

Harrisburg Planning Commission Meeting Minutes June 18, 2019

The Harrisburg Planning Commission met on this date at the Harrisburg Senior Center, located at 354 Smith St, at the hour of 7:00pm. Presiding was Vice-Chair Roger Bristol. Also present were as follows:

- Kurt Kayner
- Rhonda Giles
- Jeremy Moritz
- Kent Wullenwaber
- David Smid (Arrived at 7:11pm)
- City Administrator Brian Latta
- City Recorder/ACA Michele Eldridge

Absent this evening was Chairperson Todd Culver.

Concerned citizen(s) in the audience. (Please limit presentation to two minutes per issue.)

- **Approval of Meeting Minutes**
Kayner motioned to approve the minutes, and was seconded by Moritz. The Planning Commission then voted unanimously to approve the minutes from the May 21, 2019 Planning Commission Meeting.

THE MATTER OF CONSIDERING THE DOCKERY MINOR PARTITION AND VARIANCE LAND USE APPLICATIONS (LU 405 & 406).

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

The Public Hearing was opened at the hour of 7:05pm

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

- Moritz noted that he had received a letter, because he lives on Sommerville Loop. Would that be considered a conflict of interest or ex-parte contact?
- Latta assured him that it's not a conflict of interest to receive a public meeting notice, nor is it ex-parte contact. A conflict of interest would apply, if he, or his immediate family were to benefit financially from any of the land use action being considered. He asked if Moritz had any financial interest in this land use action?
- Moritz said that he didn't

There were no conflicts of interest or ex-parte contacts declared, nor any rebuttals of such.

Applicant's Presentation: Matt Dockery was present, and had nothing to add; other than the variance he needs for his project proposal in the near future, he has no other comments. The property as measured is only 3' short of the required standard. If he had considered creating an extra lot when he first went through the last partition request, he could have placed the house further north, and had the room he needed without applying for another variance.

- Moritz asked about the driveway easement, and what kind of home did they think they would be able to place on that property considering its limitations?
- Dockery told him that it's shared easement up until it reaches the property being partitioned. There are smaller home plans out there, much like what they are doing in Coburg right now; there are options to choose from.

Commissioner Smid arrived at the hour of 7:11pm

Staff Report: Latta reiterated the information contained within the staff report. He noted that proposed lot No. 2 is only 55' side, and will meet the 5' setbacks to the home located north of the new lot, but is short of the lot width requirements in the code. While we give the discretion to the property owners for which direction the home will be fronted, or where a garage will be placed, it's most likely that the driveway will lead straight into a garage, or they will turn to the left. The lot is still larger than the 7000 sq. ft. requirement. Other than meeting the conditions of approval, he said that the criteria is met for both the variance requested, and the minor partition. The motions are there for both the partition, and the variance.

- Moritz expressed his concerns in relation to the Sommerville Loop area. It's supposed to have a 60' right-of-way (ROW) but nowhere does it actually meet that. It's very narrow, and now there is more residential use, and therefore, a lot more traffic traveling on it. The road near this area is only 22' wide. There are a lot of walkers, and kids on bikes in this area, and both the owners of recent partitions in this area have a lot of teenager's, and lots of traffic coming and going. With the construction that's been occurring, the contractors aren't parking on the property itself; instead, they are on the road. They already have 4 or 5 cars from other homes through there on the road, and on garbage day, it feels like you are weaving in and out all over the road trying to dodge garbage cans, and vehicles parked. The City needs to address this issue. He's hoping that it will actually turn into a 60' road, and not the 22' that there is now.
- Latta noted that there is a 60' ROW in this location, which is from edge to edge. The fully improved road would culvert the ditches, and the road would be widened to 36' wide; would be paved from curb to curb, and would include curbs, gutters, and sidewalks, with planter strips. It needs to be improved, and it is on the CIP (Capital Improvement Plan), but it's a matter of getting the right funding.
- Moritz asked with the Labar property still left to be developed, how many further homes will we allow before we require the street to be improved? He's lived there for 30 years, and it's getting way worse.
- Latta told him that it's getting closer to that requirement. That acreage would require road development; it's just a question of how far down the street would be required. It's on the radar screen from a PW perspective.
- Moritz felt that it should start applying to any lots being partitioned, because everything is dumping onto Sommerville. He knows that with the two of them (referring to both the latest partitions on both sides of the road) that there are lots of cars there.

- Dockery asked if that was a condition of approval, or if this is just a discussion?
- Latta told him it was just a discussion at this point.
- Moritz agreed, and said that the kids drive like a bat out of hell, and that he wanted to express his concern about this. The lighting there is also very bad. He felt that if there were further improvements along this area, that it should require more responsibility towards improving that street.
- Latta said that when it comes to this property owner, that when they do the first partition, they either have to improve the street in front of their property, or they sign a waiver of remonstrance. What that does, is set it up so that if the city needs to improve the road, that those owners with remonstrances are not able to object against the improvement project. There are dozens of remonstrances on that street already. When the City decides to go in and fix those issues, then we may be well beyond that threshold, where there wouldn't be enough property owners left on the street who would be able to file valid objections against the improvement. He further explained how public improvements are handled by the City. In this case, though, the Dockery's have already signed a remonstrance. Parcel 1 still has the road frontage, while the back lot will not.
- Dockery would have liked to have done that, but he was encouraged not to. Nobody else along that stretch was required to, and then you'd also be required to align the curbs, etc.,
- Latta said that construction costs will be cheaper today, then they will be five years from now. But the city doesn't have engineered plans for this area of town. The survey we would need for this street would be far more extensive than for this property. This road is in the CIP, and we've identified this street as needing upgrades. But it's not to the level yet that the City has the money. One of the streets with higher priorities is 4th Street. He added that with the city's street maintenance funds we have \$175,000 this year, and next year, it will likely go to \$250,000. A good portion of those funds go towards engineering and site work. A street takes at a minimum about \$600,000, and we aren't too far from doing a project like that now.
- Dockery said that Sommerville Loop is one of the only places in town with developable property. The sooner the City has a plan; the better. He feels that the cars have been an issue here for a long time. Nobody wants to eat the whole cost. If anything, it should apply to property that is more than 2 acres, or 7 acres.

Nobody was present that wished to provide testimony in favor, in opposition, or neutral to the land use request being considered.

- Moritz asked if this was just an approval of the variance and setbacks then?
- Latta told him no, it was a variance of the street frontage. He must still submit a variance application for the width of the property; that must be submitted before he is allowed to plat the partition.
- Moritz asked for confirmation that their road ends at the driveway of the proposed partition.
- Latta told him that was correct. Parcel two has no road frontage. Their lot is fully contained. Parcel 1 has the flag lot, and it contains the driveway. 20' wide doesn't meet the requirement; it received the variance the first time.
- Bristol asked then if the other piece of property, that's supposed to have a variance because it doesn't meet the 60' width?

- Latta told him we didn't recognize that it had been missed until he wrote the staff report. There are some options; he can hold a continuance so that we can do another public notice, or as stated in the conditions, you have to apply for it before you will be allowed to record your final plat. Staff is comfortable with either option.

The Public Hearing was closed at the hour of 7:38pm.

- Giles then **motioned to approve the Dockery Minor Partition (LU 405), subject to the conditions of approval contained in the June 11, 2019 staff report. This motion is based on findings presented in the June 11, 2019, staff report to the Planning Commission, and findings made by the Commission during deliberations on the request. She was seconded by Smid. The Planning Commission then voted unanimously to approve the Minor Partition for the Dockery Minor Partition LU 405.**
- Giles then **motioned to approve the Dockery Variance (LU 406). This motion is based on findings presented in the June 11, 2019, staff report to the Planning Commission, and findings made by the Commission during deliberations on the request. She was again seconded by Smid, and the Planning Commission voted unanimously to approve the Variance for the Dockery's LU 406.**

THE MATTER OF CONSIDERING THE SMITH MINOR PARTITION AND VARIANCE LAND USE APPLICATIONS (LU 407 & 408).

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

The Public Hearing was opened at the hour of 7:43pm

Vice-Chair Bristol asked if there were any conflicts of interest, or ex parte contact to declare. None were declared, nor were there any rebuttals.

Applicants Presentation: Kenny Smith said that his lot is about an acre, but it's long and narrow. That's why they need a variance. He agrees with the recommended conditions of approval, but he would like to ask if the Planning Commission will consider him changing the access and utility easement, as well as the demolition condition of approval. The easement is on the 12' strip that is located on the west side of his property. The metal shop scheduled for demolition, would have been located on Lot No. 2. They are selling the front lot, and then will build a larger house for themselves. When they begin with the building, they will remove the metal shop. He is hoping the Planning Commission will allow them to remove it in the second phase, rather than right way. That building holds all of their outside equipment. They will remove it, but just want to postpone that action. Also, he is having trouble getting the power to this lot and hopes that he would be allowed to get the water, sewer, and power, all there in one ditch. He can pay for the water and sewer upfront before they build, but he'd like to have be allowed to do this after the two lots of recorded. He wants to move as quickly as possible, with the new house being done before winter sets in. Pacific Power is taking a very long time to get out there, which is slowing down their ability to sell the lot. It might be another 6 to 8 weeks before they can do that.

- Kayner asked if that easement was on both sides?

- Smith told him no. There is a 12x20' shop, with a well in it, that holds all of their outside equipment. They would like to be allowed to demolish the building later on, rather than as a condition prior to recording the partition.
- Latta told him that in conditions 4 and 5, that with the water service, you pay the fee, and we do a hot tap on the line, and set the meter box. That goes to the edge of the property line; your trenching is to lot 2 at a later date. The sewer lateral is handled the same way. On the sewer fee, we inspect the work your City approved contractor does, and the lateral is taken to the edge of the driveway. Then you can trench it to your back property later on.
- Smith thought he would have to bring that all the way to Lot No. 2.
- Latta told him no; he doesn't have to bring it the edge of Lot No. 2; only to the edge of the easement. We don't want to defer the improvement to be pushed off on another property owner.
- Kayner asked then if it was only condition no. 3, then, that needed to be changed.
- Latta said that was correct. Obviously, if the driveway is installed where it's marked, it would run into the outbuilding. He thought though, that there was another outbuilding near there.
- Smith said that it's actually up against the house.
- Latta said that the thought with this is that once the driveway is installed, that the building would be in the way. With the final plat, we want to make sure that when the property is sold, that it's free and clear of any problems. But the other reason, is that the code doesn't allow for accessory structures to be on a piece of property without a dwelling on it. Without a home there, it's not allowed by our code. We try not to allow that, but in reality, there are lots who have that. He would be willing to wait to allow that demolition to wait until the permits are issued or approved.
- Bristol asked the applicant a few questions, and then thought that if it was stated that prior to the occupancy of the residence on proposed parcel no. 2, that the applicant shall demolish any existing accessory structures located on proposed parcel 2, that it might work for him.
- Latta's issue was conditions 4 and 5, but now that he understands that those are in the future, he's ok with that. He does need to pay for them ahead of time.
- Smith said that it's at least 4 weeks out for that at this point.

Staff Report: Latta noted that Smith's property is to the east of Dockery's and is located across the street. He is proposing to create two parcels, both of which are fairly large. They meet all the development standards, except for the road frontage for parcel 2, which will be an easement through parcel 1. The variance is required, because of that configuration. The conversation about Sommerville Loop, will be the same as this one. Staff notes the Planning Commission's concerns and agrees with them. Staff would be ok with the amended condition as proposed by Bristol. There is an additional development concern, which is a driveway separation of 22'. Staff measured it out, and they have enough for a 10' wide driveway, which allows for a 23' of separation. As long as the property line is measured correctly, it will satisfy those requirements. That will be verified when the building permit comes in.

- Moritz asked what the minimum width of the driveway would be?
- Latta told him 10'.

- Moritz thought that would put the driveway right up against the west line of the property.
- Smith said that there is a road there, but they didn't take it all the way to Sommerville Loop. It goes all the way to lot no. 2, from Sommerville. They will push it through that side of the property, which will also require removal of an apple tree, and cherry trees.
- Moritz had wondered about that. Is that a condition?
- Latta told it's evaluated with the building permit application and is considered development concerns rather than a condition to partition the property. It's something for us to note.
- Moritz asked about the difference between page 56 and page 57? It looks like two different site plans.
- Latta told him that page 56 is the site plan submitted after revisions. The one on page 57 was originally proposed to have the driveway on a neighboring property, that also had to go around the pump station there. The applicant wasn't able to secure an easement, because that property is under contract to be sold. The owner of that property forgot to put a note on that.

Nobody was present that wished to provide testimony in favor, in opposition, or neutral to the land use request being considered.

The Public Hearing was closed at the hour of 8:04pm

- Latta suggested that you modify condition no. 3 first, and then make the main motions.
- Bristol then **motioned that we modify condition of approval no. 3, for LU No. 407, to read that the prior to occupation of the resident on parcel no. 2, that the applicant shall demolish any accessory structures located on parcel no. 2. Moritz seconded the motion, and the Planning Commission voted unanimously to allow the applicant to demolish the accessory structure on parcel no. 2, prior to occupancy of any residential structures.**
- Giles then **motioned to approve the Smith Minor Partition (LU 407), subject to the conditions of approval contained in the June 11, 2019 staff report. This motion is based on findings contained in the June 11, 2019 staff report and on findings made during deliberations on the request. She was seconded by Moritz, and the Planning Commission voted unanimously to approve the Smith Minor partition.**
- Smid then **motioned to approve the Smith Variance (LU 408) based on findings contained in the June 11, 2019 staff report, and on findings made during deliberations on the request. He was seconded by Wullenwaber, and the Planning Commission voted unanimously to approve the Smith Variance No. LU 408.**

The matter of Considering the Harrisburg School District Bond Projects Conditional Use Permit

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

The Public Hearing was opened at the hour of 8:11pm

Vice-Chair Bristol asked if there were any conflicts of interest, or ex parte contact to declare. None were declared, nor were there any rebuttals.

Applicant Presentation: Jesse Grant, who was there on behalf of the applicant said briefly that the Harrisburg School Bond had been passed to allow improvement on the Harrisburg schools. The major addition here, are two classrooms at the elementary school, and two at the high school. The buildings will look similar to others on the properties, with the same general look and feel as existing structures.

- Moritz asked where the structures would be at the elementary school?
- Grant told him they were near the bus loop off of Smith St. They will extend two parking spaces towards Smith St. here. It was easy for them to extend those, without having to move the structure. It will still meet the City's requirements for road depth.
- Smid asked how come with the additional structure, that more parking spaces weren't needed?
- Grant told him most likely they met the minimum requirements for all the parking they needed for the prior improvement.
- Latta said that the parking is in line with the school buildings, and our code allows parking within 15' of the driveway. It's more an aesthetic thing.

Staff Report: Latta noted that the schools are allowed as a conditional use in both the R-1 and R-2 zones, where the schools are located. The buildings meet our setback requirements, and all development standards are met. Staff didn't find any visual or noise impacts, beyond what is already existing for a school. We sent a ton of neighbor notices for this project, and the Planning Commission will notice that there aren't any neighbors here. He recommends approval of this project.

Nobody was present that wished to provide testimony in favor, in opposition, or neutral to the land use request being considered.

The Public Hearing was closed at the hour of 8:19pm

- **Kayner motioned to approve the Harrisburg School District Conditional Use Permit (LU 404), subject to the conditions of approval. This motion is based on findings contained in the June 11, 2019 staff report and on findings made during deliberations on the request. He was seconded by Wullenwaber, and the Planning Commission voted unanimously to approve the Harrisburg School District Conditional Use Permit No Lu 404.**

Others:

- Latta wanted to loop back to the Somerville Loop discussion. It's worthwhile for the Planning Commission to get in front of Council, in order to consider doing the engineering, and perhaps establish an improvement district to pay for that. We will bring that back to the Planning Commission. There is no reason you can't make a recommendation to the City Council, especially when there are safety issues to be addressed.
- Moritz apologized for going on about it. Within the last three years, there have been 7 homes added within one clustered area. It's not the whole street effected; instead, it's one house on one side with six cars, and the other on the other side has six cars as well, with four in the street. The road is only 22' wide. Today, there were trucks and trailers on both sides of the road; his truck only had about a foot clearance on either side. That area just keeps getting worse and worse.
- Kayner asked how far we should go before we require that improvement?

- Latta said that you can do that now if you'd like.
 - Kayner said then maybe we should make a stand today, that if someone wants to spearhead going to the City Council, that we won't approve anything through here at all until the road is improved.
 - Latta said it was worthwhile to do our homework on this, in order to get some rough numbers. He will talk to the City Engineer and will get the information to the Planning Commission. It is reasonable for us to do a project right away, understanding that we need the financing too, but you could take that in a recommendation to the City Council as a body; only one person would be needed to attend; but the Planning Commission can do that as a body. We are starting to see lots of small developments, but any big developments would automatically trigger that requirement.
 - Wullenwaber thought that before somebody comes with a subdivision, that we say no, to any further development without this improvement, that we draw a line right there.
 - Smid said that's tough to deal with as a developer.
 - Kayner could understand that.
 - Latta said that we can address that right way. From where the UGB was expanded, we knew we would need to address that street.
 - Smid asked if we could also do something about the gravel road going to Priceboro?
 - Latta said it's something we can think about, without going into a larger project. It's actually a county road; we keep it in gravel and compacted down.
 - Kayner asked if we will take that road into the city in the future?
 - Latta told him eventually. It would take a large property sale, and additional development in order to have the capacity to do that. He can see if the urban growth area was expanded, that we would be at a point that hey, this gravel road, now has to be built to city standards. That can be passed onto property owners in the future, or it could simply be a cost to the City. Once the city see's development in this area, then we could address things like using transportation SDC's to upgrade this.
 - Moritz has been meaning to bring this up in the past. It's an access point for a lot of those homes. People speed through this area at 40mph or more, and with all the cars, and kids, it's scary. The people who were here tonight, have a lot of kids, 15 or 20 at a time, from high school to grade school in age, that come to their homes. It's scary to him.
 - Latta said it was an important conversation to have.
 - Bristol asked if Dockery would be returning then with the variance issue?
 - Latta told him he would need to get it in extremely soon. We could have a meeting next month, and if not, we do need a work session in order to address some code updates. We may have a meeting in July. There are lots of changes going on in City Hall, so the code amendments are in a lull while we address those.
- Eldridge reminded the Planning Commission that the next meeting in July would be on a Monday, due to the concert series.

With no further business to discuss, the Planning Commission was adjourned at the hour of 8:29pm.

Chairperson

City Recorder

City of Harrisburg

PLANNING COMMISSION

NOTICE OF DECISION

REQUEST: The applicant requests approval of a Partition (LU 405) to divide a roughly 21,800 square foot lot into two residential lots. A Variance (Lu 406) application is requested to allow the 'flag lots' to be developed without meeting the minimum street frontage requirements.

LOCATION: The subject site is located at 972 Sommerville Loop, and known as tax lot 13400 of Linn County Assessor's Map 15S04W15DB.

HEARING DATE: June 18, 2019

ZONING: R-1 (Low Density Residential)

**APPLICANT/
OWNER:** Matthew and Gwendolyn Dockery
975 Sommerville Loop
Harrisburg, OR 97446

APPEAL DEADLINE: July 2, 2019, at 5:00 p.m.

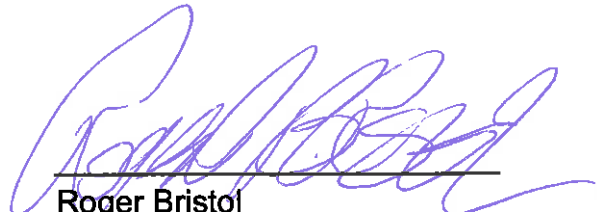
DECISION: The Harrisburg Planning Commission conducted a public hearing on June 18, 2019, and voted to approve the request, subject to the attached conditions of approval. The Planning Commission adopted the findings contained in the Staff Report of the June 18, 2019, Planning Commission meeting, and portions of the minutes from the meeting that demonstrate support for the Planning Commission's actions.

APPEALS: The decision 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.

EFFECTIVE DATE: July 2, 2019, unless an appeal has been filed with the City Recorder.

EFFECTIVE PERIOD: A Minor Partition shall be effective for one year from the date of approval. 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 period one time for a period not to exceed one additional year.

Unless appealed, this Minor Partition approval will expire on July 2, 2020.



Roger Bristol
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. **Access and Utility Easement** – The final plat shall include an access, private utility and franchise utility easements for the benefit of proposed parcel 2.
3. **Lot Width Variance** – Prior to recording the final plat, the applicant shall submit and receive approval of a variance application to vary from the 60-ft. lot width standard for proposed parcel 2.
4. **Water Services** – Prior to recording the final plat, the applicant shall pay to have a water service installed for proposed parcel 2.
5. **Sewer Lateral** – Prior to recording the final plat, the applicant shall have a sewer service installed to proposed parcel 2.
6. **Final Plat** – The applicant shall prepare a final plat for recording the proposed partition, consistent with the requirements in HMC 17.25.

DEVELOPMEN RELATED CONCERNS

(These are not conditions of approval, but will be required with building permits)

- A. **Emergency Vehicle Access** – Any driveway in excess of 100 feet in length will need to be able to support emergency vehicles up to 50,000 pounds.

City of Harrisburg

PLANNING COMMISSION

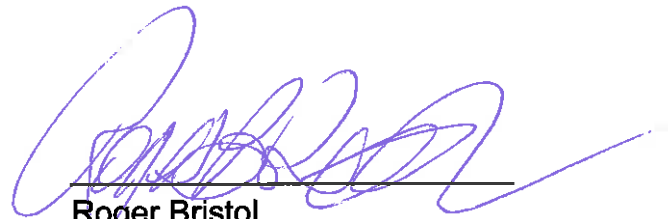
NOTICE OF DECISION

- REQUEST:** The applicant requests approval of a Partition (LU 407) to divide a roughly 40,500 square foot lot into two residential lots. A Variance (LU 408) is requested to allow the proposed 'flag lot' to be developed without meeting the minimum street frontage requirements.
- LOCATION:** The subject site is located at 985 Sommerville Loop, and is known as tax lot 4000 of Linn County Assessor's Map 15S04W15CA.
- HEARING DATE:** June 18, 2019
- ZONING:** R-1 (Low Density Residential)
- APPLICANT/
OWNER:** Kenny and Jackalyn Smith
PO Box 564
Harrisburg, OR 97446
- APPEAL DEADLINE:** July 2, 2019, at 5:00 p.m.
- DECISION:** The Harrisburg Planning Commission conducted a public hearing on June 18, 2019, and voted to approve the request, subject to the attached conditions of approval. The Planning Commission adopted the findings contained in the Staff Report of the June 18, 2019, Planning Commission meeting, and portions of the minutes from the meeting that demonstrate support for the Planning Commission's actions.
- APPEALS:** The decision 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.
- EFFECTIVE DATE:** July 2, 2019, unless an appeal has been filed with the City Recorder.

EFFECTIVE PERIOD:

A Minor Partition shall be effective for one year from the date of approval. 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 period one time for a period not to exceed one additional year.

Unless appealed, this Minor Partition approval will expire on July 2, 2020.



Roger Bristol
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. **Access & Utility Easement** – The final plat shall include an access, private utility and franchise utility easements for the benefit of proposed parcel 2.
3. **Outbuilding Demolition** – Prior to occupancy of a residence on proposed parcel 2, the applicant shall demolish any existing accessory structures located on proposed parcel 2.
4. **Water Services** – Prior to recording the final plat, the applicant shall pay to have a water service installed for proposed parcel 2.
5. **Sewer Lateral** – Prior to recording the final plat, the applicant shall have sewer service installed to proposed parcel 2.
6. **Final Plat** – The applicant shall prepare a final plat for recording the proposed partition, consistent with the requirements in HMC 17.25.

DEVELOPMENT RELATED CONCERNS

(These are not conditions of approval, but will be required with building permits)

- A. **Driveway Width and Separation** – The driveway providing access to proposed parcel 2 shall be a minimum of 10 feet wide and separated from other driveways by a minimum of 22 feet.
- B. **Emergency Vehicle Access** – Any driveway in excess of 100 feet in length will need to be able to support emergency vehicles up to 50,000 pounds.

City of Harrisburg

PLANNING COMMISSION

NOTICE OF DECISION

REQUEST: The applicant requests approval of a Conditional Use Permit (LU 404) to construct a two (2) classroom addition and associated off-street parking at the elementary school, and to construct a two (2) classroom addition between buildings 6 and 7, as well as a small addition to building 2 at the high school.

LOCATION: The subject site is located at 400 S. 9th Street and 642 Smith Street, and known as tax lots 300 and 400 of Linn County Assessor's Map 15S04W15BD, and tax lot 5300 of Linn County Assessor's Map 15S04W15BB.

HEARING DATE: June 18, 2019

ZONING: R-1 (Low Density Residential) and R-2 (Medium Density Residential)

APPLICANT

Jesse Grant
115 W 8th Avenue, Ste. 285
Eugene, OR 97401

OWNER

Harrisburg School District
Attn: Bryan Starr
PO Box 208
Harrisburg, OR 97446

APPEAL DEADLINE: July 2, 2019

DECISION: The Harrisburg Planning Commission conducted a public hearing on June 18, 2019, and voted to approve the request, subject to the attached conditions of approval. The Planning Commission adopted the findings contained in the June 11, 2019 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 decision 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: July 2, 2019, unless an appeal has been filed with the City Recorder.

EFFECTIVE PERIOD: Conditional Use Permits 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 Conditional Use Permit approval will expire on July 2, 2020.



Roger Bristol
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. **Erosion & Sediment Control Plan** – Concurrent with the submission of building permits, the applicant shall submit an erosion and sediment control plan. The plan shall include appropriate measures to prevent sediment from leaving the construction site and enter into the city's storm drainage system.
3. **Construction Security and Safety Plan** – Concurrent with the submission of building permits, the applicant shall submit a construction security and safety plan. This plan shall include appropriate measure to ensure the public's safety and security during the construction project.
4. **Fence Permit** – Prior to the installation of proposed fencing, the applicant shall submit for review and receive approval of a City fence permit.

