



Planning Commission Meeting Agenda  
July 19, 2022  
7:00 PM

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Chairperson: Todd Culver  
Vice-Chairperson: 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. *Masks are not required at this time. The City does ask for anyone running a fever, having an active cough or respiratory difficulties to not attend the meeting.*
8. *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.)

**OLD BUSINESS**

**1. THE MATTER OF APPROVING THE TIME LIMIT ON THE KNEBEL PARTITION (LU 437-2021) FOR A PERIOD NOT TO EXCEED ONE YEAR**

**STAFF REPORT/EXHIBITS:**

Exhibit A: Notice of Decision for the Knebel Partition

Exhibit B: Timeline Extension Request dated June 14, 2022

**ACTION: MOTION TO APPROVE/MODIFY/DENY THE KNEBEL PARTITION LAND USE APPROVAL TIME-LINE EXTENSION REQUEST (LU 437-2021) FOR A YEAR WITH A NEW EXPIRATION DATE OF JANUARY 26, 2023. THIS MOTION IS BASED ON FINDINGS PRESENTED IN THE JULY 12, 2022 STAFF REPORT TO THE PLANNING COMMISSION AND ON FINDINGS MADE BY THE COMMISSION DURING DELIBERATIONS ON THE REQUEST.**

**APPLICANT:** Nicholas Knebel

**2. THE MATTER OF APPROVING THE TIME LIMIT ON THE TALANTON DESIGN PARTITION (LU 436-2021) AND VARIANCE (LU 438-2021) FOR A PERIOD NOT TO EXCEED ONE YEAR**

**STAFF REPORT/EXHIBITS:**

Exhibit A: Notice of Decision for the Talanton Design Partition  
and Variance Request

Exhibit B: Timeline Extension Request dated July 11, 2022

**ACTION: MOTION TO APPROVE/MODIFY/DENY THE TALANTON PARTITION & VARIANCE LAND USE APPROVAL TIME-LINE EXTENSION REQUEST (LU 436-2021 & 438-2021) FOR A YEAR WITH A NEW EXPIRATION DATE OF JANUARY 26, 2023. THIS MOTION IS BASED ON FINDINGS PRESENTED IN THE JULY 12, 2022 STAFF REPORT TO THE PLANNING COMMISSION AND ON FINDINGS MADE BY THE COMMISSION DURING DELIBERATIONS ON THE REQUEST.**

**APPLICANT:** Garrett McCormick on behalf of Talanton Design

**WORK SESSION**

**3. THE MATTER OF FINAL REVIEW OF THE ZONING AND DEVELOPMENT CODE  
INCLUDING CHANGES DURING THE LAST PLANNING COMMISSION WORK SESSION**

**STAFF REPORT EXHIBITS:**

Exhibit A: Memo from Consultant John Hitt

( Will be provided at the meeting)

Exhibit B: Harrisburg Model Zoning & Development Code

Revisions

**ACTION: REVIEW AND DISCUSS FINAL CHANGES – MOTION TO DIRECT STAFF  
TO SCHEDULE THE PUBLIC HEARINGS IN PREPARATION FOR THE FINAL  
ADOPTION OF THE HARRISBURG ZONING AND DEVELOPMENT CODE**

**OTHERS**

**ADJOURN**