearing specifically addressing the applicable criteria may appeal the Planning Commission's decision to the City Council pursuant to subsection (5) of HMC

19.10.40. The City Council's decision may also be appealed to the State Land Use Board of Appeals, as applicable. A copy of the complete file of this land use action may be obtained at Harrisburg City Hall. There is a fee of \$1,000 plus actual expenses for appealing a Planning Commission decision to the City Council. The appeal filing procedure is available in HMC 19.10.040.(5)(b).

EFFECTIVE DATE: February 7, 2025, unless an appeal has been filed with the City Recorder.

EFFECTIVE PERIOD: Variance approvals shall be effective for eighteen (18) months from the date of approval. Where the owner has applied for a building permit, has made site improvements consistent with the approved development plan, or provides other evidence of working in good faith towards completing the project, the City Administrator may extend an approval accordingly.

Unless appealed, this Variance approval will expire on July 21, 2026.



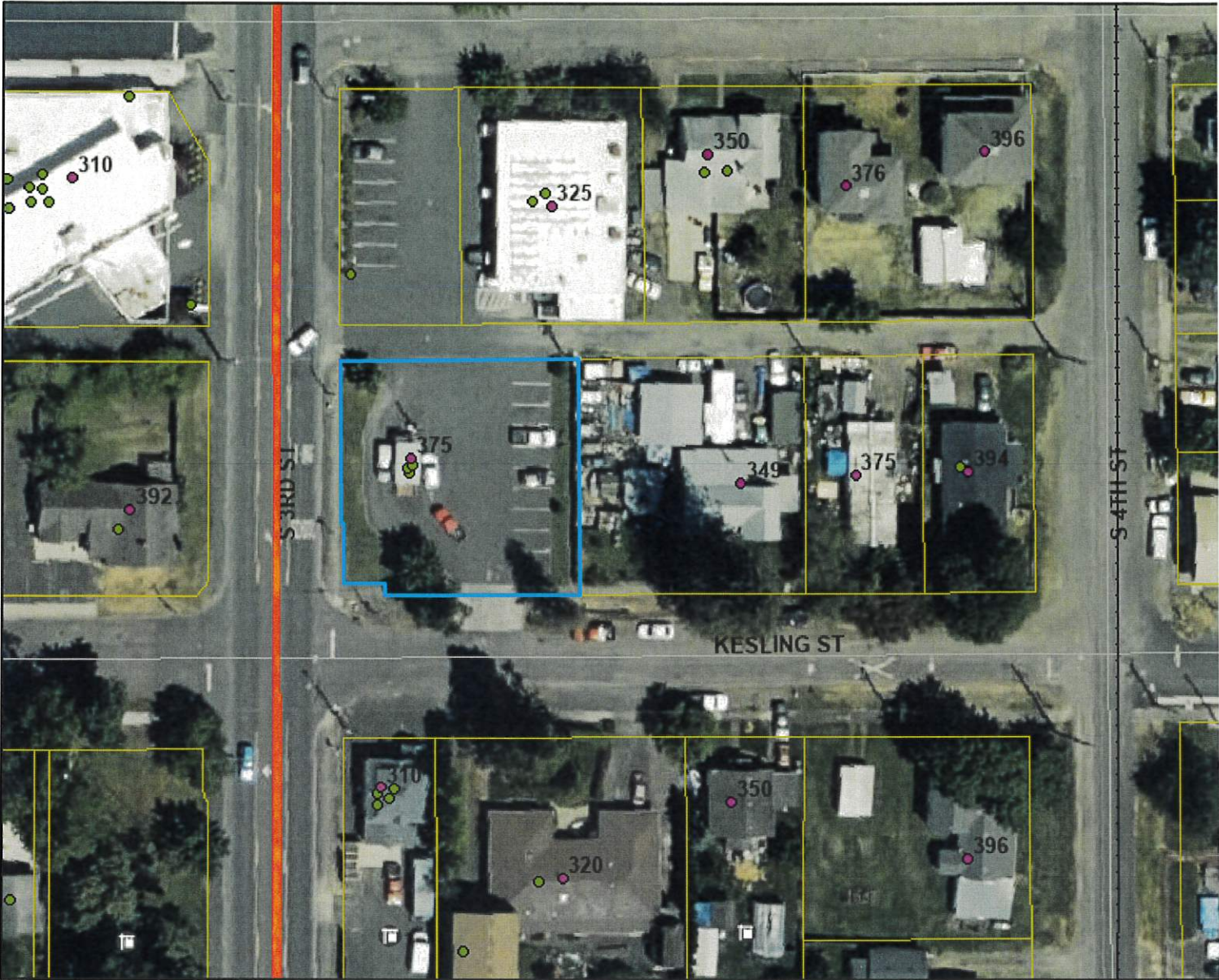
Todd Culver
Planning Commission Chair

CONDITIONS OF APPROVAL









Condition No. 1: Consistency with Plans. Development shall comply with the plans and narrative in the applicant's proposal, except where modified further by the Planning Commission.

Condition No. 2. Time Limitation: The property owners must apply for a building permit within an 18-month time limit from the approval of this variance request.

315 Kesling St.



1/9/2025, 7:10:08 PM

-  Sales
-  Railways
-  Roads
-  Tax Lots
-  Permits
-  Highways
-  City Limits
-  County Boundary



Linn County GIS, C.
Halsey, City of Harris

Map create

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