



## Planning Commission Meeting Minutes July 19, 2022

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Vice-Chairperson: Jeremy Moritz, Presiding  
Commissioners Present: Susan Jackson, Kurt Kayner, Joe Neely, Rhonda Giles, and Kent Wullenwaber  
Absent: Todd Culver  
Staff Present: City Administrator/Planner Michele Eldridge, Finance Officer/Deputy City Recorder Cathy Nelson, and Planning Consultant John Hitt (via Zoom) \*  
Meeting Location: Harrisburg Municipal Center located at 354 Smith St.

**CALL TO ORDER AND ROLL CALL:** Order was called at 7:02pm by Vice-Chairperson Jeremy Moritz.

**CONCERNED CITIZEN(S) IN THE AUDIENCE.** Everyone present were there for items on the agenda.

### **OLD BUSINESS**

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

**STAFF REPORT:** Eldridge gave a brief background on issues the applicant has faced over the past year which is requiring them to request an extension. All the conditions for the original application still apply.

- Kayner motioned to approve 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. He was seconded by Giles. The Planning Commission then voted unanimously to approve 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.

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

**STAFF REPORT:** Eldridge gave a brief background on issues the applicant has faced over the past year which is requiring them to request an extension.

- Wullenwaber **motioned to approve the Talanton partition and 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. He was seconded by Kayner. The Planning Commission then voted unanimously to approve the Talanton partition and 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.**

**WORK SESSION****THE MATTER OF FINAL REVIEW OF THE HARRISBURG ZONING & DEVELOPMENT CODE INCLUDING CHANGES MADE DURING THE LAST PLANNING COMMISSION WORK SESSION.**

**STAFF REPORT:** Hitt explained that this is the new code in its entirety. He feels that it is more flexible for developers and more provides more benefits to property owners. The code is more consistent and eliminates contradictions. It is a definite improvement. The new code allows for some higher density standards. He highlighted the following sections.

- Page 133 on driveway standards is very different from current code. Staff worked with Bart from the Fire District. Moritz pointed out that the width will be hard for existing flag lots.
- Page 200 on infill. Neely asked if dirt was okay to use for this section. Eldridge said it was if the engineering review didn't require paving.
- Page 157 on street widths. The standard is for a one-way street only, not a 2-way road.
- Page 146. The required parking spaces for a multi-family unit has been reduced from 2.5 spaces per unit to 2 spaces per unit.
- Page 58 addresses mobile homes being placed behind other homes. Giles asked if the Planning Commission could prevent older mobile homes from being placed within the city limits. She suggested banning those that are older than 30 to 40 years old from being brought in. Eldridge stated that she would look into the legality of the request.
- Page 198. Removing 19.20.030.B review of Minor Partition as a Type II procedure.
- Wullenwaber **motioned to direct staff to schedule the public hearing in preparation for the final adoption of the amended Harrisburg Zoning and Development Code. He was seconded by Kayner. The Planning Commission then voted unanimously to direct staff to schedule the public hearing in preparation for the final adoption of the amended Harrisburg Zoning and Development Code.**
- A Public Hearing will take place during the next Planning Commission and City Council Meeting in August.

**OTHERS**

- None discussed.

**With no further discussion, the meeting was adjourned at the hour of 8:00 pm.**

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**Chairperson**

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**City Recorder**