



Planning Commission Meeting Minutes August 25, 2021

Chairperson: Rhonda Giles, Presiding
Commissioners Present: Jeremy Moritz, Kurt Kayner, Susan Jackson, and Kent Wullenwaber
Absent: Todd Culver, and Roger Bristol
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 7:00pm by Chairperson Rhonda Giles.
CONCERNED CITIZEN(S) IN THE AUDIENCE. Everyone present were there for items on the agenda.

APPROVAL OF MINUTES

Moritz motioned to approve the minutes for July 20, 2021 and was seconded by Kayner. The Planning Commission then voted unanimously to Approve the Minutes for July 20, 2021.

WORK SESSION

THE MATTER OF REVIEWING CHAPTER 2.2 AND ARTICLE 3 OF THE DRAFT CODE.

STAFF REPORT:

Hitt asked if the Planning Commission would consider moving next month's meeting to Thursday September 23rd. The Planning Commission agreed to the request. Hitt handed out replacement copy for agenda pages 50-57 (Addendum 1) and a larger zoning map of Harrisburg to each Board Member. Hitt summarized his memo to the Planning Commission found on page 7 of the agenda packet. He highlighted page 9 – 17. Page 9 is a chart showing the development standards from both the current code and the proposed code for comparison. Pages 10-17 gives the proposed standards in detail.

- Moritz asked when we change to the new code, will existing buildings be held to new code if remodeled, and can the Planning Commission still give variances, for example – height? Hitt replied a yes to both. Planning Commission will still give conditional permits and variances.

Hitt pointed out that R-1 is the largest zone in Harrisburg, followed by the R-2 zone and R-3 being the smallest. Hitt explained the difference in zoning areas regarding building single family dwellings

versus duplex or multi-dwellings. The TSP and other development plans go by the amount of different R zones.

Hitt highlighted the difference in R-zones from new to old code. R-1: Landscaping will be increased to 30% or as fitting the area. The required irrigation will depend on landscaping. This change allows for more spacing between homes. R-2: will have a min of 5000 ft². R-3: will have a min of 3000 ft². The purpose for the change is keep R-1 more country like with a tradeoff for more density in the R-3 zone. Hitt also pointed out that the Coverage Bonus on page 12 allows the City Administrator to approve an increase to the lot coverage standard.

Hitt highlighted the difference in the C and M-zones from new to old code. C-1: Landscaping is 15%. Pages 42-44 details specific parking requirements dependent on use. M-1/M-2: height restrictions.

- Kayner asked why we were putting a height restriction on industrial zones? Hitt said we can waive the restriction. Kayner **motioned to change max building height for M-1 and M-2 zones to N/A and was seconded** by Wullenwaber. **The Planning Commission then voted unanimously to change max building height for M-1 and M-2 zones to N/A.**

Hitt stated that the parking goes by footage and not employees like the old code. The R-3 zone also increased parking from 1.5 to 2.5.

Hitt summarized Chapter 3 and highlighted the following:

Pages 18-41 in the agenda have more detail on specifics than the matrix provides. A lot is like current code.

Pages 42-44 is a parking matrix with more specific details found on pages 45-48 of the agenda. The new code allows for larger parking spots.

Pages 50-57 (Addendum 1) is on transportation standards.

Page 58 in the agenda is Public Use.

Pages 59-62 in the agenda is on utilities, water, sewer, or easements.

Eldridge noted on page 29 of the agenda, the engineer will need to look at driveway regulations for firetrucks along with the approach dimensions for the new code. The Fire code requires a turn around for longer driveways over 48ft. We are working with the Fire District to make sure we meet their needs. We have also switched to e-permitting, and we are using Junction City for our Planning Inspector.

- Moritz asked for flagship properties if we were increasing widths for the driveways and easements. Hitt said yes. The current requirement is 10 ft. The new code increases to 15 ft for one way or 20 ft for dual use. Moritz then asked if we had the new code would flag lots on Sommerville been approved? Hitt stated they would not.

Hitt reminded the Planning Commission that this is still only in review. There are many more steps before adopting the new code. The only section left to review is Section 5 – Definitions, and a few smaller portions. He will bring back the revisions for the next meeting. He also stated that he will change the street widths to reflect the standard widths which he will have to research and bring back for the next meeting.

OTHERS

- None presented.

With no further discussion, the meeting was adjourned at the hour of 8:16 pm.

Chairperson

City Recorder