



Planning Commission Meeting Minutes July 20, 2021

Chairperson: Rhonda Giles, Presiding
Commissioners Present: Jeremy Moritz, Kurt Kayner and Kent Wullenwaber
Absent: Todd Culver, Roger Bristol, and Susan Jackson
Staff Present: City Administrator/Planner Michele Eldridge, Finance Officer/Deputy City Recorder Cathy Nelson, and Consultant John Hitt
Meeting Location: Harrisburg Municipal Center located at 354 Smith St.

CALL TO ORDER AND ROLL CALL: Order was called at 7:11pm by Chairperson Rhonda Giles.
CONCERNED CITIZEN(S) IN THE AUDIENCE. Everyone present were there for items on the agenda.

APPROVAL OF MINUTES

Wullenwaber **motioned to approve the minutes for June 15, 2021 and was seconded by Kayner. The Planning Commission then voted unanimously to Approve the Minutes for June 15, 2021.**

WORK SESSION

THE MATTER OF REVIEWING CHAPTER 1 AND 2.2 OF THE DRAFT CODE.

STAFF REPORT:

Hitt summarized his memo to the Planning Commission found on page 8 of the agenda packet. He has already reviewed Chapters 1 and 2 with the Planning Commission during previous meetings. He quickly reviewed key points. The new code will allow for multi-use and larger lots for building, along with more flexibility than the current code. Hitt highlighted the different options available for lot coverage on page 35 of the agenda and explained that a coverage bonus is an incentive. Hitt then referred to page 29 of the agenda and reviewed the matrix and key. The Planning Commission will still be involved if the City Administrator finds the application questionable or if a citizen appeals the City's decision. Hitt pointed out that the matrix also clearly identifies when a Conditional Use Permit is needed, which will involve the Planning Commission. Hitt gave some details about his vision for Chapter 3 – Building Design. Chapter 4 will increase time from begin to completion from six (6) months to eighteen (18) months. Chapter 5 is for definitions. Hitt reviewed the timeline. He asked if the Planning Commission would consider moving next months meeting to August 25th, a Wednesday. The Planning Commission agreed to the request.

Hitt stated he would have the matrix completed for the August meeting and hope to complete the entire process by March 2022.

- Moritz said he wanted to move forward with the process. He felt it would make it easier for both the city and our residents.
- Kayner asked if trade-off options will change with different Planning Commissions. Hitt replied that he tends to lean more towards a flexible code structure. Legally, we cannot bind future commissions. We can make our intent clear in the new code. Harrisburg wants quality and attractive development, job opportunities, a variety of housing choices and a range from low to medium income housing.
- Kayner stated that the Planning Commission has continued to “kick the can down the road” to the next group of commissions. It is nice to set standards and address the issues we have been having now. Eldridge said that the TMG and TSP plans will help assist moving forward on resolving many of the issues we are currently facing. The C-1 and C-2 zones will be combined, and we will eliminate contradicting issues within the code. The lot setbacks will depend on the height of the dwelling to take into consideration a 2-story residence being built in an area with mostly 1-story homes.

OTHERS

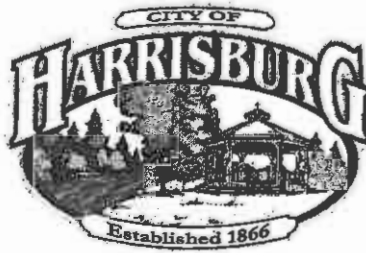
- Eldridge reviewed the letter of support (Addendum 1) handed out to the Planning Commission regarding the ODOT TGM (Transportation Growth Management) Grant. The city is requesting \$190,000.
Kayner **motioned to authorize the Vice-Chair, Rhonda Giles, sign the letter of support for the TGM Grant Application. He was seconded** by Wullenwaber. **The Planning Commission then voted unanimously to authorize the Vice-Chair, Rhonda Giles, sign the letter of support for the TGM Grant Application.**
- Kayner asked if ODOT was working in Hwy 99. Eldridge said that they were working in ADA ramps.
- The next meeting will be Wednesday, August 25. We will be discussing a historical restoration permit for the property in 6th and Summerville Loop.

With no further discussion, the meeting was adjourned at the hour of 8:02 pm.

Chairperson

City Recorder

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ODOT Region 2 Lead Grant Manager
David Helton
2080 Laura St.
Springfield, OR 97477

July 21, 2021

Re: Harrisburg TGM Grant Application Letter of Support

Dear Mr. Helton;

The Harrisburg Planning Commission would like to express support for the issuance of a TGM Grant to the City of Harrisburg for an updated Transportation System Plan (TSP). In 2013, the Planning Commission recommended to the City Council that we approve the UGB Expansion that was completed that year. This added badly needed residential acreage to the urban growth boundaries for the City of Harrisburg. Even though development is somewhat impacted by both wetlands and infrastructure, we had anticipated more residential development to occur considering that nearby metro areas have ran out of most of the easily developed property.

Over the last several years, we have had multiple industrial businesses in the City who have been able to expand their facilities, and therefore, have started gradually adding employees. Many of the existing large lots in town are now being developed, with 15 minor partitions having been approved since 2016. During the public hearings for many of those partitions, we heard from local residents who were concerned about transportation safety, and the effect of additional residential homes being added to their streets.

Up until November 2020, it had been 13 years since the City had a subdivision application. In the last five months, we have now approved three subdivisions, resulting in an additional 68 lots that can be developed in the future. During the public hearings for the subdivisions, a common theme was expressed by local citizens, all who were upset about development that wasn't large enough to require improvements on the local street network, but which nevertheless, have an impact on the citizens in those neighborhoods.

In particular, one of the main streets in which development has been occurring is Sommerville Loop; this is a Collector street in town. Recent partitions and two subdivisions are all in this area; partitions resulted in 7 new homes being added in one general area over a year or so, with access to Sommerville Loop from two private drives. Sommerville Loop is in somewhat good shape, and the infrastructure it contains is important for future residential development in the Urban Growth areas in town. When the