



Planning Commission Meeting Agenda

May 17, 2022

7:00 PM

Chairperson: Todd Culver
Vice-Chair: Jeremy Moritz
Commissioners: Rhonda Giles, Kurt Kayner, Kent Wullenwaber, Susan Jackson and Joe Neely
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 and sign language assistance are requested to contact City Hall at 541-995-6655, 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 for an interpreter does not apply to an emergency meeting. ORS 192.630(5)*
4. *Persons contacting the City for information requiring accessibility for deaf, hard of hearing, or speech-impaired persons, can use TTY 711; call 1-800-735-1232, or for Spanish voice TTY, call 1-800-735-3896.*
5. *The City of Harrisburg does not discriminate against individuals with disabilities, and is an equal opportunity provider.*
6. *For information regarding items of discussion on this agenda, please contact City Administrator Michele Eldridge, at 541-995-2200.*
7. *The Municipal Center is disinfected prior to meetings. Seating is 6' apart, and only 50 people can be in the room, dependent upon adequate spacing.*
8. *Please do not attend this meeting if you have a fever, an active cough or respiratory difficulties. If you would like to provide testimony, and are unable to attend, please contact the City Recorder. We can accept written testimony up until 5:00 on the day of the meeting and can also call someone during the meeting if verbal testimony is needed.*

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF MINUTES

Recommended Motion: *I move to approve the minutes from the February 15, 2022 and April 19, 2022 Planning Commission Meetings.*

1. Motion to Approve Minutes for February 15, 2022 and April 19, 2022

PUBLIC HEARING

2. **THE MATTER OF THE OR-CAL SITE PLAN REVIEW (LU #440-2022) AND VARIANCE REQUEST (LU441-2022)**

STAFF REPORT EXHIBITS:

Exhibit A: Application Materials

Exhibit B: Applicants Rebuttal

Exhibit C: View of Parking lots at Or-Cal

ACTION: MOTION TO APPROVE (APPROVE WITH AMENDED CONDITIONS/DENY) THE OR-CAL SITE PLAN (LU 440-2022) AND VARIANCE (LU 441-2022) SUBJECT TO CONDITIONS OF APPROVAL CONTAINED IN THE MAY 10, 2022 STAFF REPORT AND AFTER DUE CONSIDERATION OF WRITTEN AND ORAL PUBLIC TESTIMONY AND FINDINGS MADE BY THE COMMISSION DURING DELIBERATIONS ON THE APPLICATION

APPLICANT: Richard Zink, Designer, for OrCal Inc.

WORK SESSION

3. **THE MATTER OF REVIEWING THE HARRISBURG ZONING & DEVELOPMENT CODE AFTER REVIEW BY MIG (MOORE IACAFANO GOLTSMAN, INC.) AND CONSULTANTS 3J ON BEHALF OF THE OCWCOG HOUSING CODE AUDIT**

STAFF REPORT EXHIBITS:

Exhibit A: Harrisburg Model Code Revisions: to HMC 18.55

Exhibit B: Memo from Consultant John Hitt

ACTION: REVIEW AND DISCUSS CHANGES

OTHERS
ADJOURN