

# City of Harrisburg

## **PLANNING COMMISSION**

### **NOTICE OF DECISION**

**REQUEST:** The applicant requests approval of a Site Plan and Conditional Use Permit (LU #464-2025) that will allow a 32,000 sq. ft. expansion and a new manufacturing process to the current Isovolta Facility.

**LOCATION:** 495 Territorial St., Linn County Assessor's Map 15S 04W 10CC, Tax Lot 02300

**HEARING DATE:** July 15, 2025

**ZONING:** M-1 (Limited Industrial)

#### **APPLICANT/OWNER**

Jim Woodall/Isovolta  
495 Territorial St.  
Harrisburg, OR 97446

**APPEAL DEADLINE:** August 4, 9:00AM: 2025

**DECISION:** The Harrisburg Planning Commission conducted a public hearing on July 15, 2025 and voted to approve the request with conditions of approval. The Planning Commission adopted the findings contained in the July 15, 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 18.45, 18.55, 18.70, 18.75, 18.80, 18.85, 19.15, and 19.25.

**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:** August 5, 2025, unless an appeal has been filed with the City Recorder.

**EFFECTIVE PERIOD:** Site Plan approval shall be effective for eighteen (18) months from the date of approval. If the applicant can show intent of initiating construction on the site within the 18-month period, such as applying for a building permit, or making site improvements consistent with the approved development plan, or provides other evidence of working in good faith towards completing the project, and/or can demonstrate failure to obtain building permits and substantially begin construction within 18 months of site design approval was beyond the applicant's immediate control, and if there have been no changes to the applicable code provisions, the City Administrator may extend an approval for an additional 18 months when requested.

A Conditional Use Permit can be suspended or revoked at any time upon findings and actions by the City Administrator as noted in HMC 19.25.050

  
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Jeremy Moritz  
Planning Commission Vice-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 by the Planning Commission through conditions of approval.

**CONDITION NO. 2: SHARED ACCESS ACCEPTANCE:** Prior to the Building Permit Submittal, the Applicant shall provide documentation that the abutting property owner accepts the proposed asphalt paving improvement and shared access or remove the proposed off-site paving.

**CONDITION NO. 3: SHARED ACCESS EASEMENT** Before submittal of the Building Permit, the Applicant shall provide a revised Site Plan showing the shared access easement between the site and abutting parcel.

**CONDITION NO. 4: VISION CLEARANCE:** Before submittal of the Building Permit, the Applicant shall provide a revised Site Plan to clearly show the required vision clearance area, within which there can be no visual obstruction between three feet and eight feet in height above grade.

**CONDITION NO. 5: OUTDOOR LIGHTING:** Any future outdoor lighting installation is subject to and must demonstrate consistency with HMC 18.75.050 at the time of Building Permit submittal. The Applicant shall provide an outdoor lighting plan signed and sealed by the engineer of record or other licensed professional, as necessary.

**CONDITION NO. 6: PARKING:** Before submittal of the Building Permit, the Applicant shall provide a revised Site Plan to show the location of the additional required parking spaces dependent upon removal of non-leasable floor spaces, consistent with the City codified dimensional standards at HMC 18.80.030(4).

**CONDITION NO. 7: SAND FILTER INSPECTION:** Prior to issuance of a Certificate of Occupancy, the Applicant shall allow City personnel to access the sand filter during normal business hours and the open the ditch area pre- and post-filter for the required inspections.

**CONDITION NO. 8: SAND FILTER O&M:** Prior to Building Permit submittal, the Applicant shall provide to the City a copy of sand filter Operations and Maintenance plan.

**CONDITION NO. 9: SEDIMENTATION AND EROSION CONTROL PLAN:** At the time of Building Permit submittal, the Applicant shall provide to the City a Sedimentation and erosion control plan.

**CONDITION NO. 10: FORMAL DOCUMENTATION ON RTO EMISSIONS/ODORS:** Prior to submittal of the Building Permit, the Applicant shall provide formal documentation

about the regenerative thermal oxidizer that verifies odors are sufficiently removed from emissions as asserted in the written narrative.

**OTHER DEVELOPMENT CONSIDERATIONS** (*Informational Only*)

1. The Applicant shall acquire all required permits, including but not limited to those related to demolition and site preparation, building, electrical, mechanical, and plumbing, before beginning construction of different project components, public improvements as required by HMC Title 15.
2. Additional Design Information is necessary to determine what kinds of building permit changes are required. Most buildings of this size and/or occupancy will require a licensed architect and a licensed engineer. More detailed information on the specifics of the building such as occupancy classification, construction type and fire separation distances are required in order determine if there are any known building code issues. This will also determine if the existing building is already sprinklered, which would then be required of the new addition.
3. Be advised that a 1200-C Permit may be required.
4. Any new fencing will be required to meet the height and landscape standards per HMC 18.75.040(3)(b).



