



NOTICE OF LAND USE PUBLIC HEARING

Tuesday, September 16, 2025, at 7:00 PM

City of Harrisburg Planning Commission
Harrisburg Municipal Center, 354 Smith Street

CASE: Boese's Shop Variance Request (LU 469-2025)

SITE LOCATION:

The subject site is located at an existing address of 460 N. 7th St. and is also known as tax lot 04100 of Linn County Assessors Map 15S04W10CD.

APPLICANT/OWNER: Robert Boese
460 N. 7th St.
Harrisburg, OR 97446

REQUEST:

The applicant requests approval of a variance in relation to a proposed accessory structure/shop (1200 sq. ft.) on the property. The structure can't exceed the lesser of 50% of the floor area of the primary structure, or 1,000 sq. ft. This would allow only a 1,000 sq. ft. accessory structure based on the house footprint measuring 2,097 sq. ft.

WHOM TO CONTACT FOR MORE INFORMATION:

Michele Eldridge, City Administrator, at (541) 995-2200, or meldridge@ci.harrisburg.or.us.

Mailing Address: City of Harrisburg, PO Box 378, Harrisburg, OR 97446; Office Location: City Hall, 120 Smith Street

THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT:

- At the hearing, the Planning Commission receives public testimony, deliberates, and typically makes its decision before adjourning the meeting.
- If you wish to testify on the proposal, you may provide written or oral testimony to the Planning Commission.
- The Chairperson will set a time limit of three minutes per person for oral testimony at the public hearing. Written testimony is encouraged. While written testimony will be accepted up to and including the night of the public hearing, written testimony submitted to the City Recorder by noon, ten days prior to the public hearing, will be included in the Planning Commission packets that are delivered prior to the hearing.
- Any person participating in the hearing is entitled to request that it be continued to a second hearing if new evidence or documents are submitted in favor of the application. The "continuance" hearing will be limited to the issues related to the new documents or evidence for which the continuance was requested.
- A person testifying may also request to have the record remain open for seven days to allow for the submittal of additional written testimony.
- "Raise it or waive it": Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the City Council, Land Use Board of Appeals (LUBA), or Circuit Court, based on that issue. This means that in order to appeal the City's decision to LUBA based on a particular issue, you must raise that issue at the City's public hearing. The failure of the applicant to raise constitutional or other

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issues relating to proposed conditions of approval and applicable criteria with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

DECISION:

The Planning Commission's decision will be final unless appealed to the City Council. Appeals to the City Council must be submitted to the City Recorder, consistent with the provisions in HMC 19.10.040.

DECISION-MAKING CRITERIA:

The Planning Commission will evaluate this request based on specific review criteria from the Harrisburg Municipal Code (HMC) and other applicable requirements. The staff-identified criteria for this land use decision are found in HMC 18.45, 18.50 and 19.40.

Citizens are encouraged to become familiar with the applications and applicable review criteria. A staff report discussing the request in relation to the criteria will be available 7 days before the hearing. All documents may be reviewed at City Hall without charge; copies will be provided upon request at a reasonable charge. The Harrisburg Municipal Code is available on the City's website (<http://www.codepublishing.com/or/harrisburg/>). The City will mail the Notice of Decision to citizens who submit written comments, or who are otherwise legally entitled to notice.

The City of Harrisburg does not discriminate against individuals with disabilities, and is an Equal Opportunity Provider. Persons with disabilities that wish accommodations, including assisted listening devices and sign language assistance are requested to contact City hall at 541-995-6655, at least 48 hours prior to a meeting date.

Meeting Attendance Information: If you wish to provide testimony, but are unable to attend due to the health conditions, please contact the City Recorder. We prefer that written testimony is submitted but can make arrangements for you to call in to provide oral testimony during the public hearing portion of the meeting if desired. Please do not attend if you are running a temperature, are coughing, or have respiratory difficulties.

THE CITY OF HARRISBURG ENCOURAGES YOU TO NOTIFY YOUR NEIGHBORS AND OTHER PERSONS YOU BELIEVE WOULD BE AFFECTED BY THIS MATTER.

Mail: On or before August 28, 2025