

City of Harrisburg

PLANNING COMMISSION

NOTICE OF DECISION

REQUEST: The applicant requests approval of a Variance (LU #469-2025) that will allow an accessory building (secondary garage/shop) that exceeds the size requirement allowed by HMC 18.50.150(3).

LOCATION: 460 N. 7th St., Linn County Assessor's Map 15S 04W 10CD, Tax Lot 04100

HEARING DATE: September 16, 2025

ZONING: R-1 (Single-Family Residential)

APPLICANT/OWNER

Robert L. Boese
460 N. 7th St.
Harrisburg, OR 97446

APPEAL DEADLINE: September 30, 2025

DECISION: The Harrisburg Planning Commission conducted a public hearing on September 16, 2025 and voted to approve the request with conditions of approval. The Planning Commission adopted the findings contained in the September 16, 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 18.50 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: October 1, 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 March 16, 2027.



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 further by the Planning Commission.

Condition No. 2: Storm Drainage. Concurrently with the submittal of the building permit, the applicant will provide gutters to the structure and will show where the drainage is being directed to.

Condition No. 3. Time Limitation: The property owner must apply for a building permit within an 18-month time limit from the approval of this variance request.

DEVELOPMENT CONCERNS

Development Concern No. 1: The applicant must account for any additional drainage problems on his lot due to the addition of this structure, and should consider the addition of French rain, or any other system of storm water control.