



Planning Commission Agenda

May 19, 2026

7:00 PM

Chairperson: Todd Culver
Commissioners: Rhonda Giles, Jeremy Moritz, Kurt Kayner, Kent Wullenwaber, Susan Jackson, and Stephanie Tegge
Meeting Location: Harrisburg Municipal Center Located at 354 Smith St

PUBLIC NOTICES:

1. *This meeting is open to the public and will be tape-recorded.*
2. *Copies of the Staff Reports or other written documents relating to each item on the agenda are on file in the office of the City Recorder and are available for public inspection.*
3. *The City Hall Council Chambers are handicapped accessible. Persons with disabilities wishing accommodations, including assisted listening devices, sign language assistance or interpreter services are requested to contact the City Recorder, at least 48 hours prior to the meeting date. If a meeting is held with less than 48 hours' notice, reasonable effort shall be made to have an interpreter present. The requirement does not apply to an emergency meeting as per ORS 192.630(5).*
4. *If you wish to provide testimony, and are unable to attend, please contact the City Recorder to be placed on a conference call list during the meeting.*
5. *Written testimony can be accepted until 5:30pm on the day of the meeting.*
6. *The City of Harrisburg does not discriminate against individuals with disabilities and is an equal opportunity provider.*
7. *For more information regarding items of discussion on this agenda, or to be added to our email distribution list please contact City Recorder Lori Ross, at 541-995-6655 or at lross@ci.harrisburg.or.us.*

CALL TO ORDER AND ROLL CALL

CONCERNED CITIZEN(S) IN THE AUDIENCE. (Please limit presentation to two minutes per issue.)

OLD BUSINESS

- 1. THE MATTER OF APPOINTING A CHAIRPERSON AND VICE-CHAIR FOR CALENDAR YEAR 2026**

STAFF REPORT EXHIBITS:

Exhibits: None

- ACTION:**
- 1. MOTION TO APPOINT _____ AS THE PLANNING COMMISSION CHAIRPERSON FOR THE 2026 CALENDAR YEAR**
 - 2. MOTION TO APPOINT _____ AS THE PLANNING COMMISSION VICE-CHAIRPERSON FOR THE 2026 CALENDAR YEAR**

APPROVAL OF MINUTES

- 2. MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 16, 2025 PLANNING COMMISSION MEETING**

PUBLIC HEARING

- 3. THE MATTER OF THE REGAL HOMES BY SHELLEY, LLC MINOR (PRELIMINARY) PARTITION REQUEST (LU 470-2026)**

STAFF REPORT- EXHIBITS:

Exhibit A: Application Packet Materials

ACTION: MOTION TO APPROVE/MODIFY/DENY THE REGAL HOMES BY SHELLEY, LLC MINOR PARTITION REQUEST (LU 470-2026), SUBJECT TO THE CONDITIONS OF APPROVAL IN THE MAY 13, 2026, STAFF REPORT. THIS MOTION IS BASED ON FINDINGS PRESENTED IN THE MAY 13, 2026, STAFF REPORT TO THE PLANNING COMMISSION AND FINDINGS MADE BY THE COMMISSION DURING DELIBERATIONS ON THE REQUEST AT THE MAY 19, 2026 PUBLIC HEARING

WORK SESSION

- 4. THE MATTER OF REVIEWING TYPE 1 AND TYPE 2 APPLICATIONS APPROVED BY THE CITY ADMINISTRATOR/PLANNER**

STAFF REPORT EXHIBITS:

Exhibit A: Type I and II Administrative Decisions

ACTION: FOR REVIEW AND DISCUSSION IF NEEDED

OTHERS

ADJOURN