



## Harrisburg Planning Commission Minutes November 21, 2017

The Harrisburg Planning Commission met on this date at City Hall, located at 120 Smith St., at the hour of 7:00pm. Presiding was Vice-Chair Charlotte Thomas. Also present were as follows:

- Roger Bristol
- Kent Wullenwaber
- Rhonda Giles
- City Administrator/Planner Brian Latta
- City Recorder/Asst. City Administrator Michele Eldridge

Absent were Chairperson Todd Culver, and Commissioners David Smid and Kurt Kayner, along with Youth Advisor Rocio Luiz-Lopez.

Concerned Citizens in the Audience: Everyone in the audience was present for issues on the agenda.

### Approval of Meeting Minutes

- Bristol **motioned to approve the minutes from the September 19, October 17, and October 24 Planning Commission Meetings. He was seconded by Wullenwaber, and the Planning Commission voted unanimously to approve the minutes from September 19, October 17, and October 24, 2017.**

Public Hearing: Excavation & Grading Permit for Michael Lefevre- Continued from the September 19, 2017 meeting.

**Vice-Chair Thomas noted that the case under consideration was a continued public hearing for the excavation and grading permit for Michael Lefevre. She explained the order of proceedings, and described the process to request a continuance.**

**The Public Hearing was opened at 7:04pm.**

**Vice-Chair Thomas asked if there were any Conflicts of Interest, or Ex Parte Contact to declare, and none were stated. There were no rebuttals.**

**Applicant's Presentation:** Applicant Michael Lefevre had nothing to add to his permit. They are hoping to start the process of excavation and fill to get a driveway installed before winter weather gets really poor.



- Bristol asked what the reason for the continuance was again, and confirmation from staff that we don't really have anything to look at.
- Latta told him that we didn't have all the information we needed from their engineer. Therefore, we had to do a continuance until we received it. He noted that their engineer has asked for a change to Condition No. 1, because of the way it was worded; he felt it would prevent them from doing earthwork on the project. He handed out a letter from the engineer. (Please see Addendum No. 1). He continued, saying that generally, the Planning Commission should read all the information that is presented in relation to any land use, but in this case, the City Engineer reviews it; because it's mostly technical, it's not expected the Planning Commission will understand everything presented. The City Engineer is recommending that we approve the permit, as the information provided is adequate. There are two Conditions of Approval, with the first one being requested to have a change in wording. The second condition is in relation to the DEQ 1200-C Construction Stormwater Permit that is required. We need to know the detailed drawings for the detention ponds that are being proposed, and there are a series of those. The proposed language doesn't preclude the applicant from constructing the driveway off of 6<sup>th</sup> St., to the proposed area. The DEQ permit is required because the acreage is over 1 acre in size.
- Bristol wanted to clarify that they wanted to start the driveway before the construction of the elements in the project then?
- Latta said it's also before construction of the ponds. The storm water plans are required before they start building the driveway. The Army Corp of Engineers may allow them to parse those out.
- Lefevre said that he thought that the DEQ had that information already.
- Latta confirmed that it had been sent to them.

**Testimony in Favor, In Opposition, and Neutral Testimony were requested; there were none. With no testimony, and no further questions for the applicant or staff, the public hearing was closed at 7:13pm.**

- **Bristol motioned to approve an excavation and grading permit for Mike Lefevre, with an amendment to Condition of Approval No. 1, to read "Prior to any disturbance or earthwork within the planned security fence and secured area of the Harrisburg RV Park, the applicant shall provide the City with construction documents detailing the design on the proposed detention facilities, including flow controls, storm piping, and outfalls," and with approval of Condition No. 2. He was seconded by Wullenwaber, and the Planning Commission voted unanimously to approve the excavation and grading permit for Mike Lefevre, subject to the restated conditions of approval.**

Public Hearing for Major Replat (LU #375), Conditional Use Permit (LU #375), and Historic Review (LU #377) for the Harrisburg Fire/Rescue District.



**Vice-Chair Thomas read aloud the script as required by land use laws, along with the process of requesting a continuance, and the process to request that the record remains open.**

**The public hearing was opened at 7:20pm.**

**Vice-Chair Thomas asked if there were any conflicts of interest, or ex parte contact to declare.**

- Giles wanted to share that she had a potential conflict of interest to share. Her husband is Assistant Chief of the Harrisburg Fire/Rescue District. However, they are accustomed to not sharing information with each other of this nature, because of her previous job in the health care insurance industry.
- Bristol asked if she meant that you don't feel you need to recuse yourself.
- Giles told him no, because they hadn't shared any information that would create a conflict. She just wanted to make sure that people knew of the relationship in case they wanted to rebut it.

**There were no other conflicts of interest, or potential conflicts declared, and no rebuttals of such. Giles added that she have some ex parte contact, with conversations about which appliances would be in the kitchen; that won't be addressed by the Planning Commission at all.**

**Applicants Presentation:** Harrisburg Fire/Rescue District Fire Chief Bart Griffith said that they've been working on their bond issuance since last November, and now they are to the point where they proceed. They are in the process of buying the land. Present this evening were Brian Varricchione of MacKenzie, who has been working on the architecture and plans for the new station. He said that due to the number of interesting lots in this area, that he felt a replat would work better for them, rather than applying for six property line adjustments. On page 311 of the agenda, they will see the parcels that will be created. Parcel 1 is where the new fire station will be, Parcel 2 is still owned by the City, and Parcel 3 is the location of the current fire station.

- Bristol asked if the building on Parcel No. 1 was the only one being removed.
- Varricchione said that was correct. He does have a new drawing to submit (Please see Addendum No. 2) It's a single story building, at just a little under 14,000 sq. ft. The orientation for the building is to the north, with the fire apparatus entering the lot on the west side of the building. There is also a driveway on the south side of the property, where vehicles can come onto the property. Parking is proposed in a couple of different spots, including 14 spots on the adjoining parking lot, which are for volunteers and employees. You now have an agreement to share that lot. You'll see the proposed hardscape, and landscaping, with more trees that will be added.
- Bristol asked what the 'lollipop' looking drawings were of.
- Varricchione said that those were ground covers, where the down spouts empty to. He added that they sketched in the vision clearance lines, and the street trees have been interspersed a little differently and are spaced better on the property. The building is set back from both the corners, which allows for better sight lines.



- Wullenwaber said if there was a medical emergency, and someone was coming to the station, where would they park?
- Varricchione said that they would park on the east side of the building. There is EMT (Emergency Medical Technician) and ADA parking there, although they haven't really talked about signage much.

Andrew (Drew) McAllister, the architect of the project (also with MacKenzie), stated that while street parking is available, they can't count those as part of their requirements. The code specifies how many spaces that they must have. The parking areas on the south are for the volunteers. Bristol asked which the closest house to the project was. Varricchione told him it's directly south. There is a fence in the back, that's about 8' from the property lines. The City owns a lot, and they are giving 15' to Suzan Jackson. The actual distance from the house to that line, he's unsure of. McAllister walked through the design of the building, as shown on the plans. Bristol asked then if we are also dealing with a lot line adjustment. Latta told him that was complete already; this is a conditional use permit, because it's a fire station. The conditional use is important, because there are some impacts that could be adverse to the neighbors. Bristol knew that this was also a historic review. The Planning Commission had only dealt with that once before, but there is a whole list of specific criteria that has to be met, along with meeting certain design elements. Thomas noted that the standard CMU blocks were being used, which is similar to brick, which is one of the historical materials suggested for use. McAllister said that was correct. There is nothing historic about the doors; they are just functional. Thomas asked why the doors were bi-fold, and McAllister told her that the Fire Chief had an issue with the overhead doors; sometimes apparatus on the vehicles will catch the release, and the door crashes down on the equipment. This eliminates that problem.

Varricchione noted that they may have issues with Condition of Approval No. 9, with the refuse area screening. Rather than a 6' high fence or wall, they are proposing a 3' tall fence. It's not a full commercial dumpster that they have here. It is in-between the public parking, and layers of planting, so they hoped that would be acceptable, since it's not on the street side. Bristol thought that they did have a dumpster, but Chief Griffith told him that they used to have one. What they have now is regular cans, along with a cardboard recycling bin. It's larger, so it may look like that. Bristol asked if there would be room in this area for a vehicle. McAllister told him no. It would require different access for a truck to get in. Thomas asked if they had concerns with the secured parking area. Chief Griffith told her yes, they are worried slightly about vandals. Sometimes people will hide, and either slash tires, or steal things because it's pretty visible when they are out on a call. The design is being cautious.

**Staff Report:** Latta had larger plans available if the Planning Commission wanted them. There are three land use applications we are considering tonight. A Replat, a Conditional Use Permit, and a Historical Zone Review. Staff didn't have issues with the replat that they've suggested, and all the criteria were addressed. With the Conditional Use permit, they had addressed most of the concerns he might have had. They did provide a lighting plan, and we made sure that they knew to point the lights down, rather than out, due to the residential areas nearby. He noted that with the refuse screening, the criteria had a double standard. If you face onto a street, public area, or public parking lot in a commercial zone, then the refuse area must be screened from view by something 6' in height. They talked about installing vegetation, some of



which will grow 6' tall; however, the maturity is about ten years, and it will take that vegetation around 8 years to get as tall as needed. Staff thought that they could add a wood arbor, or something that would gain the additional 3' of screening needed. The Planning Commission can be flexible with that requirement. That condition was proposed because that refuse area faces the public parking area.

The Planning Commission discussed that requirement, along with how the area would be accessed by staff when refuse was being picked up. Latta then addressed the CMU blocks that would take the place of brick. The comparison of materials is located on pg. 378. What they are proposing using is half height cmu. He felt that it's similar, although wider than brick. However, it does look like brick. He asked what people thought it was, and most of them agreed that it was fine. McAllister said that they wanted brick, but due to the cost, they have decided to have something different. It will be more of a brown color in appearance. Latta liked the compromise, because it mimicked the materials that are required. He recommended that the Planning Commission approve the permit, with the proposed Conditions of Approval.

#### **Public Testimony in Favor of the Fire Station Proposal:**

- Harvey Lee Heckart, 1025 Heckart Lane, is also a Fire Board member. He stated that he had to call them for medical assistance, as his wife went into cardiac arrest. It was the kind of arrest that only 5% of the people with it survive, and his wife did survive. His mom also needed their services, as she passed out at one point. He's here, because of the good job that they do. You don't know what you have until you need those services, but when you need them, you want them now. This station will really serve our community.
- Bob Bronson, 865 Sommerville Loop, was also a Fire Board member. They've been working towards this project for a long time now. The next step is all the planning that they've been doing. He said that the space will really be great for training. Being an EMT requires 252 hours of certified training, and is a huge commitment.

**There was no Public Testimony in Opposition, or Neutral to the proposal. With no further testimony being proposed, the Public Hearing was closed at 8:06pm.**

Bristol asked about the Conditions of Approval, and if they should be modified. Latta told him you can modify those if you wish, or accept them as they are. Thomas was trying to determine what the height of a garbage can was, and Chief Griffith told her they were probably about 3 1/2' tall. Wullenwaber asked for the reason that they specifically didn't want a 6' wall there? McAllister said that it would likely be a chain link fence with slats, which would not be attractive. With a 3' wall, or fence, you can have it be painted. Wullenwaber asked if it would have a gate, or be closed off, but McAllister told him that the area is meant to be open. It would be harder to have to contend with a gate for the refuse area. Latta said that there are alternatives to a 6' fence. You can require them to provide plantings that can achieve that height at a faster rate. It doesn't have to be a concrete wall; it could be two little fence poles. It could be a painted wood structure, or painted art work, or you could have metal work there. It's such a minor issue, that you could also throw it away, and not require it at all. However, he did



want to note that someone could appeal the project to LUBA (Land Use Board of Appeals), because we aren't meeting our own standards.

Bristol asked if that could be setting a precedent; and while some of the audience members laughed about it, Thomas told them that we've had it happen. Latta said that was correct. If you don't abide by your own standards, then you need to have a really good reason for why you aren't doing so. Wullenwaber asked if we allowed three feet, it would technically only have 1' of the area exposed. Latta told him that the easiest way to solve it is to have a planting of something that will achieve 4' in height over the next two years. Bristol asked then if we could modify the condition by saying that it should be screened from the parking lot, by a 6' tall fence, or similar visual buffering by landscaping. He asked if they could abide by that. Chief Griffith told him yes, they could.

- Bristol then **motioned to amend Condition of Approval No. 9 to read 'the refuse area screening shall be screened from the public parking lot to the east by a 6' tall wall or fence, or with similar buffering by landscaping. He was seconded by Giles, and the Planning Commission voted unanimously to allow the amendment of Condition of Approval No. 9 to allow for vegetative buffering, in order to give the project more options than a 6' wall or fence.**
- Bristol then **motioned to approve the Harrisburg Fire & Rescue Major Replat (LU#376), subject to the amended Conditions of Approval contained in the November 14, 2017 staff report. The motion is based on Findings contained in the November 14, 2017 staff report, and on Findings made during deliberations on the request, and; also motioned to approve the Harrisburg Fire & Rescue Conditional Use Permit (LU #375), subject to the modified Conditions of Approval contained in the November 14, 2017 staff report, and upon Findings made in the November 14, 2017 staff report, and Finding made during deliberations on the request; and finally, motioned to approve the Harrisburg Fire & Rescue Historic Review (LU #377), subject to the modified Conditions of Approval contained in the November 14, 2017 staff report, and based on Findings contained in the November 14, 2017 staff report, and on Findings made during deliberations on the request. He was seconded by Giles, and the Planning Commission voted unanimously to approve all three land use requests, with the modifications of the Conditions of Approval to alter No. 9 to read that *Refuse Area Screening – The refuse area shall be screened from the public parking lot to the east by a 6' tall wall or fence, or with similar buffering by landscaping.***

The Planning Commission ended the formal meeting with a quorum at 8:18pm, as Bristol had just arrived back in town from an out of country trip, and was heading home. The only comment that he had in relation to the zoning code review was in relation to not being jazzed about making the lots bigger.

**At 8:18pm; the Planning Commission became an informal meeting group.**



#### Work Session to Discuss the Zoning Code Update:

Latta summarized the work that the Planning Commission had done previously. He brought their attention to the Master Planned Developments section on pg. 395. He had noted that we don't have that currently, but should consider it when we get to Article 4. On page 397, under accessory dwellings, the Planning Commission had stated that they didn't want them, but our state legislature disagrees with you. State law during the last session was modified that if a City has a population of more than 2,500 people, then we have to allow accessory dwellings wherever single family detached homes are allowed. Therefore, he had changed them to permitted with special standards. He included them in the C-1 zone as well, but we allow mixed use development there.

He skimmed through parks, prisons, PW storage yards, and railroad facilities, which the Planning Commission all agreed with. However, on page 398, he had called attention to a church being allowed in a commercial zone. We do have one church in a commercial zone, but do we want one there now? We had decided to not allow them in the R-3 zones, because we don't want to take away from our few R-3 zones for a non-residential use. He also had a CU for schools in a C-1 zone for a similar reason. There were no changes suggested.

**Parks and Open Space:** Thomas said that having it be CU in the commercial zone didn't make sense to her. What if a business wanted to do something with that? Latta told her if she was thinking like a hotel with a swimming pool, that wouldn't be there. It's a public park, or a public swimming pool, which doesn't necessarily make sense for it to be located in a commercial zone. We currently allow that, but to him, it doesn't make sense. Thomas felt that a commercial zone should be commercial uses, and not a park. She tried to think of a business, but a swim park probably wouldn't fall under that. Wullenwaber was concerned about residents who wanted to install swimming pools, but Latta told him this is for Parks and Open Spaces, not residential pools. Giles agreed that it didn't make sense in the commercial zone.

**Utility Structures and Facilities:** Latta said that this was for large utilities, such as the substation on Territorial for Pacific Power.

**Wireless Communication Facilities:** Latta said that this was for wireless towers and cellular equipment. He felt it could be a CU in commercial, but allowed in the industrial zones. Thomas didn't want those in residential areas; she liked that.

**Commercial Uses:** Latta noted that this is where a recreational pool business, like Splash, would fit in. It's permitted in a commercial zone, but nowhere else. He noted on the other uses on pg. 399, that he tried to match up to what we currently allowed.

**Automobile parking, Commercial Parking:** Latta said that he had this use in the commercial zone only, because they can take up lots of space, and commercial lots are somewhat smaller. However, Thomas said that if you have a car dealership, that they often have automotive repair. Latta said that maybe we can create an S in the industrial zones, if it's part of an automotive sales and rentals. Everyone agreed with that.



**Automotive Repair and Service:** Thomas suggested that you could do an S in the industrial zones for the same reasons we just changes automobile parking.

**Bed & Breakfast Inn:** Latta noted that we don't have that as an allowed use in the R-3 zone, again, because it's property that is high density, which we don't have a lot of. Thomas liked that he had S in the residential zones, because she would prefer smaller units there.

**Commercial Uses:** Latta noted that 90% of your general retail stuff is permitted in the Commercial Zone, and is not permitted elsewhere. He did add that the commercial retail sales and services, in conjunction with a permitted industrial use could be allowed in C-1 and M-1. Thomas said Wilco is like that. Latta agreed. The Planning Commission agreed with most of his suggestions.

**Kennels:** Thomas noticed that we allow kennels in a commercial zone, but perhaps it should only be allowed in an M-1 and M-2 zoning, because of the noise. Giles said that their friends have an informal kennel next door to them, and it's horrible. The noise isn't being enforced, and the dogs are barking all night.

**Industrial and Employment Uses:** Latta summarized how he had determined the zoning uses allowed in the industrial zones. The Planning Commission didn't have any changes to that, however Eldridge realized and commented that the Machine Shop and Sales, Service and Repair of Machinery applies to Hurds; we don't want to stop them from building a new building on the lot they own across the street. Latta would change that to a CU in the C-1 zone. Latta and the Planning Commission wanted to make sure that we included all our current businesses, and believed that we had them all covered.

**Lot and Development Standards:** Latta liked the changes with the table, because all the standards are in the same place for similar uses. He noted that this was what Roger Bristol was referring to, because he didn't agree with larger lots in the R-1 zone. He added that the density's you see don't include streets; it's only for the buildable pieces of land. If you included roads, and other parts of those, it might create a higher density than what we want. He had added a corner lot because they should be larger. Wullenwaber asked if this was for new development. Latta told him yes. We have lots of existing lots that are 7,000 sq. ft., and if someone came in and wanted to build on one, we would say sure, because it's an existing legal, platted lot.

Thomas asked him why he had increased the difference in sizes in the R-1 zone at 2,000 sq. ft. differences, but the R-2 zones had only 1,000 sq. ft. differences. Latta noted that he was really trying to go through and base a lot size on density within specific zones. In higher density zones, we should anticipate more duplexes, triplexes, and apartments. The Planning Commission discussed how density could be obtained, such as adding a single family detached home, with an accessory dwelling structure. Thomas liked the larger lots, but understood why Bristol didn't like them. Latta said that in some of the surrounding cities, larger lots with homes sell fast, and smaller ones don't sell as fast. Wullenwaber commented that he didn't like



opening up a window and shaking hands with your neighbor. Latta said that there wasn't a problem to having more space. His thought is that in an R-1 zone, you encourage lower density, and in an R-3 zone, you discourage SFD's. (Single Family Dwellings.) Thomas said that she is ok with his suggestions, but she knows that Roger is not a fan. Latta said you don't have to make a decision tonight.

Latta continued, saying a single family attached home, which shares a common wall, but is on the same property, can have multiple special standards in an R-2 zone, such as only 3 allowed in a row. He talked about the density in those lots as well. We currently allow the attached home, but only if they are proposed in a subdivision. His suggested lot size for that type of dwelling in an R-3 zone is only 20' wide for a corner or interior lot, which is still skinnier, but is doable. He added that our demographics are strong in 0 to 18 ages, and 30 to 50 years old. We lack senior housing opportunities, and care facilities, plus, because we are further out from the universities, you aren't seeing as much of the 20 to 30 year old brackets. (Plus, we don't have jobs that cater to them here.)

Thomas asked about the difference between an accessory dwelling, and a mother-in-law unit. He added that an accessory dwelling can be part of a house, if it has a separate entrance and exit. There isn't interior access to the primary residence. He felt we needed separate standards if we wanted to allow them. The primary residence should be owner occupied. We want to discourage an additional apartment, and we want to discourage those types of units in R-1 zones. Also, right now, we require a garage or carport for any dwelling unit; but our current code doesn't require them for a temporary medical hardship, even though we allow them in the R-1 zone for people to be able to take care of their elderly parents, without them being forced to build a garage. So, we don't allow a duplex in an R-1 zone. The R-2 zone, allows for an 11,000 sq. ft. lot, which can accommodate multi-family units, such as tri-plexes, or four-plexes. We have a lot of lots downtown that are 5,000 sq. ft. in an R-2 zone. Someone could take two lots and consolidate them into one, and then build a duplex. He went over other types of units that could be encouraged in a higher density zone.

**Because it was 9:22pm, the informal group decided to adjourn for the evening, and pick this part of the code back up in the future.**

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Planning Commission Chairperson

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City Recorder





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November 20, 2017

Mr. Brian Latta, City Administrator  
City of Harrisburg  
120 Smith Street  
Harrisburg, OR 97446

RE: Harrisburg R/V Storage, Request for Clarification of Conditions

Dear Brian:

Thank you for the copy of the staff report regarding the grading permit for the above referenced project.

We understand this issue will be reviewed by the Planning Commission tomorrow evening.

We would very much like to begin preliminary work on the project this winter. In particular we would like to pioneer the driveway with gravel to an all-weather surface and we would also like to install the water and sewer line that will serve the Office/Residence on the site at the main gate. The intent is to be able to accomplish the preliminary construction on the drive, water, sewer and office/residence so we can begin on the mass grading and shelter construction first thing in the spring. The anticipated length of time to construct the planned improvements will pretty much fill up the next building season and if the driveway, water, sewer and office/residence are added, the total time of construction is apt to run into the 2018-2019 wet season. This will mean extra expense for Mr. Lefevre and additional lost income due to the delay into another wet season.

We do not anticipate needing to perform any grading or work of any kind in any area planned to be inside the security fence around the project.

The area proposed for work is less than 1 acre in size, however, we anticipate applying for a 1200-C Erosion Control Permit in light of the total size of the project.

We request that the proposed Condition No. 1 be deleted and the following wording inserted in its place:

"Prior to any disturbance or earthwork within the planned security fence and secured area of the Harrisburg R/V Park, the applicant shall provide the City with construction documents detailing the design of the proposed detention facilities, including flow controls, storm piping and outfalls."




Mr. Brian Latta, City Administrator  
City of Harrisburg  
Harrisburg R/V Park Draft Conditions of Approval  
November 20, 2017

This wording should allow us to construct the driveway to the Office, install water and sewer and build the office/residence over this winter with the main phase of construction to begin in the spring after construction plans have been approved by the City.

We propose to immediately apply for building permits for the driveway, water line, sewer line and the Office/Residence upon approval of the grading permit application.

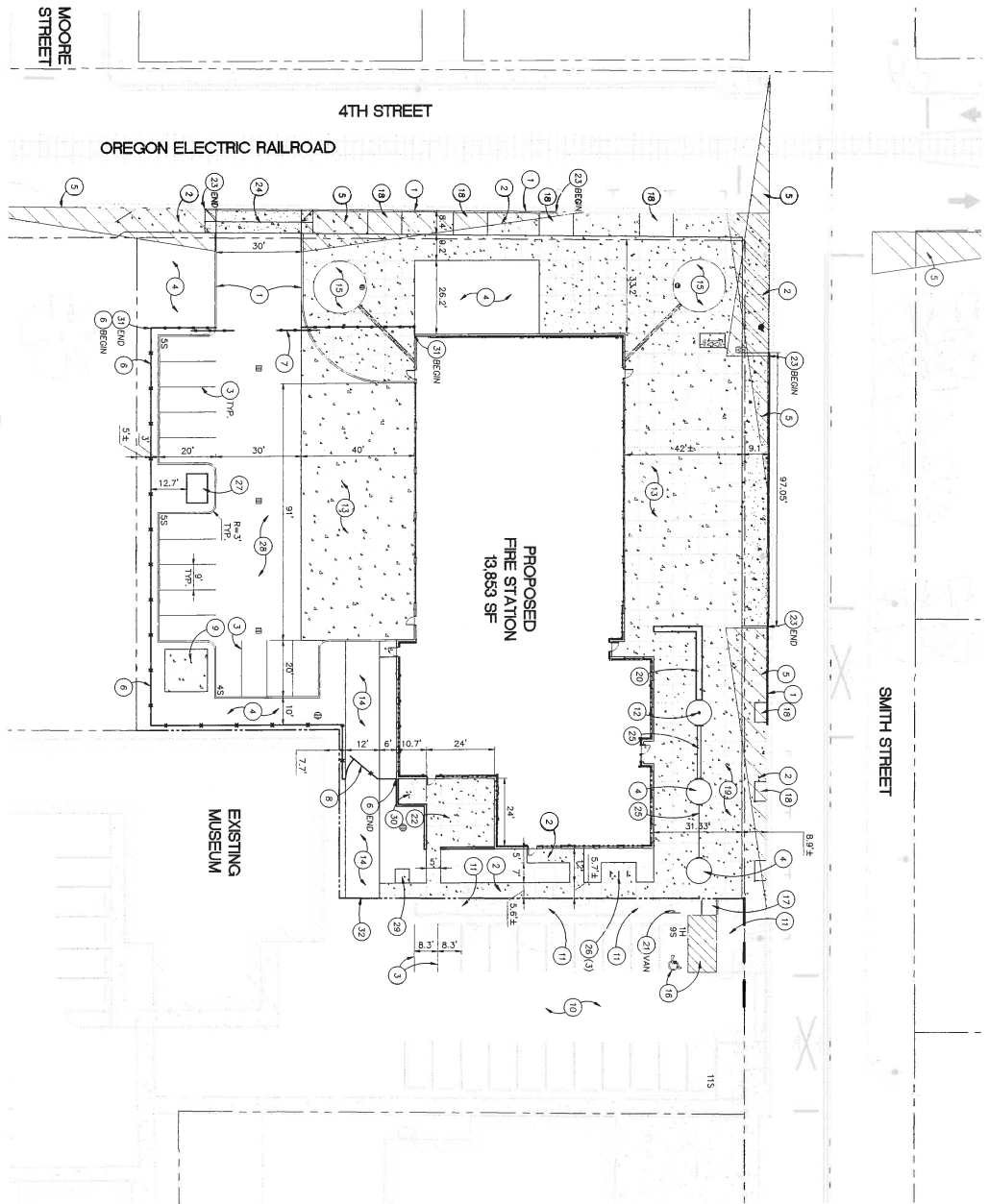
Yours Truly,  
Geomax, Inc.



Ronald D. Rice, P.E., P.L.S.  
Senior Principal

cc: Mike Lefevre, Owner





KEYNOTES

1. VERTICAL CURB PER DETAIL 1/CS.10
2. CONCRETE SIDEWALK PER DETAIL 1/CS.10
3. 4" WIDE WHITE PARKING STRIPE
4. LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
5. VISION TRIANGLE
6. 6" HIGH AUTOMATIC BI-PARTING CANTILEVERED SLIDING GATE WITH ALUMINUM ORNAMENTAL PICKETS
7. 6" HIGH AUTOMATIC BI-PARTING CANTILEVERED SLIDING GATE WITH ALUMINUM ORNAMENTAL PICKETS
8. 5' MANUAL GATE
9. 939' GENERATOR PAD
10. PUBLIC PARKING SPACES (SHADED WITH EXISTING MUSEUM)
11. EXISTING TRAIL TO REMAIN - PROTECT DURING CONSTRUCTION
12. FLAG POLE
13. CONCRETE APRON PER PAVING LEGEND (SHEET C0.0)
14. AC ACCESS DRIVEWAY PER PAVING LEGEND (SHEET C0.0)
15. WATER QUALITY RAIN GARDEN PER GRADING, UTILITY, AND LANDSCAPE PLANS
16. ACCESSIBLE PARKING STALL (FOR FIRE STATION) PER DETAIL 3/CS.10
17. ADA RAMP PER DETAIL 6/CS.10
18. TREE WELL - SEE LANDSCAPE DRAWINGS
19. CONCRETE PLAZA AREA - SEE LANDSCAPE PLANS FOR SCORING AND MATERIAL DETAILS
20. CONCRETE SEAT WALL PER LANDSCAPE DETAILS AND MATERIALS
21. ADA SIGN PER DETAIL 5/CS.10
22. CONCRETE PAVO AREA
23. GATE AND CUTTER PER DETAIL 15/CS.10
24. CONCRETE DRIVEWAY APRON
25. CONCRETE STAIR PER DETAIL 6/CS.10
26. BIOTEC PARKING
27. FIELD TANK
28. AC PAVEMENT PER PAVING LEGEND (SHEET C0.0)
29. 55X5' TRANSPARENT PAD
30. TRASH ENCLOSURE AREA
31. 6" HIGH ALUMINUM ORNAMENTAL PICKET FENCE
32. MATCH EXISTING AC

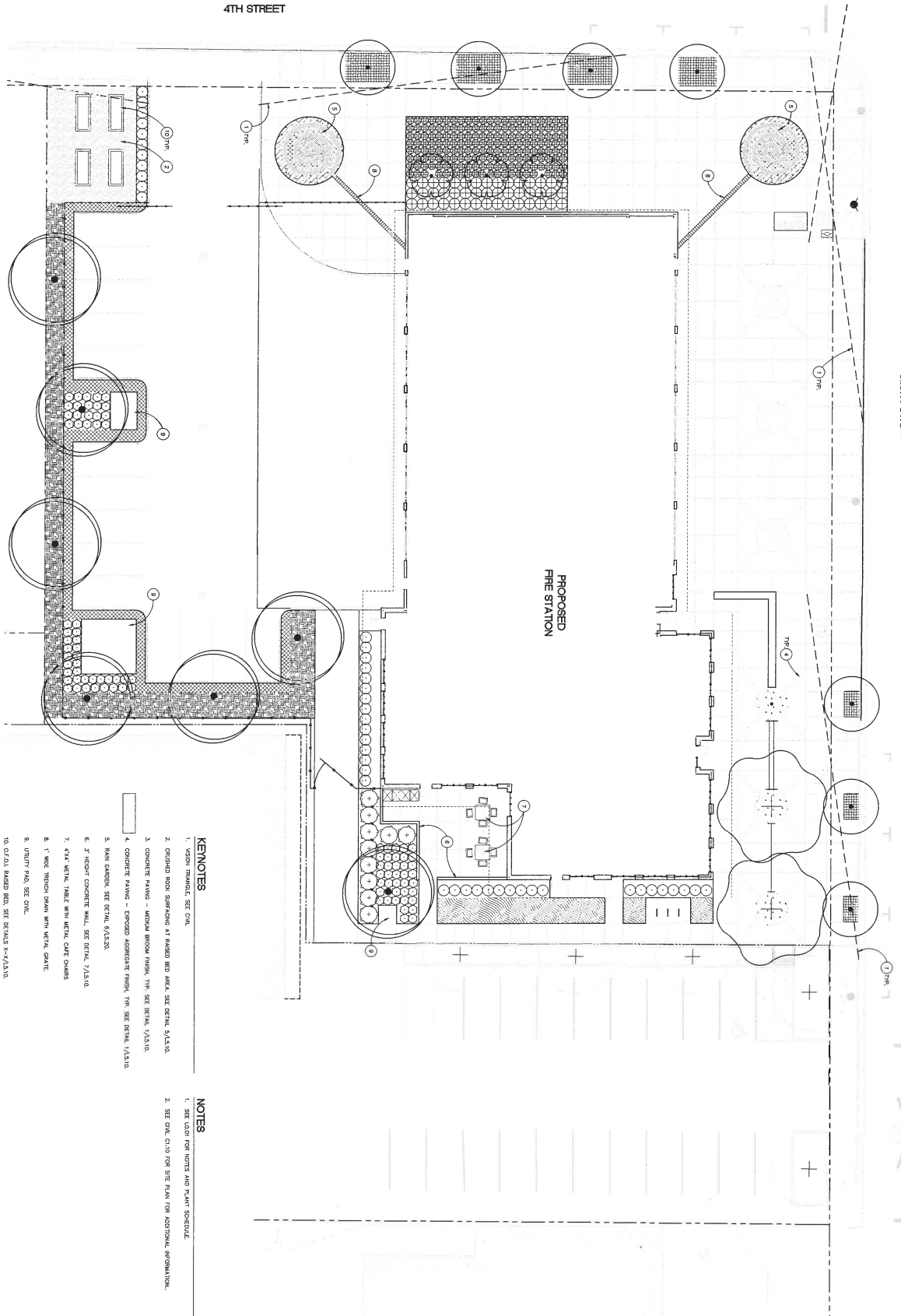
SITE DATA

SITE AREA	46.031 SF (1.06 AC)
BUILDING FOOTPRINT	13,853 SF
LANDSCAPE AREA	7,110 SF (0.162 AC)
PARKING	14 SPACES
STANDARD ACCESSIBLE	1 SPACE



4TH STREET

SMITH STREET



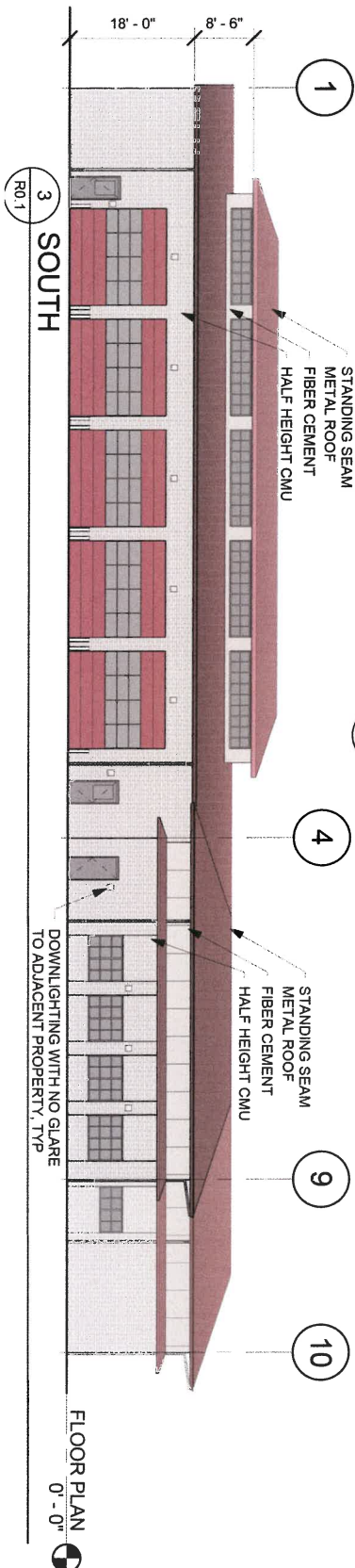
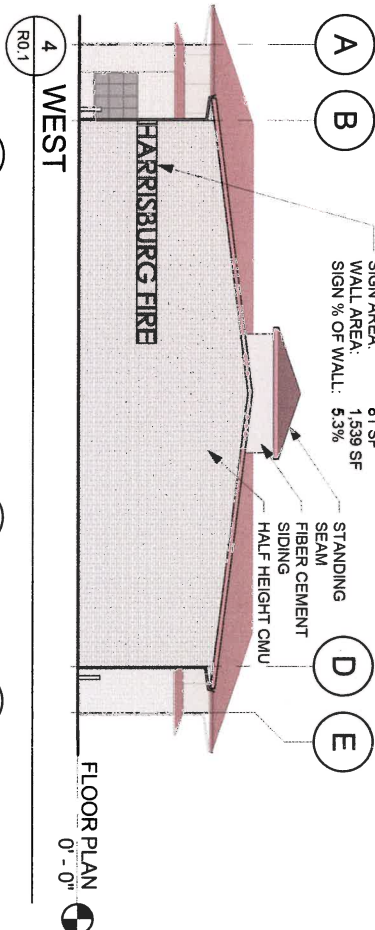
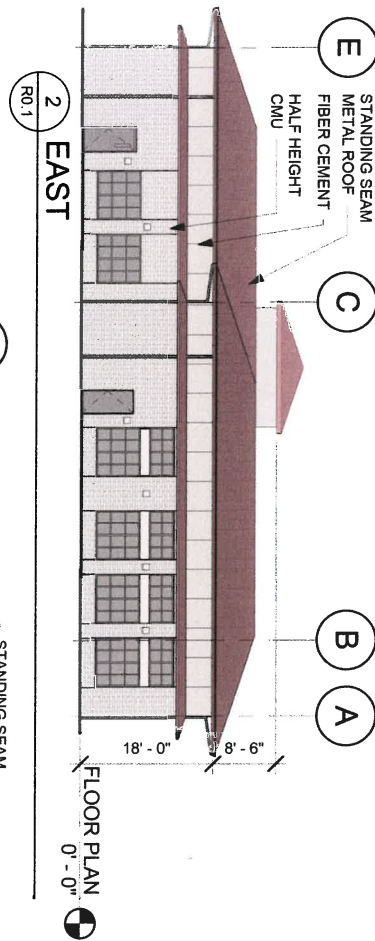
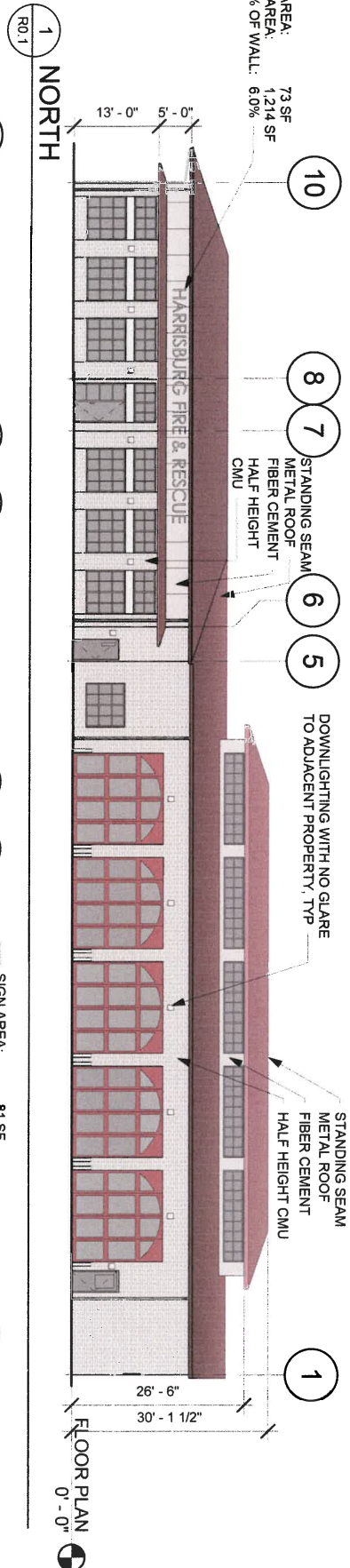
**KEYNOTES**

1. VISION TRIANGLE, SEE CUL.
2. CRUSHED IRON SURFACING AT PARKED BED AREA, SEE DETAIL 6/13.10.
3. CONCRETE PAVING - MEDIAL BEDDING FINISH, TYP. SEE DETAIL 1/13.10.
4. CONCRETE PAVING - EXPOSED AGGREGATE FINISH, TYP. SEE DETAIL 1/13.10.
5. SAN DARDEN, SEE DETAIL 6/13.10.
6. 3" HIGH CONCRETE WALL, SEE DETAIL 7/13.10.
7. 6"x6" METAL SHALE WITH METAL CAFE CHAIRS
8. 1" WIDE TRENCH DEPTH WITH METAL GRATE
9. UTILITY PAD, SEE CUL.
10. C/O.F.A. RANDED BED, SEE DETAILS 1-1/13.10.

**NOTES**

1. SEE CUL. FOR NOTES AND PLANT SCHEDULE.
2. SEE CUL. C110 FOR SITE PLAN FOR ADDITIONAL INFORMATION.







# City of Harrisburg

## PLANNING COMMISSION

### NOTICE OF DECISION

**REQUEST:** The applicant requests approval of an Excavation and Grading permit to perform in excess of 5,000 cubic yards of excavation and grading activities on the subject site.

**LOCATION:** Linn County Assessor's Map 15S04W16D, Tax Lot 212

**HEARING DATE:** September 19, 2017; Continued to November 21, 2017

**ZONING:** C-1 (Commercial); M-1 (Limited Industrial); and, M-2 (Heavy Industrial)

**APPLICANT**

Geomax, Inc.  
Attn: Michael Schulze  
806 N. 9<sup>th</sup> Street  
Cottage Grove, OR 97424

**OWNER**

Seers, William & Lydia Trust  
26287 Sage Grass Ct.  
Murrieta, CA 92562

**APPEAL DEADLINE:** December 4, 2017

**DECISION:** The Harrisburg Planning Commission conducted a public hearing on September 19, 2017, and voted to continue the public hearing to a date uncertain. The Planning Commission continued the public hearing on November 21, 2017 and voted to approve the request, subject to the attached conditions of approval. The Planning Commission adopted the findings contained in the September 12, 2017 Staff Report and November 14, 2017 memorandum to the Planning Commission, and portions of the minutes from the meetings that demonstrate support for the Planning Commission's actions.

**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. Specific information on the requirements for an appeal or a copy of the complete file of this land use action may be obtained at Harrisburg City Hall. There is a fee of \$425.00 plus



actual expenses for appealing a Planning Commission to the City Council.

**EFFECTIVE DATE:** December 4, 2017, unless an appeal has been filed with the City Recorder.

**EFFECTIVE PERIOD:** Excavation and Grading Permit approvals shall be effective for one year from the date of approval. Where the Planning Commission finds that conditions have not changed, at its discretion and without a public hearing, the Commission may extend the period one time for a period not to exceed one additional year.

Unless appealed, this Excavation and Grading Permit approval will expire on December 4, 2018.



Charlotte Thomas  
Planning Commission Vice Chair



## CONDITIONS OF APPROVAL

1. **Pond Construction Drawings** – Prior to any disturbance or earthwork within the planned security fence and secured area of the Harrisburg RV Park, the applicant shall provide the City with construction documents detailing the design of the proposed detention facilities, including flow controls, storm piping and outfalls.
2. **1200-C Construction Stormwater Permit** – prior to any earthwork, the applicant shall provide the City with a copy of an approved DEQ 1200-C Construction Stormwater Permit for the proposed excavation and grading activities.
3. **Consistency with Plans** – Development shall comply with the plans and narrative in the applicant's proposal, except where modified by the above conditions of approval.







# City of Harrisburg

## **PLANNING COMMISSION**

### **NOTICE OF DECISION**

**REQUEST:** The applicant requests approval of a Subdivision (LU 376) to replat five properties and several historic plat lines into three new parcels. The applicant requests approval of a Conditional Use Permit (LU 375) and Historic Review (LU 377) to construct a new Fire Station No. 41.

**LOCATION:** 400 Block of south Smith Street.

**HEARING DATE:** November 21, 2017

**ZONING:** C-1 (Commercial) and R-2 (Medium Density Residential)

**APPLICANT**

Harrisburg Fire & Rescue  
Attn: Chief Bart Griffith  
PO Box 241  
Harrisburg, OR 97446

**OWNER**

Harrisburg Fire & Rescue  
Attn: Chief Bart Griffith  
PO Box 241  
Harrisburg, OR 97446

**OWNER**

City of Harrisburg  
Attn: Michele Eldridge  
PO Box 378  
Harrisburg, OR 97446

**APPEAL DEADLINE:** December 4, 2017

**DECISION:** The Harrisburg Planning Commission conducted a public hearing on November 21, 2017, and voted to approve the requests, subject to the attached conditions of approval. The Planning Commission adopted the findings contained in the November 14, 2017 Staff Report to the Planning Commission, and portions of the minutes from the meeting that demonstrate support for the Planning Commission's actions.

**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. Specific information on the requirements for an appeal or a copy of the complete file of this land use action may be obtained at Harrisburg City Hall. There is a fee of \$425.00 plus actual expenses for appealing a Planning Commission to the City Council.



**EFFECTIVE DATE:** December 4, 2017, unless an appeal has been filed with the City Recorder.

**EFFECTIVE PERIOD:** Subdivision, Conditional Use and Historic Review approvals shall be effective for one year from the date of approval, except as follows: if the applicant has not submitted the final plat for approval within six months of approval, the preliminary plat shall be resubmitted to the Planning Commission for additional review (see HMC 17.25.010(1)). Where the Planning Commission finds that conditions have not changed, at its discretion and without a public hearing, the Commission may extend the effective period one time for a period not to exceed one additional year.

Unless appealed, this Subdivision, Conditional Use and Historic Review approval will expire on December 4, 2018.



Charlotte Thomas  
Planning Commission Vice Chair



## CONDITIONS OF APPROVAL

1. **Consistency with Plans** – Development shall comply with the plans and narrative in the applicant's proposal, except where modified by the following conditions of approval.
2. **Final Plat** – Within 6 months of approval of the preliminary plat, the applicant shall prepare and submit for review and approval by the City the final plat. The final plat shall comply with the requirements of HMC 17.25. The final plat shall be recorded with Linn County.
3. **Erosion & Sediment Control Plan** – Prior to the issuance of building permits, the applicant shall submit for review and approval an erosion and sediment control plan that demonstrates how the applicant will prevent sediment and runoff from the earthwork from impacting the City's drainage system or other properties.
4. **Construction Security** – Prior to issuance of building permits, the applicant shall submit a plan identifying security measures that will be taken to prevent public access to areas of the site where potentially dangerous construction activities will be taking place.
5. **Demolition Permit** – Prior to or concurrent with submission of building permits, the applicant shall submit for review and approval a demolition permit for the demolition of the existing Cedar Square building from the site.
6. **Water / Sewer Connections** – Prior to the issuance of building permits, the applicant shall apply for water and sewer services and pay for any required connection charges.
7. **Irrigation Plan** – Prior to the issuance of building permits, the applicant shall submit for review and approval an irrigation plan that demonstrates how the landscaped areas will be irrigated.
8. **Fence Permit** – Prior to the issuance of building permits, the applicant shall submit for review and approval a fence permit that demonstrates compliance with HMC 18.80 and the City's vision clearance requirements.
9. **Refuse Area Screening** – The refuse area shall be screened from the public parking lot located to the east by a 6' tall wall or fence, or similar visual buffering by landscaping.
10. **ADA Parking Spaces** – The applicant shall provide two ADA parking spaces in the public parking lot. One near the entrance of the new fire station, and the other near the entrance of the museum.
11. **Lighting** – All lighting fixtures shall be designed to direct light towards the ground. No light from the lighting fixtures shall shine onto adjacent properties.



