



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

## LAND USE APPLICATION

STAFF USE ONLY	
File Number:	Date Received: 7.14.25
Fee Amount: 3,050	

14524

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 checked="" type="checkbox"/> Conditional Use Permit* \$1,750-	<input checked="" type="checkbox"/> Site Plan Review* \$1,200
<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 type="checkbox"/> Variance*
<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 \$250-

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL	
Project Description	EXPAND our current facility to the north end of the building by 32,000 SF to accommodate new processes and equipment. A portion of the new building will be approximately 68' high while the rest of the new addition will be about 26'. The project includes a new driveway around the entire facility and a new RTD for emissions controls.
Project Name	ISOVOLTA HT1

### PRIMARY CONTACT AND OWNER INFORMATION

Applicant's Name ISOVOLTA INC.

Phone 541-995-4931 Email jim.woodall@isovolta-or.us

Mailing Address P.O. Box 287

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner Name Andrew Healey Isovolt Inc.

Phone 541-9956395 Email andrew.healey@isovolta-or.us

Mailing Address PO BOX 287, 495 Territorial St, Harrisburg, OR 97446.

Owner Signature *Andrew Healey* Date 03-10-25

\*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 495 Territorial Rd

General Location Description NORTH SIDE OF TERRITORIAL; BETWEEN RAILROAD TRACKS

Assessor's Map Number(s) \_\_\_\_\_ Related Tax Lot(s) \_\_\_\_\_

Map # 15504W10CC Tax Lot(s) # 323465 02300

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 7.46 ACRES

PLEASE TELL US MORE ABOUT THE PROPOSAL AND ITS SITE

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

70,933 s.f. Steel building for warehouse and mfg.

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

Raw material storage. finished goods storage, shipping and receiving dock. mixing room. ~~BE~~ impregnation line. RTD (emissions cont.)

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

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.

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.



## LAND USE AND OVERLAY ZONES

Existing Zone(s) M-1 LIMITED INDUSTRIAL

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"/> Floodplain |
| <input type="checkbox"/> Riparian Corridors | <input type="checkbox"/> 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.

## CHECK THE BOX NEXT TO INCLUDED EXHIBITS

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