

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:	
Date Received:	
Fee Amount:	\$150 <i>not 12/10/25 Trans # 258267348</i>

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 type="checkbox"/> Variance*
<input type="checkbox"/> Legal Lot Determination	<input type="checkbox"/> Zone Map Change*
<input type="checkbox"/> *A Pre-Application Conference with City Staff is Required	<input type="checkbox"/> Zoning Ordinance Text Amendment*
	<input checked="" type="checkbox"/> <i>MINOR MODIFICATION TYPE III</i>
	<i>OTHER</i>

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL	
Project Description	<p>OTHER - Minor Modification</p> <p>Making the building slightly bigger than before 32' wide X 46' deep on the side of my lot in Harrisburg, OR (1,472 sq.ft.)</p> <p><i>CONFIRMED CHANGE OF 32' WIDE BY 45' DEEP FOR 1,440 SQ ~ A 20% CHANGE FROM WHAT WAS APPROVED PREVIOUSLY ON JAN 5, 2020.</i></p>
Project Name	Boese's Shop

PRIMARY CONTACT AND OWNER INFORMATION

Applicant's Name	Robert Boese		
Phone	541-913-8857	Email	ramboese@yahoo.com
Mailing Address	460 N 7th Street		
Applicant's Signature	Robert Boese		
		Date	12-10-2025
Property Owner Name	Robert Boese		
Phone	541-913-8857	Email	ramboese@yahoo.com
Mailing Address	460 N 7th Street		
Owner Signature	Robert Boese		
		Date	12-10-2025

*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	460 N 7th Street		
General Location Description	Building a shop on side of my property		
Assessor's Map Number(s)		Related Tax Lot(s)	
Map #	15S04W10CD	Tax Lot(s) #	4100
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	0.38 acres/16552.8 sq.ft.		

LAND USE AND OVERLAY ZONES

Existing Zone(s) R-1

Existing Comprehensive Plan Designation(s) Low 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"/> 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 type="checkbox"/> Narrative* (address all applicable HMC review criteria)
<input type="checkbox"/> Assessor's Map with Applicable Tax Lots Highlighted
<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Survey / ALTA
<input type="checkbox"/> Aerial Photograph / Existing Land Use(s) Map
<input type="checkbox"/> Zoning Map (if applicable, show proposed change(s))
<input type="checkbox"/> Comprehensive Plan Map(s) (if applicable, show proposed changes))
<input type="checkbox"/> Subdivision or Partition Plat | <input type="checkbox"/> Architectural Elevations
<input type="checkbox"/> Architectural Floor Plans
<input type="checkbox"/> Utilities Plan
<input type="checkbox"/> Geotechnical Report/Site
<input type="checkbox"/> Assessment
<input type="checkbox"/> Electronic Versions of Exhibits
<input type="checkbox"/> Application Fee
<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: 12-10-2025

PLEASE TELL US MORE ABOUT THE PROPOSAL AND ITS SITE

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

House, trailer shelter, garden shed
2. Indicate the uses proposed and describe the intended activities:

Shop for autos and storage, etc.
3. How will open space, common areas and recreational facilities be maintained?

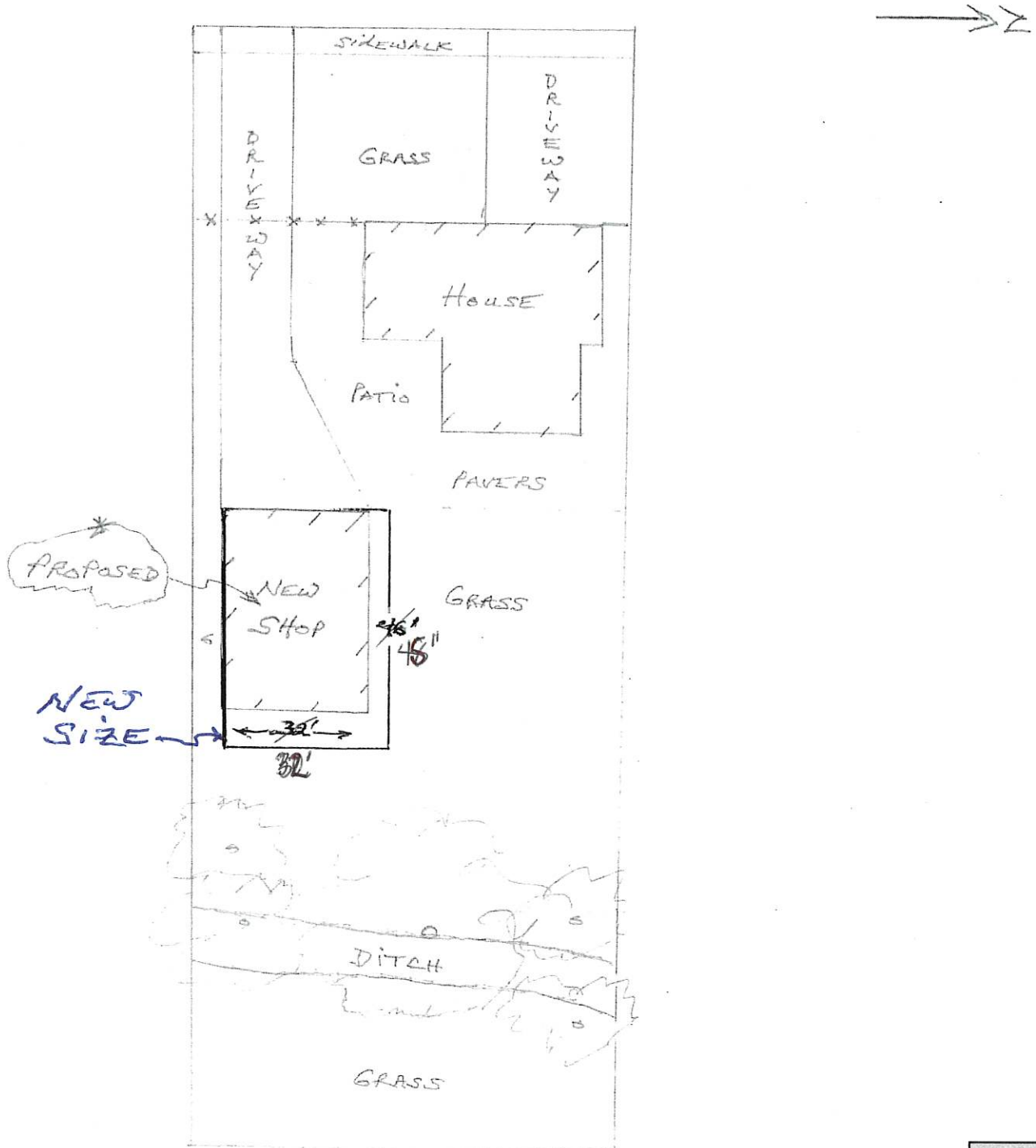
Will remain the same as before, things will look neater than before.
4. Are there previous land use approvals on the development site? ☐ Yes ☒ No
 If yes, please include a discussion in the project narrative describing how the prior approvals impact your proposal.
5. Have you reviewed the Oregon Fire 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.

460 N 7th Street



Booze Shop
460 N 7th St.



Imagery ©2025, Map data ©2025 20 ft

Harrisburg, PA

Single Story / BOOZE SHOP
(32' x 45') 1,440 sq. ft.
12/10/25

CONFIRMED SIZE OF 32' x 45' ~ 1,440 SQ FT
ON JAN 5, 2026