



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

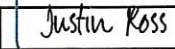
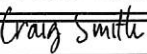
LAND USE APPLICATION

STAFF USE ONLY	
File Number: <u>2024-1</u>	Date Received: <u>12-9-24 PD</u>
Fee Amount: <u>250.00 - PD</u> <u>12-27-24 - VARIANCE MEET ALU</u>	

APPLICATION TYPE	
<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 type="checkbox"/> Site Plan Review*
<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*/ <u>ADJUSTMENT</u>
<input type="checkbox"/> Legal Lot Determination	<input type="checkbox"/> Zone Map Change*
<input type="checkbox"/> Zoning Ordinance Text Amendment*	

*A Pre-Application Conference with City Staff is Required

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL	
Project Description	<p>We are pursuing a Type 2 LUA regarding a setback adjustment to accommodate a 3rd car garage. The location is 892 South 9th Street and the current setbacks are 7' for proposed structures under 24' in height. The code allows for a 15% reduction of the current setbacks which would garner an additional 1.05' allowing our proposed plan to fit the lot.</p> <p><u>ALLOWS 5.95'</u></p>
Project Name	<u>892 South 9th Street</u>

PRIMARY CONTACT AND OWNER INFORMATION	
Applicant's Name	Justin Ross
Phone	541-517-4075
Email	justin.ross@hayden-homes.com
Mailing Address	2464 SW Glacier Place Redmond OR 97756
Applicant's Signature	 <small>088636EEA43F415...</small>
Date	11/25/2024
Property Owner Name	Hayden Homes LLC
Phone	541-517-4075
Email	justin.ross@hayden-homes.com
Mailing Address	2464 SW Glacier Place Redmond OR 97756
Owner Signature	 <small>F0A78520B475494...</small>
Date	11/25/2024
*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	892 South 9th Street Harrisburg OR 97746
General Location Description	North of Sommerville Loop on 9th street
Assessor's Map Number(s)	Related Tax Lot(s)
Map # 15SO4W15-CA-059	Tax Lot(s) # 3001
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	.16 acres (74'x96') <input checked="" type="checkbox"/>

LAND USE AND OVERLAY ZONES	
Existing Zone(s)	B-2
Existing Comprehensive Plan Designation(s)	B-2 MED DENSITY RESIDENTIAL
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"/> Riparian Corridors	<input type="checkbox"/> Floodplain
<input type="checkbox"/> Wetlands	
<p>*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.</p>	

CHECK THE BOX NEXT TO INCLUDED EXHIBITS	
<input checked="" type="checkbox"/> Narrative* (address all applicable HMC review criteria)	<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"/> Geotechnical Report/Site
<input type="checkbox"/> Aerial Photograph / Existing Land Use(s) Map	<input type="checkbox"/> Assessment
<input type="checkbox"/> Zoning Map (if applicable, show proposed change(s))	<input type="checkbox"/> Electronic Versions of Exhibits
<input type="checkbox"/> Comprehensive Plan Map(s) (if applicable, show proposed changes))	<input type="checkbox"/> Application Fee
<input type="checkbox"/> Subdivision or Partition Plat	<input type="checkbox"/> Other
<p>*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.</p>	

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:

PLEASE TELL US MORE ABOUT THE PROPOSAL AND ITS SITE

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

Raw land (improved)
2. Indicate the uses proposed and describe the intended activities:

New single family home
3. How will open space, common areas and recreational facilities be maintained?

Maintained by homeowner
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.

MINOR PARTITION
Re-plat occurred in 2023 - (2023-059)
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:

None

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.

2. Approval Criteria. The City may grant an adjustment only upon finding that all of the following criteria are met. The burden is on the applicant to demonstrate compliance with the criteria.

a. The adjustment allows for a building plan that is compatible with adjacent land uses, and it does not create a conflict with adjacent uses;

Our plan should not conflict with any other adjacent land uses. All surrounding properties are residential homes, or lots zoned accordingly. We are not requesting a change in any land use, simply a larger building footprint.

b. Approval of an adjustment is necessary in order for the applicant to develop his property consistent with the “highest and best” uses of the zone or to allow less intensive development consistent with the zoning that could not otherwise occur;

We believe the highest and best use of this property is to construct a single-family dwelling that meets the expectations of our client and in this case, the client requests a third car garage. This third car garage would contribute to more off-street parking, which is in line with the City of Harrisburg’s goals.

c. Approval of the adjustment does not create (a) violation(s) of any State or Federal regulation or other adopted ordinance or code standard, and does not create the need for a variance;

The adjustment approval creates no violations of state or federal regulations. Additionally, there are no other ordinances, standards or codes that we are impacting. This adjustment is an alternative to a variance or lot line adjustment.

d. Requests for more than one adjustment on the same lot shall be consolidated on one application and reviewed concurrently by the City;

We are only requesting one adjustment for this lot and nothing more.

e. All applicable building code requirements and City Engineering and Public Works design standards shall be met. [Ord. 1002 § 2 (Exh. B), 2024; Ord. 987 § 1 (Exh. A), 2022.]

There are no code requirements that would be infringed upon, and all City of Harrisburg Engineering and Public works standards shall be met.

In closing, there are no land use changes or modifications being sought for this parcel, just a simple setback adjustment that would facilitate a third car garage for our buyer.

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Michele Eldridge

From: Justin Ross <justin.ross@hayden-homes.com>
Sent: Tuesday, December 24, 2024 11:29 AM
To: Michele Eldridge; Caleb Smith
Subject: Re: Adjustment Application

Good Christmas Eve Caleb and Michele,

Please see **below in red**.

Thank you and happy holidays,

Justin Ross | Land Development Manager



**HAYDEN
HOMES**



2464 SW Glacier Pl #110 | Redmond, OR 97756

P: 541-517-4075 | E: justin.ross@hayden-homes.com

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From: Michele Eldridge <meldridge@ci.harrisburg.or.us>
Sent: Wednesday, December 11, 2024 6:54 PM
To: Justin Ross <justin.ross@hayden-homes.com>; Caleb Smith <csmith@ci.harrisburg.or.us>
Subject: RE: Adjustment Application

[WARNING] This email **WAS NOT** sent by a Hayden Homes employee. Do not click on links or open attachments from this sender unless you are expecting them and know their content is safe. Call the sender to verify!

Hi Justin;

I hope you had a good day! I'm working on your application this evening, and realized that I don't see the narrative or information demonstrating compliance with the prior decisions and conditions of approval for the subject site. (On the last page of your application, No. 4 asks you to provide narrative describing how prior approvals impact your proposal). The property at 892 S. 9th went through a minor-partition process.

If I may include that statement here, I would appreciate it. Otherwise, please let mw know and I can fill out the LUA again.

The parent parcel was divided in 2023. When it was divided under (2023-59), 3 smaller parcels were created. The two that Hayden Homes purchased were much smaller than either the parent parcel or the

remaining parcel (Parcel 1). These smaller sizes have created a constraint with several of our home plans and a potential buyer; however, we have found a home plan that fits the site and the needs of a buyer. Allowing the adjustment in setbacks would accommodate the homesite and home plan, as well as the buyers wants and needs, and the city's goals of more off-street parking.

I'm attaching the NOD to this email for you. Conditions No. 1 to 5 are met, as are 7 to 9. Please acknowledge that you'll install the mail receptacle before occupancy, will meet the stormwater requirements that I shared with you back on November 8, (see below) and that you will meet the development related concerns on page 4. They also put you on notice for what you'll need to provide with your building permit application when you turn it in. (erosion control plan, landscaping, location of street trees, etc.)

Mail receptacle- will be installed after meeting with postmaster to confirm preferred location

Stormwater requirements- I've reached out to Damien to see if weeping to the curb will suffice. If not, I'm hoping Branch can design and submit.

Dev. Related Concerns- will be submitted with building permits

Email of November 8: *At minimum, we need a detailed design of an overflow connection, which shows how the overflow will drain, and where it connects to. The City Engineer would prefer to have this provided to us in a report, or something that is sealed by the engineer, as the forms submitted came from an engineering firm. I can allow this requirement to be deferred to being required before building permits are submitted.*

This one honestly slipped by me, but as I mentioned above, I'm working with Damien to see what we can propose, if Branch can propose it and how best to approach if it needs to be more in depth.

Thank you!



Michele Eldridge, CMC
City Administrator
PO Box 378
120 Smith St.
Harrisburg, OR 97446
541-995-2200

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