



Planning Commission Meeting Agenda  
February 16, 2021  
7:00 PM

---

Chairperson: Todd Culver  
Commissioners: Roger Bristol, Rhonda Giles, Jeremy Moritz, Kurt Kayner, Kent Wullenwaber and Susan Jackson.  
Meeting Location: Harrisburg Municipal Center @ 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 Recorder/Assistant City Administrator Michele Eldridge, at 541-995-6655.*
7. *The Municipal Center is disinfected prior to meetings. Seating is staged 6' apart, but if there are multiple people in the room, there is a chance that seating could be closer together.*
8. *Masks are required, and the City asks for anyone running a fever, having an active cough or respiratory difficulties to not attend the meeting.*
9. *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.)

**1. THE MATTER OF APPOINTING A CHAIRPERSON AND VICE CHAIR FOR CALENDAR YEAR 2021**

**STAFF REPORT EXHIBITS:**

No Exhibits

**ACTION: THE PLANNING COMMISSION SHOULD NOMINATE A CHAIRPERSON FOR 2021, FOLLOWED BY A VICE-CHAIR WHO CAN TAKE THAT PERSON'S PLACE WHEN ABSENT.**

**APPROVAL OF MINUTES**

Recommended Motion: *I move to approve the minutes from the (insert previous meeting date here) Planning Commission Meeting.*

**2. MOTION TO APPROVE THE MINUTES OF DECEMBER 15, 2020**

**PUBLIC HEARING**

**3. THE MATTER OF THE SHADOWOOD PRELIMINARY 13-LOT, RESIDENTIAL SUBDIVISION (LU 425-2021)**

**STAFF REPORT EXHIBITS:**

Exhibit A: Application Materials

Exhibit B: City Local Wetlands Inventory Map

Exhibit C: Testimony Received

**ACTION: MOTION TO - APPROVE/APPROVE WITH CONDITIONS/DENY - THE SHADOWOOD SUBDIVISION APPLICATION NO. 425-2021, SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE FEBRUARY 2, 2021 STAFF REPORT. THIS MOTION IS BASED ON FINDINGS CONTAINED IN THE FEBRUARY 2, 2021 STAFF REPORT, AND ON PUBLIC WRITTEN AND ORAL COMMENTS MADE ON OR ABOUT THIS APPLICATION, AND AFTER DUE DELIBERATION OF THE HARRISBURG PLANNING COMMISSION ON THIS 16TH DAY OF FEBRUARY 2021.**

**APPLICANT: Wood Construction and Development LLC**

**OTHERS**

**ADJOURN**

Staff Report  
**Harrisburg Planning Commission**  
Harrisburg, Oregon

---

**THE MATTER OF APPOINTING A CHAIRPERSON AND VICE CHAIR FOR  
CALENDAR YEAR 2021**

**STAFF REPORT EXHIBITS:**

No Exhibits

**ACTION:           THE PLANNING COMMISSION SHOULD NOMINATE A  
CHAIRPERSON FOR 2021, FOLLOWED BY A VICE-CHAIR WHO CAN TAKE  
THAT PERSON'S PLACE WHEN ABSENT.**

**MEETING DATE:** February 16, 2021

---

**BACKGROUND**

The Planning Commission should first nominate a Chairperson for Calendar Year 2021, and then a Vice-Chair. The Vice-Chair runs the meetings in the absence of the Chairperson.





## Planning Commission Meeting Minutes December 15, 2020

---

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

**CALL TO ORDER AND ROLL CALL:** Order was called at 7:00pm by Chairperson Todd Culver.

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

### APPROVAL OF MINUTES

Moritz motioned to approve the minutes as amended and was seconded by Giles. The Planning Commission then voted unanimously to Approve the Minutes for October 20, 2020 and November 17, 2020.

### PUBLIC HEARING

**THE MATTER OF THE BUTTERFLY GARDENS SITE PLAN REVIEW APPLICATION #LU 420-2020**

Chairperson Todd Culver read aloud the order of proceedings, and noted the procedures for a continuance, and the process to keep the record open.

At the hour of 7:05PM, the Public Hearing was opened.

Culver asked if there were any Conflicts of Interest, or Ex Parte contacts. There were none stated. There were no rebuttals in relation to Conflicts of Interest, or Ex Parte Contacts.

November 17, 2020

**Culver then read aloud the criteria that were relied upon for this land use hearing and noted additional copies of criteria near the door. He also directed the audience on how they would need to direct testimony towards the applicable criteria, and how an appeal could be made.**

**STAFF REPORT:** Hitt read the staff report as submitted and drew attention to the following items:

- Standard 14 criterion states that “There shall be 500 square feet of separate storage available for every 10 MDs. A condition addresses RV Parking stating “outdoor parking for RV’s is prohibited on the private drive, with the exception of designated areas.”
- Staff recommends getting an on-site review for potential wetlands.
- Hitt read Condition No. 13: City/Development Agreement: ***The applicant and the City of Harrisburg shall enter into a mutual agreement for the placement and completion of all required infrastructure and utilities. In addition, the agreement shall require permanent access and maintenance of storm drain detention areas by the City with funding assistance provided by the applicant.*** This is an additional condition that we are adding to the conditions of approval.
- Culver pointed out that the land is not a subdivision. All land, streets and utilities will be privately owned and maintained.
- Moritz asked how to make sure the property does not fall into disrepair. Hitt replied that the city has policies in place to address it.
- Jackson asked if it must remain a 55+ park if sold. Hitt remarked that per code, it would not be enforceable to keep it as a 55+ park if sold.
- Moritz asked if it could be subdivided more in the future. Hitt replied it could be but would need to come before the Planning Commission.

**APPLICANTS TESTIMONY:** Tim Walter addressed the Planning Commission. He pointed out that affordable elderly housing is needed in Harrisburg, Kevin Reed was introduced. Planning Commission asked the following questions:

- Moritz asked if the units were going to be new or used. Applicant replied they will all be new and will have provisions in place to make sure they stay that way.
- Bristol asked if the homes will be privately owned and the space leased. Applicant confirmed that was correct. Reed also stated that they will place in CCRs regarding roads and maintenance. Their goal is to make all areas easy to use for persons 55+. John added there is a heavy demand for 55+ parks. He anticipates a need for a waiting list due to the demand.

**TESTIMONY IN FAVOR, IN OPPOSITION, AND NEUTRAL TESTIMONY WAS ASKED FOR.**

Written public testimony received before December 8, 2020 was included in the agenda packet.

**In Favor:**

- None Present

November 17, 2020

**In Opposition:**

- Nancy Nolan – 755 Gaileen Way. Read her letter included in agenda packet found on page 55. She addressed several HMC and ORD that address uniform procedures for congestion, protection of home value, modifications and duties of City Committees and Commissions to serve Harrisburg.
- Mike VanGeest – 755 Gaileen Way. Stated that the proposed lots are not like larger stick built lots of surrounding area. He believes his property value will drop because of this development. Does not think that the owners of the homes will pay equal amount of property tax. He feels the applicant should go back to square one(1) and make it look like the surrounding area. He thinks this is a high-density business in low-density residential area.

**Neutral:**

- None present.

**No rebuttal of testimony or additional questions for the public.** Applicant stated he would be happy to sit down with neighbors and discuss issues and concerns.

**The public hearing was closed at the hour of 8:10 pm.**

Hitt referred back to criteria of the site plan review. Property value is not allowed as considerable element. Surveys show that property locations near less desirables value differences are small. He also reiterated that in an R-2 zone, MH parks are outright permitted. Staff will make sure city requirements regarding fencing, landscaping, etc. are done and maintained.

- Bristol asked if traffic engineering was not required. Hitt replied that they did a study on the previous proposal (zone change). It is generally done for a zoning change and not for site plans. Hitt felt the 7<sup>th</sup> Street would be able to handle the increased traffic. It would create a negligible increase in traffic according to the engineer. The development would have two access points for 7<sup>th</sup> Street.
- Kayner asked about water retention and asked if it will be an issue. Scholz replied that retentions are required under DEQ standards. The site design meets requirements. He addressed the audience to make sure they realized we must follow our conditions and we have listed conditions 1-13 for the applicant.
- Moritz stated that because it is already zoned R-2 it can be built on if the requirements are met. Then he asked if water pressure is going to be an issue? Scholz told him that he asked the applicant to change plans and make the lines bigger, the applicant complied, and therefore there will be no issues.

Bristol asked about the recreation area and referred to Criteria #11. He asked who decided that is considered recreational area? Hitt replied that staff accepted that landscaping area as recreational in nature. The new code will better define recreational areas. Kayner asked the applicant if there were any plans to add recreational areas. Applicant said they have intent to add park benches and walking paths with a possible gazebo later. Jackson stated that there are two (2) parking spots for each dwelling. She then asked where will excess parking go? Scholz replied that 7<sup>th</sup> Street allows for parking on both sides. Kayner asked staff if anything was missed. Hitt replied

November 17, 2020

the applicant meet all requirements. Moritz reminded the Planning Commission that this is private property. We can not dictate what they do with it outside of the code. Hitt stated that he had no complaint with the site plan.

- **Giles motioned to approve with amended conditions by the addition of Condition No. 13, the Butterfly Gardens Site Plan (LU 420-2020) subject to Conditions of Approval contained in the December 8, 2020 staff report and after due consideration of written and oral public testimony and findings made by the Commission during deliberations on the application. She was seconded by Kayner. The Planning Commission then voted 6 to 1 (opposed was Bristol) in favor of the Butterfly Gardens Site Plan, LU 420-2020, with the addition of Condition No. 13.**

**With no further discussion, the meeting was adjourned at the hour of 8:24 pm.**

---

**Chairperson**

---

**City Recorder**

# City of Harrisburg

## PLANNING COMMISSION

### NOTICE OF DECISION

**REQUEST:** The applicant requests approval of a proposed subdivision entitled Woodhill Crossing Subdivision (LU 424-2020) to create a 31-parcel subdivision with two streets.

**LOCATION:** The subject site is located at 930 Sommerville Loop, and is also known as tax lot 3700 of Linn County Assessor's Map 15S04W15.

**HEARING DATE:** November 17, 2020

**ZONING:** R-1 (Single Family Residential) and R-2 (Medium Density Residential)

**APPLICANT** Woodhill Homes  
George Hale  
4500 Kruse Way  
Lake Oswego, OR 97035

**OWNER:** Izetta Labar Trust  
930 Sommerville Loop  
Harrisburg, OR 97446

**APPEAL DEADLINE:** December 4, 2020, at 5:00 p.m.

**DECISION:** The Harrisburg Planning Commission conducted a public hearing on November 17, 2020, and voted to approve the request, subject to the attached conditions of approval. The Planning Commission adopted the findings contained in the Staff Report of the November 17, 2020, Planning Commission meeting, and portions of the minutes from the meeting that demonstrate support for the Planning Commission's actions.

**APPEALS:** The decision may be appealed by filing a Notice of Appeal with the City Recorder at 120 Smith Street. The Notice of Appeal should be filed by the Appeal Deadline date listed above. Specific information on the requirements for an appeal or a

copy of the complete file of this land use action may be obtained at Harrisburg City Hall. There is a fee of \$425.00.

**EFFECTIVE DATE:** December 5, 2020, unless an appeal has been filed with the City Recorder.

**EFFECTIVE PERIOD:** A Final Plat must be provided to the City within six months after the preliminary subdivision plat is approved. If the applicant has not submitted the final plat for approval within six months of approval, the preliminary plat shall be resubmitted to the Planning Commission for additional review (see HMC 17.25.010(1)). Where the Planning Commission finds that conditions have not changed, at its discretion and without a public hearing, the Commission may extend the approval period one time for a period not to exceed one additional year.

Unless appealed, this Subdivision approval will expire on June 5, 2021.



Todd Culver  
Planning Commission Chairperson

## CONDITIONS OF APPROVAL

1. **Sewer Services** – Prior to improving the proposed streets in the subdivision, lateral services will be installed to each proposed lot in sufficient lengths and depths to not disturb street improvements when service connections are made.
2. **Water Services** – Prior to improving the proposed streets in the subdivision, lateral services will be installed to each proposed lot in sufficient lengths and depths to not disturb street improvements when service connections are made.
3. **Water Main Connections** – Prior to improving the proposed streets in the subdivision, the water line existing on S. 9<sup>th</sup> St. south of the proposed subdivision shall be extended and connected to Sommerville Loop water mains.
4. **Storm Drainage** – Prior to Final Plat approval, the developer shall submit an engineered stormwater management and detention plan, showing no impact on neighboring properties beyond historical storm water flow. This plan must be approved by the City Engineer.
5. **Street Names** - Prior to Final Plat approval, the applicant shall revise the plat to show compliance with the standards at 17.40.020(10).
6. **Mail Box Clusters** - Prior to Final Plat approval, the applicant shall revise the plat to show compliance with the standards at 17.40.020(14). Mail box clusters shall be required for the residential subdivision.
7. **Signs** – Prior to Final Plat approval, the plat shall be revised to show the location of all signs located within the proposed subdivision. Signs shall be in accordance with traffic laws, and shall be approved by the Public Works Director.
8. **Fire Hydrants** – Prior to Final Plat approval, the preliminary plat shall be revised to show the fire hydrant location to be moved from between lots 27 and 28, to the location between lots 25 and 26. The type and locations of Fire Hydrants will be approved by the Fire Chief and the Public Works Director.
9. **Street Lights** - Prior to Final Plat approval, the preliminary plat shall be revised to show the locations of street lights. Design type of street lights will be approved by the Public Works Director.
10. **Wetlands** - Prior to Final Plat approval, the applicant shall submit a wetland delineation report and approval from the Department of State Lands showing the proposed preliminary layout in compliance with the standards listed under 18.65, and/or a state issued fill/removal permit for development in areas of known wetlands. No construction, grading, excavation, fill/removal shall be permitted prior to submission of an approved wetland delineation and an approved wetland fill/removal permit for areas of development within any delineated wetland boundary.

11. **Street Trees** – Prior to Final Plat approval, the applicant shall revise the plat to show compliance with the standards shown in HMC 12.20. The type of tree chosen must be from the approved street tree list and shall not be a maple tree.
12. **Submission of Final Plat** - Applicant shall file a final subdivision plat with Linn County within six months following the Planning Commission's approval of the subdivision application, unless an extension is timely requested and granted.
13. **Right-of-Way and Parking Standards** – The applicant shall revise the preliminary plan to meet the City minimum right-of-way for collector streets and paving standards for Sommerville Loop prior to plat approval.

#### **OTHER DEVELOPMENT CONSIDERATIONS:**

- a. Prior to the Final Plat being recorded, Demolition Permits for accessory structures must be obtained and finalized according to the City's Demolition Permit requirements.
- b. If there are any wells on the property that will not be used, they shall be properly abandoned by a licensed well driller.
- c. A separate Development Agreement (DVA) between Applicant and the City of Harrisburg will be required before construction begins. The Development Agreement will include bond and deposit requirements, as well as other engineering requirements. The DVA will include an agreement to fund maintenance on the storm detention area referred to as Tract B.
- d. Applicant shall provide an acceptable plan for the installation of items provided in design specifications, including but not limited to the number, type and location of streetlights (type to be approved by the Public Works Director), fire hydrants, manholes, sidewalks, street signs and mail receptacles. These items shall be completed prior to any occupancy, except that sidewalks shall be installed prior to the occupancy of the particular lot.
- e. Requirements herein imposed upon the Applicant may be imposed upon a developer or builder if the developer or builder has accepted the responsibility in a written document, and the City of Harrisburg is satisfied that it will not have any adverse impact on bonding requirements or other guarantees of compliance.



Staff Report  
**Harrisburg Planning Commission**  
Harrisburg, Oregon

---

**THE MATTER OF THE SHADOWOOD PRELIMINARY 13-LOT, RESIDENTIAL  
SUBDIVISION (LU 425-2021)**

**STAFF REPORT EXHIBITS:**

- Exhibit A: Application Materials
- Exhibit B: City Local Wetlands Inventory Map
- Exhibit C: Testimony Received

- 1. **ACTION: MOTION TO - APPROVE/APPROVE WITH  
CONDITIONS/DENY - THE SHADOWOOD SUBDIVISION APPLICATION #  
LU 425-2021, SUBJECT TO THE CONDITIONS OF APPROVAL  
CONTAINED IN THE FEBRUARY 2, 2021 STAFF REPORT. THIS MOTION  
IS BASED ON FINDINGS CONTAINED IN THE FEB. 2, 2021 STAFF  
REPORT, AND ON PUBLIC WRITTEN AND ORAL COMMENTS MADE ON  
OR ABOUT THIS APPLICATION, AND AFTER DUE DELIBERATION OF  
THE HARRISBURG PLANNING COMMISSION ON THIS 16<sup>TH</sup> DAY OF  
FEBRUARY 2021.**

- APPLICANT:** Wood Construction and Development LLC
  - LOCATION:** Map 15S04W15, Tax Lot 3000
  - HEARING DATE:** February 16, 2021
  - ZONING:** R-2 and R-3. (see included zoning map)
  - OWNER:** William R. Wood
- 

**BACKGROUND**

The proposed subdivision is located on the north side of east Sommerville Loop. 12 of the 13 lots to be created abut Sommerville Loop, north of Heckart Lane. Lot No. 13 consists of the remaining parcel, which is not being developed at this time. Tax Lot 3000 is a flat, undeveloped 13.09 split zoned parcel, containing wetlands.

## INTRODUCTION

The application proposes creating 10, high density parcels of 3000+ square feet each. Five duplex structures are proposed to be developed on all ten of these lots, resulting in the creation of 10 new dwelling units. This is consistent with the R-3 Zone Map designation and High-Density Comprehensive Plan Map zoning assignment.

In addition, the application includes two new Single-Family Dwelling Lots in the R-2 zoning portion. These lots are 9573 and 9416 square feet each, exceeding the 7000 square foot minimum required by HMC 18.20.050 1.a.

The remainder lot, No. 13, consisting of approximately 11.70 acres is not proposed for development at this time. The property owner nevertheless submitted a conceptual development plan for this area, which would be overall consistent with current development requirements. However, as noted on Sheet No. 2 of the applicants site plan approximately two-thirds of Lot No. 13 are state designated wetlands.

## CRITERIA AND FINDINGS OF FACT

### 1. Criteria: HMC 17.20.010 – 040 – Requirements for Preliminary Plat Submission

**Discussion:** These are administrative requirements in order to qualify a plan for formal review by the Planning Commission

**Finding:** All the required submission criteria have been met (Please see application, pp 2 & 3 for more detail).

### 2. Criteria: HMC 17.20.30 – Requirement for proposals for other improvements

**Discussion:** The application on Sheets 4 & 5 of the applicants site plan show street paving widths not acceptable to the City. The City will require that a Planter/Utility Strip be 5' and the additional (new) asphalt paving be at least 7.5' wide. This will allow more on-street parking. Acceptable paving requirements are included with the conditions of approval. **(Condition No. 8)** The applicant proposes to use the street lighting on the south side of Sommerville Loop. and does not show a "proposed street light plan" as required by subsection 4.h. The City requires additional street lights to be added to the north side of Sommerville Loop and be shown on a street light plan. **(Condition No. 2)**

**Finding:** All other relevant criteria have been met as conditioned. (Please see application pp. 3-10 for more detail).

### 3. Criteria: HMC 17.35; Partitioning Criteria:

In taking action on the partition the Planning Commission shall base the decision on findings related to the following criteria:

- a. The partition is consistent with the standards of this title and HMC Title [18](#).
- b. Vehicular access to the parcels to be created is adequate. (Criteria and findings apply for a major partition.)
- c. All necessary public utilities can be provided to the parcels to be created.
- d. Full and orderly development to the surrounding area can be maintained.

**Discussion:** Pages 4 and 5 of the applicant's narrative shows that the partition is consistent with the standards of HMC Title 18, that vehicular access is adequate, that necessary public utilities can be provided to the parcels, and that full and orderly development to the surrounding area can be maintained.

Public written testimony (**Exhibit C**) received by the City focuses on traffic, safety, lack of parking, and lack of sidewalks on Sommerville Loop. While there can be no doubt that this subdivision, and the previously approved Woodhill Crossing, will increase vehicular traffic and pedestrians on Sommerville Loop, it should be noted that these two subdivisions, if developed will result in over 1,100 feet of new sidewalk, improved storm drainage and additional paved on-street parking areas.

While these public improvements will not, and cannot address the totality of improvements desired, or needed for Sommerville Loop, they do represent a significant start.

The City could also require additions to these improvements based on agreements signed by other recent developers who were allowed to delay off-site improvements.

Finally, these developers will pay substantial street improvement system development Charges (SDC's) These SDC fees will be held in reserve until a complete Sommerville Loop Street Improvement plan is designed and constructed.

**Finding: All relevant criteria has been met.**

### 4. Criteria: HMC 17.40.020 - Street Standards

**Discussion:** Proposed application does not create any new streets, hence the standards of this code section are not relevant. Applicant does propose to add paving, sidewalks and parking strip area consistent with city standards ( Please see pp. 6 & 7 of the application for more detail)

**Finding: All relevant criteria has been met.**

#### **5. Criteria: HMC 18.20 – Medium Density R-2 Zone Requirements**

**Discussion:** The density, setback, lot size, street frontage requirements of the R-2 zone have been met by the applicant. (Please see pp. 7 & 8 of the application for more detail)

**Finding: All relevant criteria have been met.**

#### **6. Criteria: HMC 18.22 – High Density R-2 Zone Requirements**

**Discussion:** Proposed application is consistent with the R-3 Zone requirements for density, lot size, street frontage, setbacks, lot coverage, and common wall requirements for duplex development. (Please see application pp. 8-10 for more detail)

**Finding: All relevant criteria have been met.**

#### **7. Criteria: HMC 18.65 – Wetlands Protection**

**Discussion:** The proposed development that would result from this subdivision does not impact the wetlands area that has been delineated on this parcel and as shown on the Local Wetlands Inventory (LWI) map. As per State Regulations, a Wetlands Land Use Notice (WLUN) has been filed with DSL.

**Finding: Criteria not relevant to this subdivision**

### **CONCLUSIONS**

The applicant requests approval of Subdivision Application LU 425-2021. As demonstrated by the above discussion, analysis and findings, the application, as conditioned, complies with the applicable criteria from the Harrisburg Municipal Code.

### **PLANNING COMMISSION ACTION**

The Planning Commission has three options with respect to the subject applications. They can:

1. Approve the request;
2. Approve the request with conditions; or
3. Deny the request.

Based upon the criteria, discussion, and findings of facts above, Staff recommends the Planning Commission Approve with Conditions, Subdivision Application LU 425-2021..

## RECOMMENDED MOTION(S)

*"I move to approve the Shadowood Subdivision Application # LU 425-2021, subject to the conditions of approval contained in the February 2, 2021 Staff Report. This motion is based on findings contained in the Feb. 2, 2021 staff report, and on public written and oral comments made on or about this application, and after due deliberation of the Harrisburg Planning Commission on this 16<sup>th</sup> day of February 2021.*

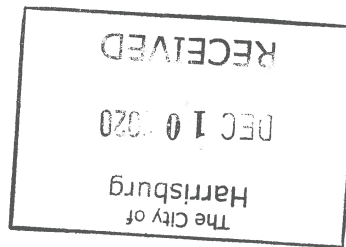
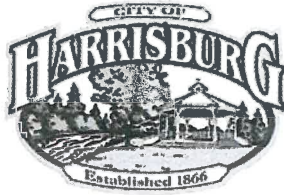
## RECOMMENDED CONDITIONS OF APPROVAL

1. **Consistency with Plans** – Development shall comply with the plans and narrative in the applicant's proposal, and all applicable land use and building code requirements contained in HMC Chapters 15, 17 & 18, except where modified by the following conditions of approval.
2. **Street Lights** - Prior to the submission of a Final Plat, the Applicant shall submit a street light plan as directed and acceptable to the City's Director of Public Works.
3. **Public Infrastructure** - Prior to the submission of a Final Plat the Applicant shall comply with all of the public utilities, ROW and easement requirements of HMC Titles 12 & 13. All utilities shall be located underground.
4. **Fire Hydrants** - Prior to the submission of a Final Plat the Applicant shall meet with an officer of the Harrisburg Rural Fire District to determine the exact number, size and types of required fire hydrants and shall call out same on a Preliminary Plat Map, 12 x 17, or larger.
5. **Excavating and Grading** - Applicant shall comply with Excavating and Grading provision as required by HMC 15.05.030 and the permitting procedures of HMC 15.05.040-070.
6. **Revised Application Drawings:** Prior to the submission of a Final Plat the Applicant shall amend his application drawings, (sheet 5) to show a 5.5' wide sidewalk, a planter/utility area of approximately 5.5' wide showing the addition of street trees as required in HMC 12.20, and at least 7.5' feet of new asphalt adjacent to the existing paved surface. Trees must be from the approved street tree list and shall not be a maple tree. Submit to the city's Director of Public Works for his approval, prior to any excavating, grading or construction.

7. **Submission of Final Plat** - Applicant shall submit a Final Plat application consistent with HMC 17.25, within six months of this approval, unless an extension is timely requested and granted.

**OTHER DEVELOPMENT CONSIDERATIONS:**

- a. If there are any wells on the property that will not be used, they shall be properly abandoned by a licensed well driller.
- b. A separate Development Agreement (DVA) between Applicant and the City of Harrisburg will be required before ANY construction begins. The Development Agreement will include bond and deposit requirements, as well as other engineering requirements.
- c. Applicant shall provide an acceptable plan for the installation of items provided in design specifications, including but not limited to the number, type and location of streetlights (type to be approved by the Public Works Director), fire hydrants, manholes, sidewalks, street signs and mail receptacles. These items shall be completed prior to any occupancy, except that sidewalks shall be installed prior to the occupancy of the lot.
- d. Requirements herein imposed upon the Applicant may be imposed upon a developer or builder if the developer or builder has accepted the responsibility in a written document, and the City of Harrisburg is satisfied that it will not have any adverse impact on bonding requirements or other guarantees of compliance.
- e. Applicant shall acquire all required building, electrical, mechanical, and plumbing permits before beginning construction as required by HMC 15.05.010 &.020.



City of Harrisburg  
120 Smith Street  
Harrisburg, OR 97446  
Phone (541) 995-6655

[www.ci.harrisburg.or.us/planning](http://www.ci.harrisburg.or.us/planning)

## LAND USE APPLICATION

### STAFF USE ONLY

File Number: 421-2021

Date Received: 12-10-20

Fee Amount: 24575

COMPLETE 1-6-21

2013808.00 | 12-10-20

### APPLICATION TYPE

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Property Line Adjustment   |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Partition / Replat <input type="checkbox"/> Minor <input type="checkbox"/> Major |
| <input type="checkbox"/> Conditional Use Permit       | <input type="checkbox"/> Site Plan Review   |
| <input type="checkbox"/> Historic Permit              | <input type="checkbox"/> Site Plan Review - Parking Only  |
| <input type="checkbox"/> Resource Alteration          | <input checked="" type="checkbox"/> Subdivision / Replat  |
| <input type="checkbox"/> Resource Demolition          | <input type="checkbox"/> Vacation of Street, Alley or Easement  |
| <input type="checkbox"/> Historic Review – District   | <input type="checkbox"/> Variance   |
| <input type="checkbox"/> Legal Lot Determination      | <input type="checkbox"/> Zone Map Change  |
| <input type="checkbox"/> Measure 37 Claim             | <input type="checkbox"/> Zoning Ordinance Text Amendment  |

### PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL

Project Description

Subdivision of a vacant 13.09 acre parcel of land into 13 lots as follows:

- 10 high density residential lots for future development of 5 duplexes within the existing R-3 Zone adjacent to Somerville Loop.
- 2 medium density residential lots for future development of 1 single family dwelling each within a portion of the existing R-2 Zone adjacent to Somerville Loop.
- 1 large lot / tract to reserve the large northerly remainder of the subject property for potential future subdivision and/or development (pending potential future fill / removal & mitigation of the wetlands area contained within said tract).

Project Name

Shadowood

## PRIMARY CONTACT AND OWNER INFORMATION

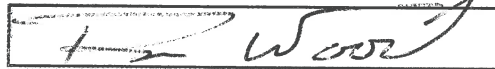
Applicant's Name Wood Construction and Development LLC (Contact: Richard Wood)

Phone 541-654-1731

Email richardwd@aol.com

Mailing Address 5125 NW Greenwood Avenue, Redmond, OR 97756

Applicant's Signature



Date

9-15-2020

Property Owner Name William R. Wood ✓

Phone

541-783-0651

Email

WRWBTD@aol.com

Mailing Address P.O. Box 3500-130, Sister, OR 97759

Owner's Signature



Date

9-15-2020

\* See attached sheet for name, contact information and signature of Applicant's Representative \*

## PROPERTY DESCRIPTION

(general vicinity, side of street, distance to intersection, etc.)

Street Address n/a (vacant - no address assigned)

General Location Description

North side of Sommerville Loop, approx. 294 ft. west of the centerline intersection of the east-west portion of Somerville Loop with the north-south portion of Somerville Loop.

Assessor's Map Number(s)

Related Tax Lot(s)

Map # 15S04W15

Tax Lot(s) # 3000

The Assessor's Map Number (Township, Section, and Range) and the Tax Lot Number (parcel) can be found on your tax statement, at the Linn County Assessor's Office, or online at:

<http://linn-web.co.linn.or.us/propertywebquerypublic/>

Lot Area 13.09 acres

13.04 @ ASSESSORS SITE



### LAND USE AND OVERLAY ZONES

Existing Zone(s) **R-2 and R-3**

Existing Comprehensive Plan Designation(s) **Medium Density & High Density Residential**

Please select any of the following zone overlays or natural areas that apply to the subject site:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Historic Overlay | <input type="checkbox"/> Willamette River Greenway | <input checked="" type="checkbox"/> Wetlands |
| <input type="checkbox"/> Floodplain       | <input type="checkbox"/> Riparian Corridors        |  |

\*Please include a discussion in the project narrative indicating how these overlays affect your proposal. For more information about any of these overlays or natural areas, please contact the City Planner at (541) 995-6655.

### CHECK THE BOX NEXT TO INCLUDED EXHIBITS

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Narrative   | <input type="checkbox"/> Architectural Elevations                   |
| <input checked="" type="checkbox"/> Assessor's Map with Applicable Tax Lots Highlighted | <input type="checkbox"/> Architectural Floor Plans                  |
| <input checked="" type="checkbox"/> Site Plan   | <input checked="" type="checkbox"/> Utilities Plan                  |
| <input checked="" type="checkbox"/> Survey / <del>ALTA</del>                            | <input checked="" type="checkbox"/> Electronic Versions of Exhibits |
| <input checked="" type="checkbox"/> Aerial Photograph / Existing Land Use(s) Map        | <input type="checkbox"/> Geotechnical Report/Site Assessment        |
| <input checked="" type="checkbox"/> Zoning Map (if applicable, show proposed changes)   | <input checked="" type="checkbox"/> Application Fee                 |
| <input type="checkbox"/> Comprehensive Plan Map (If applicable, show proposed changes)  | <input checked="" type="checkbox"/> Other (Title Report)            |
| <input checked="" type="checkbox"/> Subdivision or Partition Plat (Preliminary)         |   |

\*A written narrative is required for all application types. Typical drawings sizes are 24"X36", 11"X17", or 8.5"X11". Sizes of required drawings will depend on the type and scope of applications involved. Contact the City Planner to verify requirements. On your plans, include the following: property lines, points of access for vehicles, pedestrians, and bicycles, water courses, any natural features (wetlands, floodplain, etc.), existing and proposed streets and driveways, parking areas, utilities, pedestrian and bike paths, and existing easements. Please note there are additional specific graphic and narrative requirements for each application type. Refer to the Harrisburg Municipal Code for more information.

## PLEASE TELL US MORE ABOUT THE PROPOSAL AND ITS SITE

1. Are there existing structures on the site? ☐ Yes ☒ No If yes, please explain

2. Indicate the uses proposed and describe the intended activities:

Residential subdivision.

3. How will open space, common areas and recreational facilities be maintained?

No open space, common areas or recreational facilities are proposed.

4. Are there previous land use approvals on the development site? ☒ Yes ☐ No  
If yes, please include a discussion in the project narrative describing how the prior approvals impact your proposal.

The proposed subdivision will be a replat of Parcel 1 of previously approved Partition Plat No. 2012-14. To the best of our knowledge, the prior approval does not impact our proposal.

## AUTHORIZATION FOR STAFF &amp; DECISION MAKERS TO ENTER LAND

City staff, Planning Commissioners, and City Councilors are encouraged to visit the sites of proposed developments as part of their review of specific land use applications. Decision maker site visits are disclosed through the public hearing process. Please indicate below whether you authorize City staff and decision makers to enter onto the property(-ies) associated with this application as part of their site visits.

☒ I authorize City staff and decision makers to enter onto the property(-ies) associated with this application.

☐ I do not authorize City decision makers to enter onto the property(-ies) associated with this application.

**Applicant's Representative:**

Michael R. Dahrens, PLS  
SSW Engineers Inc.  
2350 Oakmont Way, Suite 105  
Eugene, OR 97401  
PH: 541-485-8383  
FAX: 541-485-8384  
Email: [miked@sswengineers.com](mailto:miked@sswengineers.com)



---

Signature*12-09-2020*

---

Date

## WRITTEN STATEMENT – SHADOWOOD SUBDIVISION

### Tentative Subdivision Application

**Applicant:** Wood Construction and Development LLC  
5125 NW Greenwood Avenue  
Redmond, OR 97756

**Location:** Assessor's Map 15S04W15, Tax Lot 03000  
Sommerville Loop, Eugene, Oregon 97408

#### I. BACKGROUND

The applicant is requesting preliminary subdivision approval of a 13 Lot subdivision. The property involved in this request is a 13.09 acre parcel of land contained inside the UGB and has been annexed into the City of Harrisburg corporate limits and is currently zoned R-2, Multi-Family Residential and R-3, Multi-Family Residential. The property is currently vacant, and contains an existing municipal wastewater pump station within an easement at the Southwest corner of the property.

#### A. Site Location and Description

##### Location

The proposed project is located on the North side of Sommerville Loop at a distance of approximately 1,936 feet East of the intersection of Coburg Road and Sommerville Loop. The property is Parcel 1 of previously approved Partition Plat No. 2014-14. Adjoining lands to the North and to the East are undeveloped. Adjoining lands to the West are developed with residences and small farm uses, and adjoining lands across Sommerville Loop to the South are developed with residential uses.

##### Zoning

The subject property falls within the jurisdiction of the City of Harrisburg, Oregon, as the project area is located within a tax lot that has been annexed into the City corporate limits. The Harrisburg Comprehensive Land Use Plan designates the zoning of the subject property as Medium Density Residential and High Density Residential. Current zoning maps show the subject property as being zoned R-2, Multi-Family Residential and R-3, Multi-Family Residential. Adjoining properties to the West and across Sommerville Loop to the south are zoned R-1, Single-Family Residential. Adjacent property to the North is zoned R-2, Multi-Family Residential. Adjacent property to the East falls within the UGB and is designated as Low Density Residential on the Harrisburg Comprehensive Land Use Plan map.

#### B. Site Access and Traffic Patterns

The subject property is accessed from Sommerville Loop on the South. Sommerville Loop is a 60.00-foot wide collector street with a 22-foot wide paving width. No curbs or sidewalks currently exist along Sommerville Loop. New driveway approaches for Lots 1

through 12 are proposed along Sommerville Loop with new curbs, sidewalks and paving to widen the paving width on the North side of Sommerville Loop from 11 feet of paving to 16.5 feet from the centerline to the new face of curb. Lot 13 will have 60.00 feet of frontage on Sommerville Loop for a future street to extend northerly for a possible future development of Lot 13.

### **C. Existing and Proposed Utilities**

**Wastewater System:** An existing 8" public wastewater manhole and pipe runs within the north side of Sommerville Loop at the southwest portion of the subject property. This existing line flows westerly to the existing wastewater public pump station at the southwest corner of the property. This pump station then pumps the waste out to the southwest into an existing public wastewater system on the south side of Sommerville Loop that flows westerly. A new extension of the 8" public wastewater system on the north side of Sommerville Loop will be constructed to allow for proposed wastewater service connections to serve Lots 1 through 12. This new wastewater extension will extend to a manhole at the frontage of Lot 13 and be stubbed out for future service to any future development within Lot 13.

**Water System:** An existing public water main within the north side of Sommerville Loop at the southwest portion of the subject property. This existing line extends easterly approximately 140 feet from the southwest corner of the subject property. An existing fire hydrant lies along the north side of Sommerville Loop at a distance of 86 feet from the southwest corner of the subject property. This public water line is proposed to be extended easterly to serve Lots 1 through 12 and to the frontage of Lot 13 for future service to any future development within Lot 13.

**Storm Water System:** An existing open ditch along the north side of Sommerville Loop along Lots 1 through 12 provides drainage for the area. This open ditch has small sections of it piped with 12" storm pipes for access to the wastewater pump station and to the existing fire hydrant. This development proposes to add sections of storm pipe for the five (5) new shared driveways to serve Lots 1 through 10, and new driveways for Lots 11 and 12.

**Additional Utilities:** An existing overhead electric line runs east and west along the south side of Sommerville Loop. An existing underground telecommunications line runs east and west along the north side of Sommerville Loop. An existing Natural gas line runs east and west along the north side of Sommerville Loop to a point approximately 368 feet east of the southwest corner of the subject property.

## **II. APPROVAL CRITERIA AND ANALYSIS**

This written statement will describe how this request is consistent with all applicable criteria contained in the Harrisburg municipal Code. (***Responses are in BOLD ITALICS***).

### **A. Preliminary Subdivision Plat (Chapter 17.20)**

#### **17.20.010 Conceptual subdivision sketch.**

A subdivider shall submit a sketch to the City of a tentative scheme for the layout of property to be subdivided. Following preliminary consultation with City staff, the

subdivider may proceed to prepare a preliminary plat for submission to the Planning Commission.

***A tentative scheme for the proposed subdivision was submitted to City Staff, and a subsequent Pre-Application Meeting was held (via Zoom) on May 20, 2020. City Staff provided comments on the subdivision layout and stated that we may proceed with preparations of the preliminary subdivision plat.***

#### **17.20.020 Submission of preliminary subdivision plat.**

The subdivider shall prepare a preliminary subdivision plat and other supplementary material as may be required to indicate the general program and objectives of the project.

1. At least 34 copies of the preliminary subdivision plat and supplementary material shall be submitted to the City Recorder at least 60 days prior to the Planning Commission meeting when the proposal is to be considered.
2. The City shall not accept the preliminary plat until the City Planner determines that all data required by HMC 17.20.030 has been made available.
3. At the time of acceptance of the application for a preliminary subdivision plat, the City Recorder shall collect such filing fees as the City Council shall designate by resolution.

***The required copies and fee is being submitted along with the application materials.***

4. At the time of preparation of the preliminary subdivision plat, the subdivider shall get approval from Linn County for the proposed name of the subdivision.

***We requested and obtained approval from the Linn County Surveyor's Office for the proposed name of the subdivision – SHADOWOOD. A copy of this approval is attached.***

#### **17.20.030 Information on preliminary subdivision plat.**

ORS 92.050 requires that a plat for a subdivision or partition not be submitted until all of the requirements of ORS 92.050 and 209.250 have been met. The following information shall be shown on the preliminary subdivision plat or shall accompany it when it is submitted for approval.

1. Scale. The preliminary subdivision plat shall be drawn on a sheet 18 inches by 24 inches in size or multiples thereof at a scale of one inch equals 100 feet. The scale may be modified if necessary but only to multiples of 100 feet. There shall be a three-inch binding edge on the left side.

***The preliminary subdivision plans have been prepared on a sheet size and at an appropriate scale to show the level of detail necessary for review.***

2. General Information. The following information shall be shown on the preliminary subdivision plat:

- a. Proposed name of the subdivision. This name shall not duplicate nor resemble the name of another subdivision in the county and shall be approved by the Planning Commission, the county surveyor and the county assessor.
- b. Date, north point, and scale of drawing.
- c. Appropriate identification clearly stating the map is a preliminary plat.
- d. Location of the subdivision sufficient to define the location and boundaries of the proposed tract.
- e. Names and addresses of the owner, subdivider, and surveyor.

***The proposed subdivision name, the date, north point and scale of the drawings, the maps are titled "preliminary plat", the cover sheet includes a vicinity map showing the location of the subject property, the cover sheet***

*lists the names and addresses of the Owner/Subdivider, the Engineer and the Surveyor.*

3. Proposed Plan of Land Subdivision. The following information shall be included on the preliminary subdivision plat:

a. The location of street rights-of-way, with street names.

***Sommerville Loop is named with a right-of-way width of 60.00 feet.***

b. The location, width and purpose of easements.

***A 20' X 30' Public Utility Easement granted to the City of Harrisburg is shown at the southwest corner of the subject property. There is also a 5' X 3' Right of Way Easement for underground electric distribution and communication lines granted to PacifiCorp (Pacific Power) at the southwest corner of the subject property (No precise location given). No new easements are proposed.***

c. The location, approximate dimensions and square footage of lots and the proposed lot and block numbers.

***Plan Sheet 4 shows dimensions and square footages of Lots 1 through 12.***

d. Sites, if any, allocated for purposes other than single-family dwellings.

***Lots 1 through 10 are planned to be tandem duplex lots to comply with the R-3 Zoning standards. See responses for HMC 18.22 below.***

e. Land to be deeded to the City, school district, or other public agency for schools, parks or other public purpose.

***No lands are proposed to be deeded to the City, school district, or other public agency.***

f. In a residential subdivision, one or more sites for the grouping of multiple mailboxes.

***A proposed location for a multiple use mailbox between Lot 6 and Lot 7 is shown on Plan Sheet 5.***

4. Supplemental Information. The following plans or information shall be required to supplement the preliminary subdivision plat. This information can be provided on a sheet 11 inches by 17 inches in size.

a. If the subdivision plat pertains to only part of the tract owned or controlled by the subdivider, provide a sketch of a tentative layout for streets in the unsubdivided portion.

***A conceptual lot and street layout for a possible future subdivision of Lot 13 is shown on Plan Sheet 3.***

b. A vicinity map, showing existing subdivisions and unsubdivided land ownerships adjacent to the proposed subdivision, and showing how proposed streets and utilities may be extended to connect existing streets and utilities.

***No existing subdivisions are adjacent to the subject property. the ownership of adjacent unsubdivided land is shown on Plan Sheets 1 and 3. Plan Sheet 3 shows a possible future extension of Lasalle Street easterly to the subject property. Existing utilities within Lasalle Street could be extended easterly to the subject property with the future street extension. The conceptual future subdivision of Lot 13 accounts for this future extension of Lasalle Street.***

c. Proposed covenants, conditions, and restrictions (CCR) that apply to the development.

***No CC&R's are planned as part of this subdivision. The possible future subdivision of Lot 13 may warrant CC&R's at the time of the future subdivision.***



d. The location within the subdivision and in the adjoining streets and property of existing sewers, water mains, culverts, drain pipes and electric lines.

***Existing utilities within Sommerville Loop are shown on Plan Sheet 2.***

e. Plans for on-site water supply, sewage collection and storm water drainage facilities. These plans shall include interfaces with current City infrastructure. Plans for water systems shall include location of fire hydrants within the subdivision.

***Proposed utility services for Lots 1 through 12 are shown on Plan Sheet 5. An existing fire hydrant is located on the North side of Sommerville Loop between Lot 2 and Lot 3.***

f. Proposals for other improvements such as electric utilities, curbs, sidewalks or street paving.

***Proposed curb, sidewalk and street paving improvements are shown on Plan Sheet 5. An overhead electric line exists along the South side of Sommerville Loop and can be extended underground to serve Lots 1 through 12 in a location and manner approved by Pacific Power.***

g. The bench mark used for the development shall be shown. At least one permanent bench mark shall be established.

***A permanent bench mark is present in the centerline of Sommerville Loop, approximately 294 feet east of the subject property. This bench mark was used to survey the subject property. See Plan Sheet 2.***

h. Provide a proposed street lighting plan for City review and approval to be incorporated into the street improvement project.

***Two street lights exist on the South side of Sommerville Loop in the vicinity of the subject property. No new street lights are proposed at this time. See Plan Sheet 2.***

i. The location, widths, approximate grades and radii of curves, and names of both opened and unopened streets within or adjacent to the tract, together with easements and other important features, such as section lines, corners, City boundary lines and monuments.

***There are no opened or unopened streets within or adjacent to the tract with the exception of Sommerville Loop. The location of property corner monuments found are shown on Plan Sheet 2. The location of the City Limits line is shown on Plan Sheets 1 through 5.***

j. Contour lines related to some established bench mark or other datum approved by the City and having minimum intervals as follows:

(1) For slopes of less than five percent: Show the direction of slope by means of arrows or other suitable symbol, together with not less than four spot elevations per acre, evenly distributed.

(2) For slopes over five percent: Two feet.

***Contour lines are shown for the subject property and the adjacent Sommerville Loop right-of-way. Contour interval in 1.00 foot. The bench mark used is the Linn County bench mark in the centerline of Sommerville Loop, approximately 294 feet east of the subject property.***

k. The location of at least one temporary bench mark within the plat boundaries. ***The locations of two temporary bench marks within the plat boundaries are shown on Plan Sheet 2.***



l. The location and direction of water courses and drainage channels. The location of areas subject to flooding. Natural features, such as rock out cropping, marshes, wooded areas and isolated preservable trees.

***The subject property is largely inundated with a wetland area on Lot 13. The wetland area shown on Plan Sheets 2, 3 & 5 was provided by Turnstone Environmental Consultants. The proposed development on Lots 1 through 12 falls outside of this wetland area. There are some trees along the Westerly boundary of the subject property, which also will not be affected by the proposed development on Lots 1 through 12.***

m. Existing uses on the property, including location of all existing structures to remain on the property after platting.

***The existing use on the property is agricultural. No existing structure are present on the subject property.***

## **B. Design Standards (Chapter 17.40)**

### **17.40.020 Streets.**

The subject property is accessed from Sommerville Loop on the South. Sommerville Loop is a 60.00-foot wide collector street with a 22-foot wide paving width. No curbs or sidewalks currently exist along Sommerville Loop. New driveway approaches for Lots 1 through 12 are proposed along Sommerville Loop with new curbs, sidewalks and paving to widen the paving width on the North side of Sommerville Loop from 11 feet of paving to 16.5 feet from the centerline to the new face of curb. Lot 13 will have 60.00 feet of frontage on Sommerville Loop for a future street to extend northerly for a possible future development of Lot 13.

### **17.40.030 Blocks.**

No blocks are being created in this subdivision application. Blocks for the possible future development on Lot 13 will be addressed at the time of the possible future development on Lot 13.

### **17.40.040 Lots.**

1. Size and Shape. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of use contemplated.

***lot size, width, shape and orientation standards in this section do not apply as per exception noted in section c.(2) below.***

a. No lot shall be dimensioned to contain part of an existing or proposed street.

***Not applicable.***

b. Lot depth shall not exceed two-and-one-half times the average width.

***Not applicable.***

c. These minimum standards shall apply with the following exceptions:

(1) In areas that will not be served by a public water supply or by a public sewerage system, minimum lot sizes shall conform to the requirements of the Linn County Environmental Health Program.

***Not applicable.***

(2) In areas served by a public water supply and a public sewerage system, lot sizes and widths shall conform to the standards of HMC Title 18.

***The subject property lies in an area that is served by a public water supply and a public sewerage system. All lot sizes and widths conform to the standards of HMC Title 18 as addressed below.***

(3) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off- street parking and service facilities required by the type of use contemplated.

***Not applicable.***

2. Each lot shall abut upon a street other than an alley for a width of at least 25 feet. ***Lot 1 abuts upon Sommerville Loop for a width of 50.00 feet. Lots 2 through 9 abut on Sommerville Loop for a width of 33.68 feet each. Lot 10 abuts on Sommerville Loop for a width of 41.52 feet, Lots 11 and 12 abut on Sommerville Loop for a width of 80.52 feet each. Lot 13 abuts on Sommerville Loop for a width of 60.00 feet. All proposed lots abut upon a street a width of at least 25 feet.***

3. Through Lots.

***Not applicable.***

4. Lot Side Lines. The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.

***With the exception of the side line between Lots 10 and 11, the side lines of all lots run at right angles to the street upon which the lots face. The side line between Lots 10 and 11 follows the zoning boundary between R-2 and R-3.***

#### **17.40.050 Building Lines.**

If special building setback lines are to be established in the subdivision, they shall be included in the deed restrictions.

***No building setback lines are proposed.***

#### **17.40.060 Large lot subdivision.**

Lot dimensions must comply with the minimum standards of this title and HMC Title 18. When lots are more than double the minimum area designated by the City, those lots must be arranged so as to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. A conversion plan shall be submitted showing how future development of the parcels to be created will take place to satisfy the needs of the City for full and orderly development of the surrounding area.

***Proposed Lot 13 is more than double the minimum area designated by the City. Plan Sheet 3 shows the conceptual plan for future development of Lot 13. Lot 13 is designed with a 60 foot frontage on Sommerville Loop to allow for a future street to serve the future lots within Lot 13.***

### **C. Medium Density Residential Zone R-2 (Harrisburg Code Chapter 18.20)**

#### **18.20.005 Density.**

In an R-2 zone, a maximum of 12 residential units can be built per net acre.

***Lots 11 and 12 are the two Lots along Sommerville Loop within the R-2 zone. The combined area of Lots 11 and 12 is 18,989 square feet = 0.436 acres. Using this area, the maximum number of residential units allowed would be five (5). We are proposing two single family dwellings, one on Lot 11 and one on Lot 12.***

**18.20.050 Lot size and frontage.**

Except as provided in HMC 18.20.090 or 18.90.100, in an R-2 zone:

1. For single-family and multifamily dwellings, residential care homes, and residential care facilities:

- a. The minimum lot size shall be 7,000 square feet.

***Lot 11 is 9,573 square feet and Lot 12 is 9,416 square feet, both of which exceed to minimum of 7,000 square feet.***

- b. The minimum lot width at the front building line shall be 60 feet; except on a cul-de-sac the minimum lot width at the front building line shall be 50 feet.

***The lot width at the front building line on Lot 11 will be greater than 80.62 feet. The lot width at the front building line on Lot 12 will be 80.62 feet. Both lots exceed the 60 foot minimum.***

- c. The minimum lot depth shall be 80 feet.

***The lot depth for both Lot 11 and Lot 12 is 116.67 feet. Both lots exceed the 80 foot minimum.***

- d. A lot shall have a minimum of 50 feet of frontage along a public right-of-way, except on a cul-de-sac where a lot shall have a minimum of 35 feet of frontage along a public right-of-way.

***Lots 11 and 12 abut on Sommerville Loop for a width of 80.52 feet each. Both lots exceed the 50 foot minimum.***

2. For a duplex on a single lot:

***No duplexes are proposed on Lots 11 or 12 at this time.***

**18.20.060 Setback requirements.**

***No structures exist within the subject property. Compliance with applicable setback requirements shall be reviewed at the time of building permit for future dwellings.***

**D. High Density Residential Zone R-3 (Harrisburg Code Chapter 18.22)****18.22.010 Density.**

In an R-3 zone, property shall be designed for a minimum of 12 residential units per net acre and a maximum of 18 residential units per net acre.

***The total area of Lots 1 through 10 which are in the R-3 zone is 0.735 acres. 0.735 multiplied by 12 = 8.82 units minimum. We are proposing 10 residential units on Lots 1 through 10, all of which are planned to be developed with duplexes where a common wall separates the adjoining units.***

**18.22.060 Lot size and frontage.**

Except as provided in HMC 18.22.090, in an R-3 zone:

1. The minimum lot area for a townhome shall be 3,000 square feet for dwellings attached to one other dwelling and 1,800 square feet for dwellings attached to more than one other dwelling.

***Lots 1 through 10 are all planned to be developed as duplexes attached to one other dwelling with a common wall separating the units along the property line. Therefore the minimum lot area of 3,000 square feet applies to Lots 1 through 10. Lot 1 has an area of 4,435.8 square feet. Lots 2 through 9 all have a lot area of 3,000.2 square feet, and Lot 10 has an area of 3,594 square feet. All lots within the R-3 zone exceed the minimum 3,000 square feet.***

2. The minimum lot width at the front property line shall be 20 feet.

***Lot 1 has a lot width at the front property line of 50.00 feet. Lots 2 through 9 all have a lot width at the front property line of 33.68 feet. Lot 10 has a lot width at the front property line of 41.52 feet. All lots within the R-3 zone exceed the minimum 20 feet lot width at the front property.***

#### **18.22.070 Setback requirements.**

Except as provided in HMC 18.90.010 and 18.90.050, in an R-3 zone the yards shall be as follows:

1. The front yard setback shall be a minimum of 12 feet, except that a garage or carport shall be set back a minimum of 18 feet.

***We show conceptual buildable areas on Plan Sheet 4 for Lots 1 through 10 to show how the lots can be developed and comply with setback requirements (Not knowing the exact shape of the residential units to be constructed). The conceptual buildable area for Lot 1 has a 30.00 foot setback. The conceptual buildable areas for Lots 2 through 10 all have a front yard setback of 20.00 feet.***

2. Each side yard shall be a minimum of five feet, except that:

a. No setback is required where a common wall separates two adjoining dwellings.

***The conceptual buildable area for Lot 1 has a minimum side yard setback of 11.68 feet on the west side, and will have a common wall separating the dwelling on Lot 1 with the dwelling on Lot 2. The conceptual buildable area for Lots 2 through 9 all have a side yard setback of 5.68 feet on one side and a common wall separating the dwelling on these lots with a dwelling on the adjacent Lot as shown on Plan Sheet 4. The conceptual buildable area for Lot 10 has a minimum side yard setback of 11.67 feet on the east side, and will have a common wall separating the dwelling on Lot 10 with the dwelling on Lot 9.***

b. In the case of a corner lot, the side abutting a street shall be a minimum of 12 feet.

***Not applicable.***

3. The rear yard shall be a minimum of 15 feet, except that:

a. In the case of a corner lot the rear yard setback for an accessory building shall be a minimum of 10 feet; and

b. In the case of a lot on the bulb portion of a cul-de-sac, the rear yard setback shall average a minimum of 15 feet. The average of the rear yard setback shall be a measurement of the average of the closest line from the rear of the structure to the rear property line and the farthest line from the rear of the structure to the rear property line.

***The conceptual buildable areas for Lots 1 through 10 all have a rear yard setback of 19.08 feet, greater than the 15 foot minimum.***

#### **18.22.090 Lot coverage.**

In an R-3 zone, buildings shall not occupy more than 75 percent of the lot area.

***The conceptual buildable area for Lot 1 is 1520 square feet. Lot 1 area is 4,435.8 square feet.  $1520 \div 4,435.8 = 34.27\%$  lot coverage.***

***The conceptual buildable areas for Lots 2 through 9 are 1400 square feet. Lots 2 through 9 lot areas are 3,000.2 square feet.  $1400 \div 3,000.2 = 46.66\%$  lot coverage.***

***The conceptual buildable area for Lot 10 is 1400 square feet. Lot 10 area is 3,594 square feet.  $1400 \div 3,594 = 38.95\%$  lot coverage.***

### **18.22.100 Common wall requirements.**

The following requirements shall apply to a townhome:

1. If each dwelling is on a separate lot, the common wall shall coincide exactly with the property line separating the units.

***All of the common walls planned for Lots 1 through 10 will coincide exactly with the property lines.***

2. Each dwelling unit shall have independent utilities and addresses.

***All of the dwelling units on Lots 1 through 10 will have separate and independent utility services and addresses.***

3. Prior to the initial occupancy, an agreement shall be recorded with Linn County stating how issues relating to liability and maintenance and care of the common areas will be resolved between the owners of each dwelling.

***Care and maintenance agreements for the common walls within Lots 1 through 10 will be prepared and recorded with Linn County prior to the sale or occupancy of any of the Lots or dwellings.***

### **Prepared by:**

Michael R. Dahrens, PLS  
SSW Engineers Inc.

### **Attachments:**

- Copy of approval for Linn County Surveyor's Office for the proposed name of the subdivision – SHADOWOOD.
- Copy of Assessors map with the subject property highlighted.
- Copy of Land Partition Plat No. 2012-14 with property highlighted.
- 2017 Aerial Photo from Linn County GIS
- Zoning Map
- Title Report

LINN COUNTY  
SURVEYOR'S OFFICE

Pd. 8-6-20

3.


**SUBDIVISION PLAT NAMING**

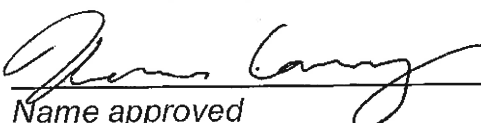
I request that the Linn County Surveyor's Office reserve the following subdivision name:

PROPOSED NAME OF SUBDIVISION:	SHADOWOOD
MAP AND TAX LOT NUMBER:	Map 15S-04W-15, Tax Lot 3000
CITY JURISDICTION (Which City?) OR COUNTY JURISDICTION:	Harrisburg, OR
SURVEYOR'S NAME:	Michael R. Dahrens, OR LS 60052
OWNER'S NAME:	William R. Wood

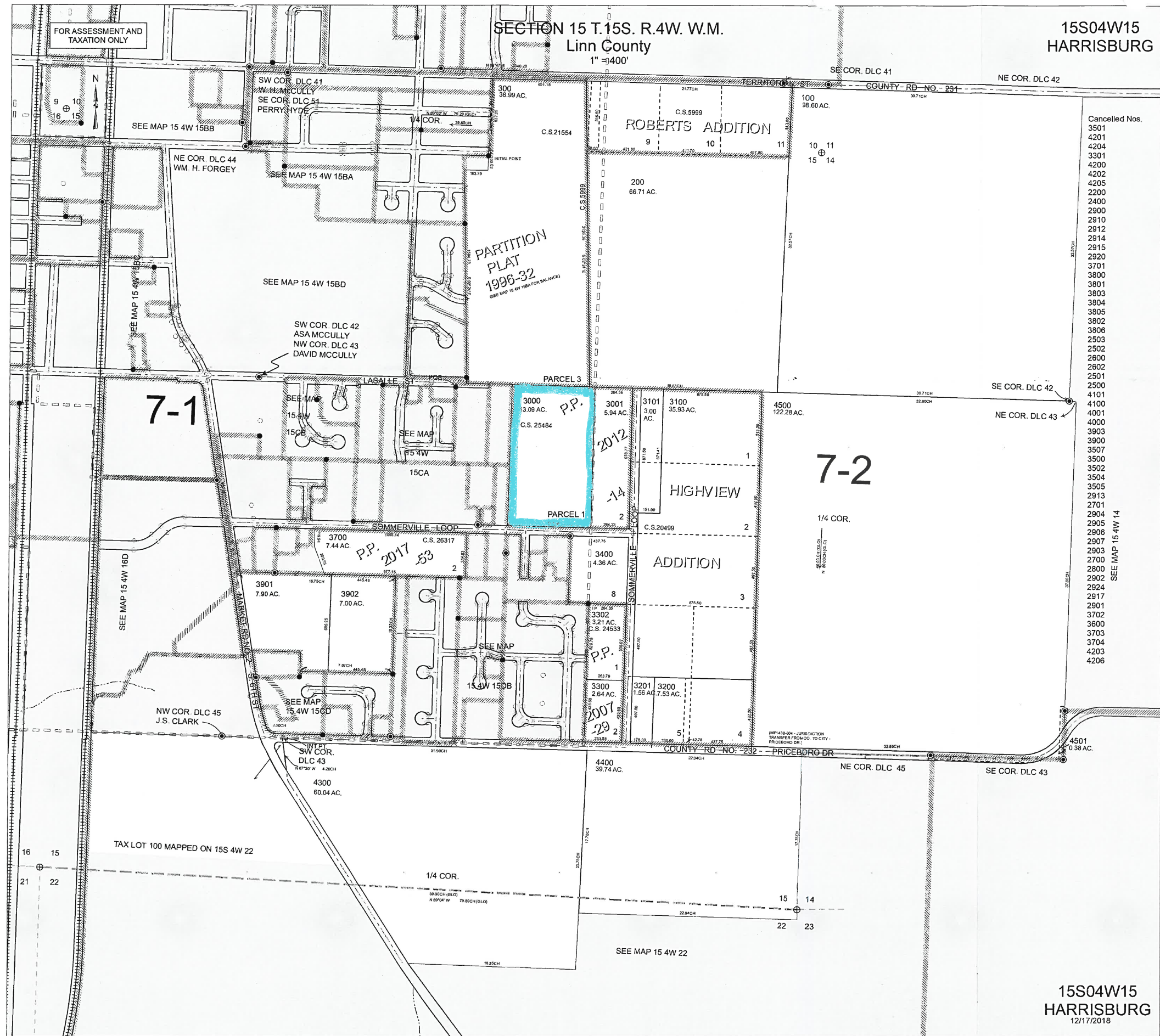
I understand that if the name is not used within one year, it will be automatically canceled.

Name of person reserving name: Michael R. Dahrens, SSW Engineers Inc.  
Address: 2350 Oakmont Way, Suite 105, Eugene, OR 97401  
Telephone number: 541-485-8383 Fax number: 541-485-8384  
Email: miked@sswengineers.com

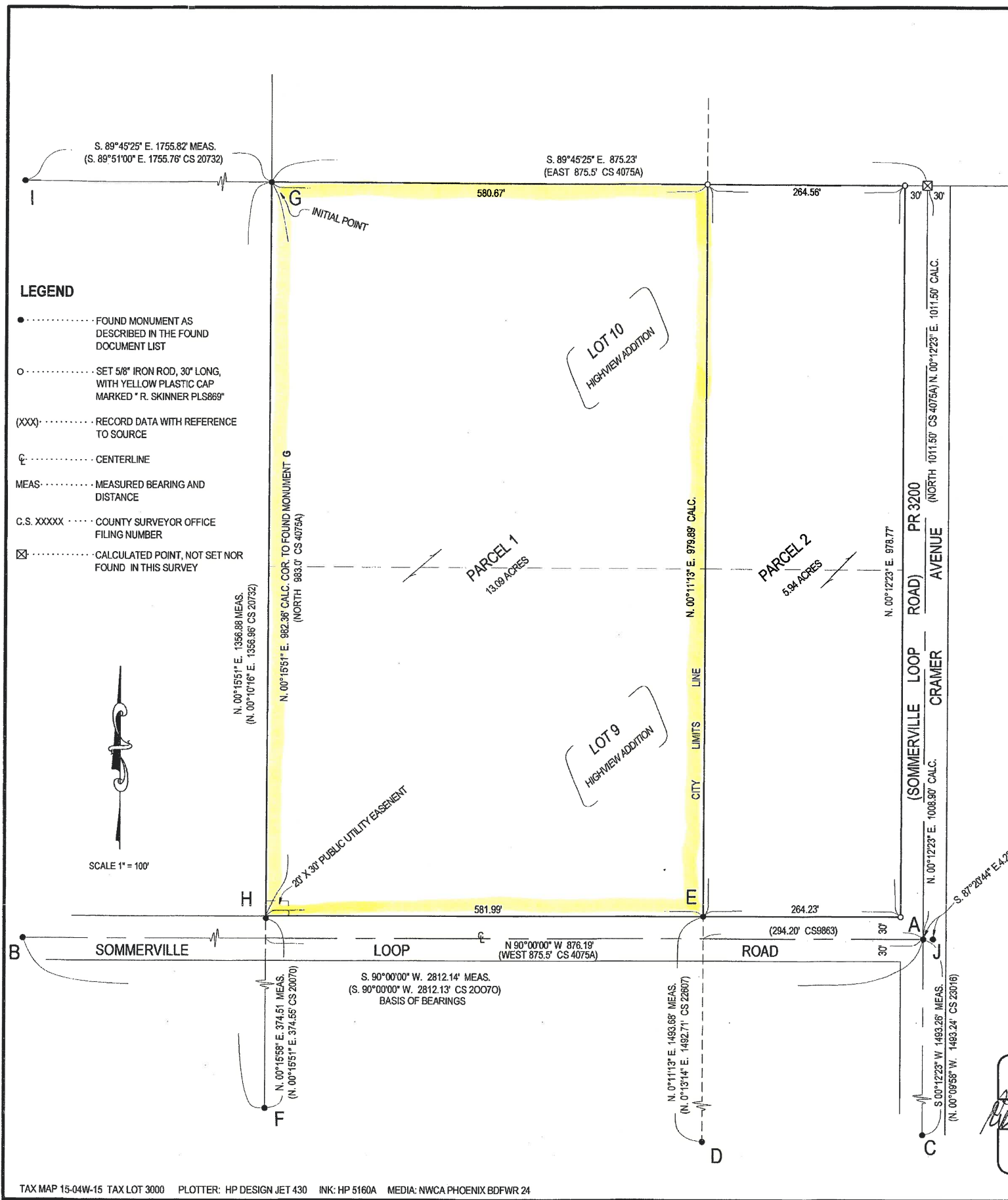
Signature:  Date: 8-04-2020

 8-6-2020  
Name approved Date  
Linn County Surveyor's Office

**92.090 Approval of subdivision plat names; requisites for approval of tentative subdivision or partition plan or plat.** (1) Subdivision plat names shall be subject to the approval of the county surveyor or, in the case where there is no county surveyor, the county assessor. No tentative subdivision plan or subdivision plat of a subdivision shall be approved which bears a name similar to or pronounced the same as the name of any other subdivision in the same county, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name. All subdivision plats must continue the lot numbers and, if used, the block numbers of the subdivision plat of the same name last filed. On or after January 1, 1992, any subdivision submitted for final approval shall not use block numbers or letters unless such subdivision is a continued phase of a previously recorded subdivision, bearing the same name, that has previously used block numbers or letters.







C.S. 25484  
PARTITION PLAT NO. 2012- 14

REPLAT OF LOTS 9 & 10, HIGHVIEW ADDITION TO HARRISBURG  
FOR  
FRANKIE M. POWELL SURVIVOR'S TRUST &  
RODNEY L. POWELL FAMILY TRUST  
SITUATED IN THE NE 1/4 OF SECTION 15, T.15S., R.4W., W.M.  
LINN COUNTY, OREGON

DATE OF SURVEY: FEBRUARY 2, 2012  
CITY OF HARRISBURG LAND USE FILE NO. 2011-292

**FOUND MONUMENT LIST**

- "A" FOUND 2" DIAM ALUMINUM CAP ON 5/8" IRON ROD IN CONCRETE, STAMPED "LINN CO. G.P.S. 94208 1994"
- "B" FOUND 3-1/2" DIAM. BRASS CAP STAMPED "LINN CO. G.P.S. 94209 RESET 1997 PLS 1039"
- "C" FOUND 2" DIAM. ALUMINUM CAP STAMPED "LINN CO. GPS RESET 2002 GPS 94207" (CS 23381)
- "D" FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 655", SET IN CS 22607 AS A POINT ON THE HARRISBURG CITY LIMITS LINE.
- "E" FOUND 1/2" IRON ROD IN CONCRETE, (SHOWN AS "SET CONCRETE" IN CS 9863) SAID CS 9863 REPORTS THIS MONUMENT WAS TO BE SET ON THE EAST CITY LIMITS LINE AND THE NORTH LINE OF SOMMERVILLE LOOP ROAD. THIS MONUMENT ACTUALLY FALLS SOUTH 0.15' OF SAID NORTH LINE.
- "F" FOUND 2" IRON PIPE, INITIAL POINT OF "HIGHVIEW ADDITION" TO HARRISBURG, DESCRIBED IN PLAT AS A 2-1/2" GALVANIZED IRON PIPE, REPORTED IN VARIOUS SURVEYS OF RECORD AS A 2" IRON PIPE.
- "G" FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SKINNER & ASSOC. INC.", SET IN CS 20732 AS THE NORTHWEST CORNER OF LOT 10 OF "HIGHVIEW ADDITION" TO HARRISBURG.
- "H" FOUND 1/2" IRON ROD, SET IN CS 11912, WAS SET 1.00' SOUTHERLY OF TRUE CORNER AS A REFERENCE, ACTUALLY FALLS S. 0°15'51" W. 1.07' FROM TRUE CORNER.
- "I" FOUND 3-1/4" ALUMINUM CAP STAMPED "T15S R4W, SW DLC 42, DLC 44, NW DLC 45, S 15, LS 431, 1992", FALLS IN MIDDLE OF LASALLE STREET, REMON. BOOK 15, 58.
- "J" FOUND 3/4" IRON PIPE, SET IN CS 8778

**REFERENCES**

- HIGHVIEW ADDITION TO HARRISBURG ..... CS 4075-A
- RECORD OF SURVEY FOR CITY OF HARRISBURG ..... CS 9863
- PARTITION PLAT NO. 1997-17 ..... CS 21838
- RECORD OF SURVEY FOR WOOD HOMES INCORPORATED ..... CS 22607
- RECORD OF SURVEY FOR LINN COUNTY ..... CS 23106
- PARTITION PLAT NO. 2007-24 ..... CS 24533
- BARGAIN & SALE DEED, DOCUMENT NO. 2008-19190 LINN COUNTY RECORDS OF DEEDS
- 20' X 30' PUBLIC UTILITY EASEMENT, VOL. 1114, PAGE 236 LINN COUNTY RECORDS OF DEEDS

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT LOT'S 9 AND 10, OF HIGHVIEW ADDITION TO THE CITY OF HARRISBURG AS RECORDED IN VOLUME 6, PAGE 8, OF THE LINN COUNTY OREGON PLAT RECORDS.

THE BASIS OF BEARINGS IS THE LINE BETWEEN FOUND MONUMENTS A AND B, ON WHICH THE RECORD BEARING OF CS 20070 IS APPLIED.

THE NORTH LINE OF THIS PARTITION IS BASED UPON A EASTERLY EXTENSION OF THE LINE BETWEEN FOUND MONUMENTS I AND G. THE SOUTH LINE IS THE NORTHERLY RIGHT-OF-WAY LINE OF SOMMERVILLE LOOP ROAD BEING NORTH 30.00 FEET AND PARALLEL WITH ITS CENTERLINE BEING BETWEEN FOUND MONUMENTS A AND B. THE EAST LINE IS THE WESTERLY RIGHT-OF-WAY LINE OF CRAMER AVENUE, BEING WEST 30.00 FEET AND PARALLEL WITH ITS CENTERLINE BEING EXTENDED NORTHERLY BETWEEN FOUND MONUMENTS C AND A. THE PARTITIONS WEST LINE IS BASED UPON THE LINE BETWEEN FOUND MONUMENTS F AND G.

THE LINE BETWEEN PARCEL 1 AND 2 IS THE CITY OF HARRISBURG'S CITY LIMITS LINE. ITS POSITION IS BASED UPON A NORTHERLY EXTENSION OF THE LINE BETWEEN FOUND MONUMENTS D AND E TO ITS INTERSECTION WITH THE NORTH LINE.



C.S. 25484  
PARTITION PLAT NO. 2012- 14

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE FRANKIE M. POWELL SURVIVOR'S TRUST AND THE RODNEY L. POWELL FAMILY TRUST, ARE THE OWNERS OF RECORD OF THE LAND REPRESENTED ON THIS PARTITION MAP AND PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS 1 AND 2 AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92.

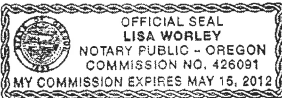
Cary A. Powell Trustee 3-30-12  
CARY A. POWELL, TRUSTEE DATE

ACKNOWLEDGMENT

STATE OF OREGON )  
COUNTY OF Linn ) S.S.

THIS IS TO CERTIFY THAT ON THIS 30<sup>th</sup> DAY OF March, 2012, BEFORE ME A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR CARY A. POWELL TRUSTEE OF THE FRANKIE M. POWELL SURVIVOR'S TRUST AND ALSO TRUSTEE OF THE RODNEY L. POWELL FAMILY TRUST, WHO ARE THE PERSONS THAT ACKNOWLEDGED SAID INSTRUMENT IS THEIR VOLUNTARY ACT AND DEED.

Lisa Worley  
NOTARY SIGNATURE  
Lisa Worley  
NOTARY PUBLIC FOR OREGON (PRINTED NAME)  
COMMISSION NO. 426091  
MY COMMISSION EXPIRES May 15, 2012

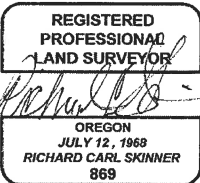


SURVEYORS CERTIFICATE

I, RICHARD C. SKINNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON SO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE CORNERS OF THE LAND DEPICTED HERON AS PARCEL 1 AND PARCEL 2, AND THAT I HAVE CORRECTLY SHOWN THE LANDS REPRESENTED HEREON. THE EXTERIOR BOUNDARY OF THIS LAND IS KNOWN AS:

LOT'S 9 & 10, HIGHVIEW ADDITION TO THE CITY OF HARRISBURG, IN SECTION 15, T. 15 S., R. 4 W., W.M., AS RECORDED IN VOLUME 6, PAGE 8 OF LINN COUNTY OREGON PLAT RECORDS.

Richard C. Skinner  
RICHARD C. SKINNER, PLS



I, RICHARD C. SKINNER, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

REPLAT OF LOTS 9 & 10, HIGHVIEW ADDITION TO HARRISBURG  
FOR  
FRANKIE M. POWELL SURVIVOR'S TRUST &  
RODNEY L. POWELL FAMILY TRUST  
SITUATED IN THE NE 1/4 OF SECTION 15, T.15S., R.4W., W.M.  
LINN COUNTY, OREGON

DATE OF SURVEY: FEBRUARY 2, 2012  
CITY OF HARRISBURG LAND USE FILE NO. 2011-292

APPROVALS

STATE OF OREGON )  
COUNTY OF LINN ) S.S.

WE THE UNDERSIGNED HAVE EXAMINED AND APPROVE THE PORTION OF THIS PLAT AS REQUIRED BY DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.  
CITY OF HARRISBURG LAND USE FILE NO. 2011-292

Scott Culver  
CHAIRMAN, HARRISBURG PLANNING COMMISSION

4/3/12  
DATE

Ronald P. Staedlin  
HARRISBURG CITY ENGINEER

4/4/12  
DATE

Thomas J. Casey DEPUTY  
LINN COUNTY SURVEYOR  
CHARLES W. 61883

4/5/12  
DATE

Robert Wheelodon by Deborah Pinkerton  
DIRECTOR, LINN COUNTY PLANNING & BUILDING

4/5/12  
DATE

RECORDER'S STATEMENT

STATE OF OREGON )  
COUNTY OF LINN ) S.S.

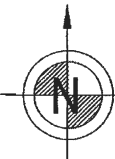
I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD BOOK OF PARTITION PLATS AS PLAT NO. 2012-14, ON THIS 5<sup>th</sup> DAY OF APRIL, 2012 AT 11:39 O'CLOCK A M.; TARGET SHEET RECORDED AS DOCUMENT NO. 2012-04845

BY: Sean M. Wilson DEPUTY  
STEVE DRUCKENMILLER LINN COUNTY CLERK

ASSESSOR'S STATEMENT

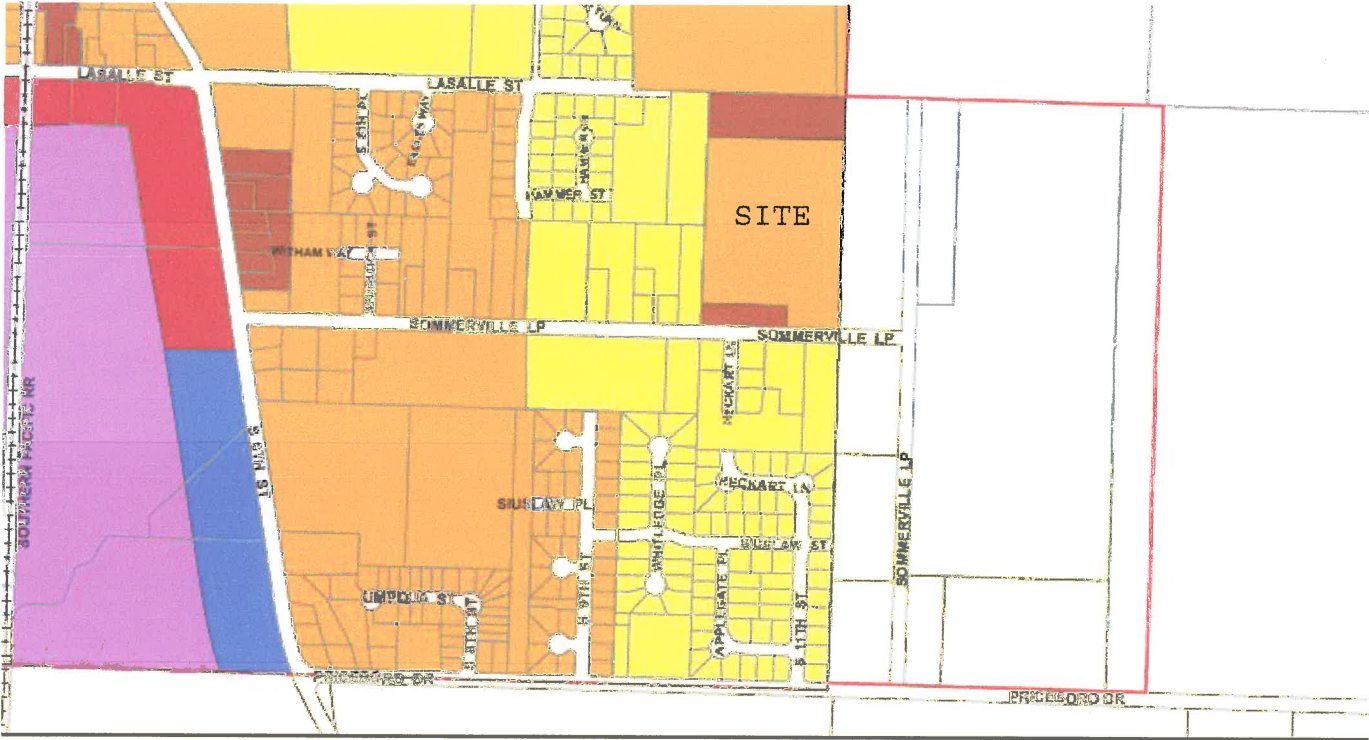
I HEREBY CERTIFY THAT ALL TAXES OF THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THIS 4<sup>th</sup> DAY OF APRIL, 2012

Mark Noakes  
LINN COUNTY TAX COLLECTOR/ASSESSOR









# Zoning

City of Harrisburg, Oregon  
Effective Date: April 8, 2014

1 inch = 283 feet



## Legend

### City Zoning

- C-1, COMMERCIAL
- M-1, LIMITED INDUSTRIAL
- M-2, GENERAL INDUSTRIAL
- R-1, SINGLE-FAMILY RESIDENTIAL
- R-2, MULTI-FAMILY RESIDENTIAL
- R-3, MULTI-FAMILY RESIDENTIAL
- GREENWAY SPECIAL PURPOSE DISTRICT

- City Limits
- Ugb
- taxlots



320 Church St. NE, Salem, OR 97301  
 PHONE (503)581-1431 FAX (503)364-8716

## STATUS OF RECORD TITLE

Richard Wood  
 Wood Construction & Development, LLC  
 5125 NW Greenwood Ave.  
 Redmond, OR 97756  
 Your Reference No. NYA Summerville Loop

October 15, 2020  
 Title Number: 407384AM  
 Title Officer: Carlee Novak  
 Fee: \$200.00

### We have searched the status of record title as to the following described property:

Parcel 1, PARTITION PLAT NO. 2012-14, according to the official plat thereof, recorded April 5, 2012, Recording No. 2012-004845, Linn County, Oregon

### Vestee:

**William R. Wood**

and dated as of **September 11, 2020** at 7:30 a.m.

### Said property is subject to the following on record matters:

#### Tax Information:

Taxes assessed under Code No. 00701 Account No. 325288 Map No. 15S-04W-15 03000

NOTE: The 2019-2020 Taxes: \$157.08, are Paid

1. Taxes assessed under Code No. 00701 Account No. 325288 Map No. 15S-04W-15 03000  
 The 2020-2021 Taxes: A lien not yet due or payable.
2. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
3. City liens, if any, of the City of Harrisburg.  
 (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$25.00 per account will be added if a search is requested)
4. The property lies within and is subject to the levies and assessments of the Linn Soil and Water Conservation District.
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
 Granted To: City of Harrisburg, an Oregon municipal corporation  
 Recorded: June 30, 2000  
 Instrument No.: MF Volume: 1114 Page: 236
6. Easements as shown on the Partition Plat No. 2012-14.

7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: PacifiCorp, an Oregon Corporation  
Recorded: May 10, 2016  
Instrument No.: 2016-07262
8. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

*"Superior Service with Commitment and Respect for Customers and Employees"*

MAP 15 4W 15BD

SW COR. DLC 42  
ASA MCCULLY  
NW COR. DLC 43  
DAVID MCCULLY

PARTITION  
PLAT  
1996-32  
(SEE MAP 15 4W 15BA FOR BALANCE)

PARCEL 3

3000  
13.09 AC.  
C.S. 25484

3001  
5.94 AC.

3101  
3.00 AC.

3100  
35.93 AC.

4500  
122.28 AC.

SEE MAP  
15 4W  
15CB

SEE MAP

15CA



2012

14

PARCEL 1

HIGHVIEW

7

1/4 C

SOMMERVILLE LOOP

C.S. 20409

3700  
7.44 AC.

P.P.

2017

53

2

2

3902  
7.00 AC.

7.07CH

445.40

SEE MAP

15 4W 15DB

SEE MAP  
15 4W 15CD

3400  
4.36 AC.

3302  
3.21 AC.  
C.S. 24533

P.P.

1

3300  
2.64 AC.

2007

-29

2

ADDITION

8

P.P.

2012

1

C.S. 24533

P.P.

2007

-29

2

3201

1.56 AC.

3200

7.53 AC.

5

4

3

2

1

0

-1

-2

-3

-4

-5

-6

-7

-8

-9

-10

-11

-12

-13

-14

-15

-16

-17

-18

-19

-20

-21

-22

-23

-24

-25

-26

-27

-28

-29

-30

-31

-32

-33

-34

-35

-36

-37

-38

-39

-40

-41

-42

-43

-44

-45

-46

-47

-48

-49

-50

-51

-52

-53

-54

-55

-56

-57

-58

-59

-60

-61

-62

-63

-64

-65

-66

-67

-68

-69

-70

-71

-72

-73

-74

-75

-76

-77

-78

-79

-80

-81

-82

-83

-84

-85

-86

-87

-88

-89

-90

-91

-92

-93

-94

-95

-96

-97

-98

-99

-100

-101

-102

-103

-104

-105

-106

-107

-108

-109

-110

-111

-112

-113

-114

-115

-116

-117

-118

-119

-120

-121

-122

-123

-124

-125

-126

-127

-128

-129

-130

-131

-132

-133

-134

-135

-136

-137

-138

-139

-140

-141

-142

-143

-144

-145

-146

-147

-148

-149

-150

-151

-152

-153

-154

-155

-156

-157

-158

-159

-160

-161

-162

-163

-164

-165

-166

-167

-168

-169

-170

-171

-172

-173

-174

-175

-176

-177

-178

-179

-180

-181

-182

-183

-184

-185

-186

-187

-188

-189

-190

-191

-192

-193

-194

-195

-196

-197

-198

-199

-200

-201

-202

-203

-204

-205

-206

-207

-208

-209

-210

-211

-212

-213

-214

-215

-216

-217

-218

-219

-220

-221

-222

-223

-224

-225

-226

-227

-228

-229

-230

-231

-232

-233

-234

-235

-236

-237

-238

-239

-240

-241

-242

-243

-244

-245

-246

-247

-248

-249

-250

-251

-252

-253

-254

-255

-256

-257

-258

-259

-260

-261

-262

-263

-264

-265

-266

-267

-268

-269

-270

-271

-272

-273

-274

-275

-276

-277

-278

-279

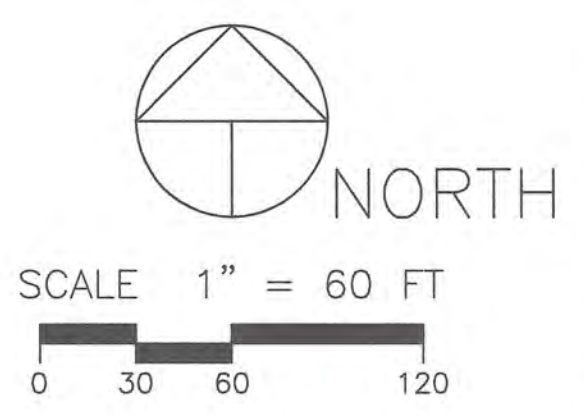
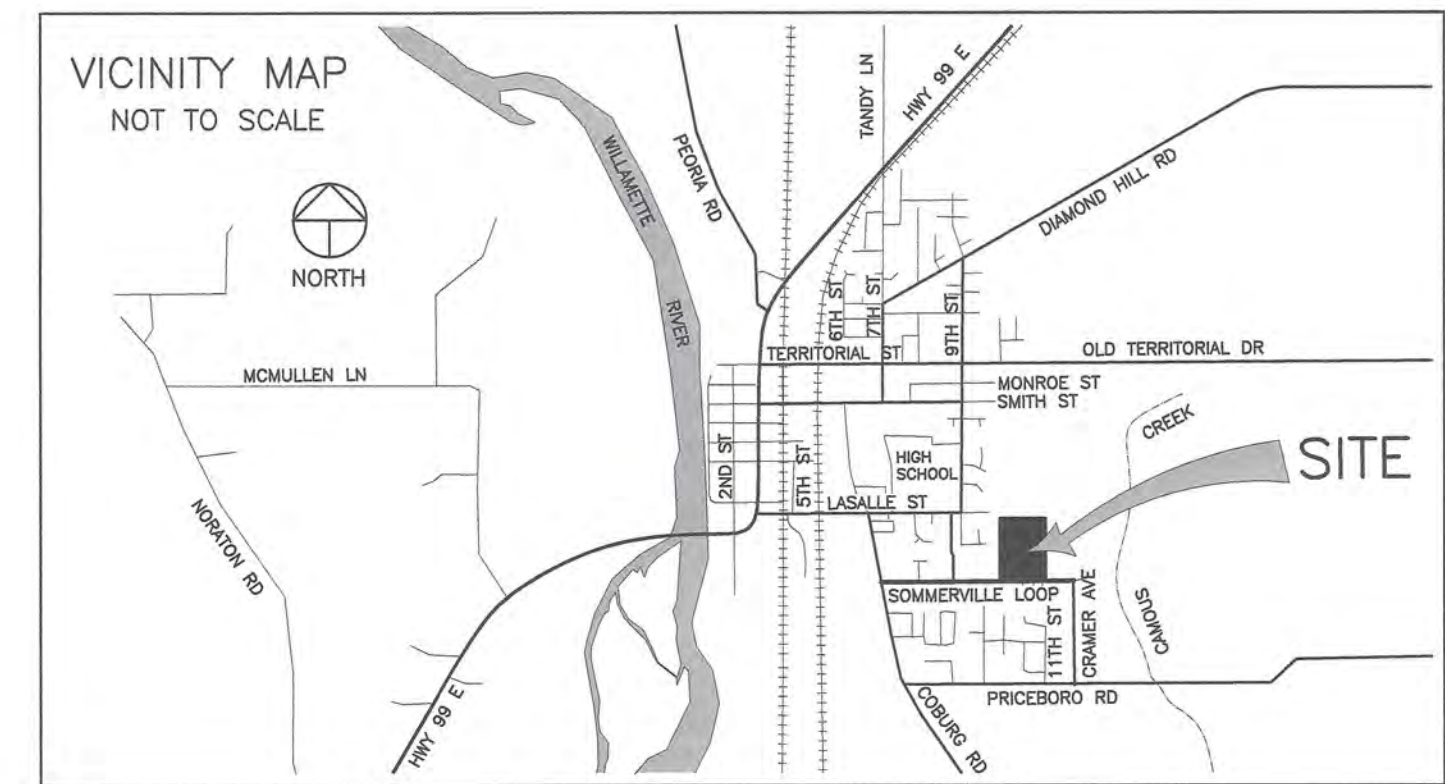
-280

-281

-282



PRELIMINARY PLAT OF SHADOWWOOD  
HARRISBURG, OREGON



DRAWING INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	CONCEPTUAL LOT LAYOUT
4	PHASE 1 DETAILED LOT LAYOUT PLAN
5	PHASE 1 PROPOSED IMPROVEMENT PLAN

PROJECT CONTACTS	PROJECT CONTACTS
OWNER/SUBDIVIDER:	SURVEYOR:
WOOD CONSTRUCTION & DEVELOPMENT, LLC	SSW ENGINEERS INC
5125 NW GREENWOOD AVENUE	2350 OAKMONT WAY, SUITE 105
REDMOND, OR 97756	EUGENE, OR 97401
(541) 654-1731	(541) 485-8383
CONTACT: RICHARD WOOD	MICHAEL R. DAHRENS, PLS
EMAIL: RichardWD@aol.com	EMAIL: miked@sswengineers.com
CIVIL ENGINEER:	
SSW ENGINEERS INC	
2350 OAKMONT WAY, SUITE 105	
EUGENE, OR 97401	
(541) 485-8383	
CONTACT: MICHAEL DAHRENS	
EMAIL: miked@sswengineers.com	
ENGINEER OF RECORD:	
SCOTT ROBINSON-TSCHEU, P.E.	

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Michael Dahrens*  
OREGON  
JULY 11, 2000  
MICHAEL R. DAHRENS  
60052  
RENEWS: 12-31-2021

**SSW ENGINEERS INC**  
CIVIL • STRUCTURAL • BUILDING DESIGN  
SURVEYING • LAND USE PLANNING  
2350 Oakmont Way, Suite 105  
Eugene, Oregon 97401  
(541) 485-8383  
FAX (541) 485-8384  
www.sswengineers.com

PRELIMINARY PLAT OF SHADOWWOOD SUBDIVISION  
FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC  
MAP 15S-04W-15, TAX LOT 3000  
HARRISBURG, LINN COUNTY, OREGON

REVISIONS	
date	by

COVER SHEET

job 20-7780  
drawn NEG  
date 12/07/2020  
checked MRD  
filed  
SHEET  
1





2350 Oakmont Way, Suite 105  
Eugene, Oregon 97401  
(541) 485-8383  
FAX (541) 485-8384  
[www.sswengineers.com](http://www.sswengineers.com)

PRELIMINARY PLAT OF SHADOWWOOD SUBDIVISION  
FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC  
MAP 15S-04W-15, TAX LOT 3000  
HARRISBURG, LINN COUNTY, OREGON

## REVISIONS

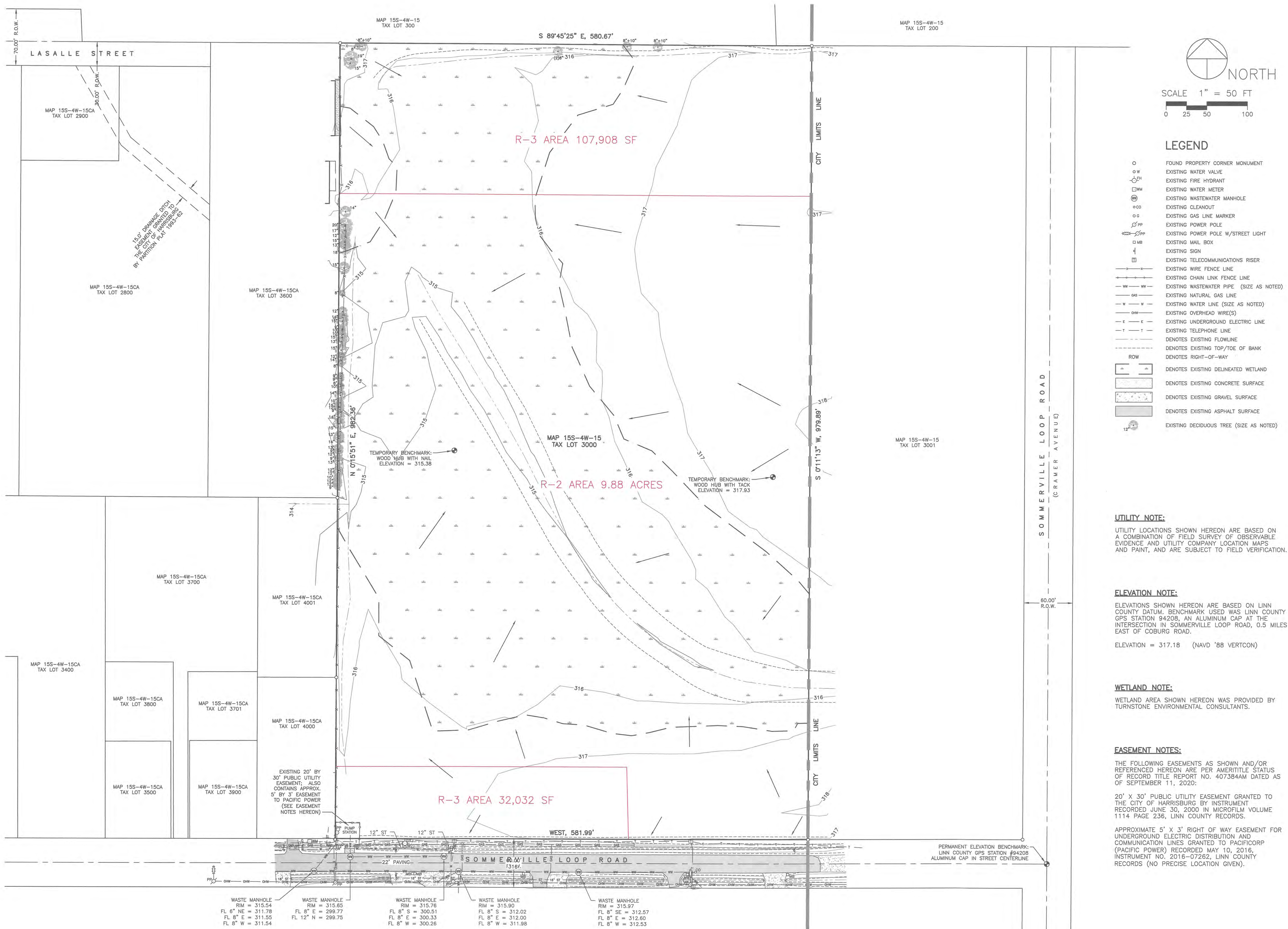
date \_\_\_\_\_ by \_\_\_\_\_

## EXISTING CONDITIONS PLAN

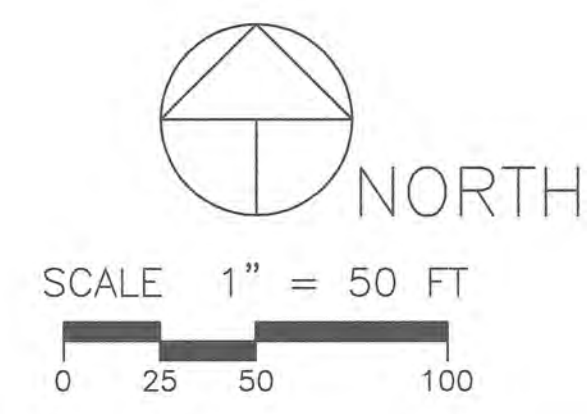
job	20-7780
drawn	NEG
date	12/07/2020
checked	MRD
filed	

SHEET

2







NOTE:  
THE FUTURE LOTS SHOWN HEREON ARE CONCEPTUAL IN NATURE TO SHOW A POSSIBLE DEVELOPMENT PLAN THAT CAN COMPLY WITH THE ZONING STANDARDS FOR RESIDENTIAL DEVELOPMENT IN THE R-2 AND R-3 ZONED PORTIONS OF THE PROPERTY.  
PHASE 1 OF SHADOWOOD SUBDIVISION IS ONLY THE LOTS ALONG SOMMERVILLE LOOP AS SHOWN HEREON. THE REMAINING PORTION OF THE PROPERTY WOULD BE PLATTED AS ONE LARGE LOT IN THE PHASE 1 PLAT FOR FUTURE DEVELOPMENT. REFER TO THE DETAILED DEVELOPMENT PLAN ON SHEET 4 FOR MORE INFORMATION ON THE LOTS ALONG SOMMERVILLE LOOP.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Michael Rabe*  
OREGON  
JULY 11, 2000  
MICHAEL R. DAHRENS  
60052  
RENEWS: 12-31-2021

**SSW**  
ENGINEERS  
CIVIL • STRUCTURAL • BUILDING DESIGN  
SURVEYING • LAND USE PLANNING  
2350 Oakmont Way, Suite 105  
Eugene, Oregon 97401  
(541) 485-8383  
FAX (541) 485-8384  
www.sswengineers.com

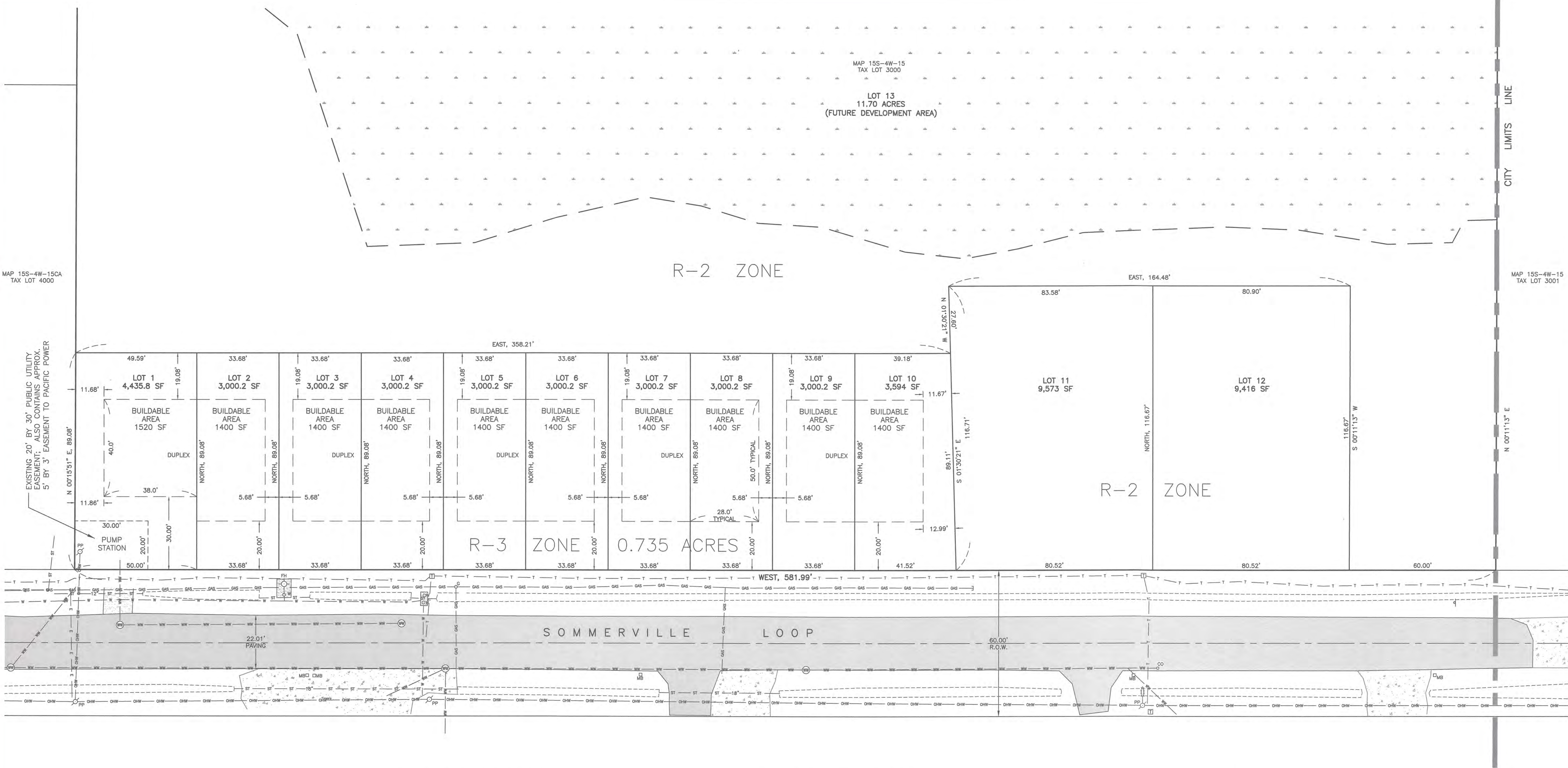
PRELIMINARY PLAT OF SHADOWOOD SUBDIVISION  
FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC  
MAP 15S-04W-15, TAX LOT 3000  
HARRISBURG, LINN COUNTY, OREGON

REVISIONS  
date by

CONCEPTUAL  
LOT  
LAYOUT

Job drawn 20-7780  
date NEG  
checked 12/07/2020  
filed MRD  
SHEET  
3





HIGH DENSITY RESIDENTIAL ZONE R-3

DENSITY: MINIMUM 12 RESIDENTIAL UNITS PER NET ACRE  
0.735 ACRES X 12 = 8.82 UNITS MINIMUM  
10 UNITS SHOWN

LOT SIZE AND FRONTAGE:

MINIMUM LOT AREA = 3,000 SQUARE FEET  
MINIMUM LOT WIDTH AT THE FRONT PROPERTY LINE = 20.00 FEET

SETBACK REQUIREMENTS:

FRONT YARD SETBACK SHALL BE MINIMUM 12 FEET, EXCEPT THAT A GARAGE OR CARPORT SHALL BE SET BACK A MINIMUM OF 18 FEET.

EACH SIDE YARD SHALL BE A MINIMUM OF 5 FEET, EXCEPT THAT NO SETBACK IS REQUIRED WHERE A COMMON WALL SEPARATES TWO ADJOINING DWELLINGS.

THE REAR YARD SHALL BE A MINIMUM OF 15 FEET.

LOT COVERAGE:

BUILDINGS SHALL NOT OCCUPY MORE THAN 75% OF THE LOT AREA.

LOT 1 BUILDABLE AREA SHOWN = 1520 SQUARE FEET  
LOT AREA = 4,435.8 SQUARE FEET  
1520 / 4435.8 = 34.27% LOT COVERAGE

LOTS 2-9 BUILDABLE AREA SHOWN = 1400 SQUARE FEET  
LOT AREA = 4,435.8 SQUARE FEET  
1400 / 3000.2 = 46.66% LOT COVERAGE

LOT 10 BUILDABLE AREA SHOWN = 1400 SQUARE FEET  
LOT AREA = 3,594 SQUARE FEET  
1400 / 3594 = 38.95% LOT COVERAGE

MEDIUM DENSITY RESIDENTIAL ZONE R-2

DENSITY: MAXIMUM OF 12 RESIDENTIAL UNITS PER NET ACRE  
0.436 ACRES X 12 = 5.23 UNITS MAXIMUM

LOT SIZE AND FRONTAGE:

MINIMUM LOT AREA = 7,000 SQUARE FEET  
DUPLEX ON SINGLE LOT: MINIMUM LOT AREA IS 8,000 SQUARE FEET  
MINIMUM LOT WIDTH AT THE FRONT PROPERTY LINE = 60.00 FEET  
MINIMUM LOT DEPTH = 80.00 FEET

SETBACK REQUIREMENTS:

FRONT YARD SETBACK SHALL BE MINIMUM 15 FEET, EXCEPT THAT A GARAGE OR CARPORT SHALL BE SET BACK A MINIMUM OF 20 FEET.

EACH SIDE YARD SHALL BE A MINIMUM OF 5 FEET, EXCEPT THAT IN THE CASE OF A CORNER LOT, THE SIDE ABUTTING A STREET SHALL BE A MINIMUM OF 15.00 FEET.

THE REAR YARD SHALL BE A MINIMUM OF 20 FEET.



SCALE 1" = 20 FT  
0 10 20 40

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

EXISTING LEGEND

	EXISTING WATER VALVE		EXISTING NATURAL GAS LINE
	EXISTING FIRE HYDRANT		EXISTING WATER LINE (SIZE AS NOTED)
	EXISTING WATER METER		EXISTING OVERHEAD WIRE(S)
	EXISTING WASTEWATER MANHOLE		EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING CLEANOUT		EXISTING TELEPHONE LINE
	EXISTING GAS LINE MARKER		DENOTES EXISTING TOE OF BANK
	EXISTING POWER POLE		DENOTES RIGHT-OF-WAY
	EXISTING POWER POLE W/STREET LIGHT		DENOTES EXISTING DELINEATED WETLAND
	EXISTING MAIL BOX		DENOTES EXISTING CONCRETE SURFACE
	EXISTING SIGN		DENOTES EXISTING GRAVEL SURFACE
	EXISTING TELECOMMUNICATIONS RISER		DENOTES EXISTING ASPHALT SURFACE
	EXISTING WASTEWATER PIPE (SIZE AS NOTED)		

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Michael R. Dahrens

OREGON  
JULY 11, 2000  
MICHAEL R. DAHRENS  
60052  
RENEWS: 12-31-2021

SSW  
ENGINEERS INC.

CIVIL - STRUCTURAL - BUILDING DESIGN  
SURVEYING - LAND USE PLANNING

2350 Oakmont Way, Suite 105  
Eugene, Oregon 97401  
(541) 485-8383  
FAX (541) 485-8384  
www.sswengineers.com

PRELIMINARY PLAT OF SHADOWOOD SUBDIVISION  
FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC  
MAP 15S-04W-15, TAX LOT 3000  
HARRISBURG, LINN COUNTY, OREGON

REVISIONS

date	by

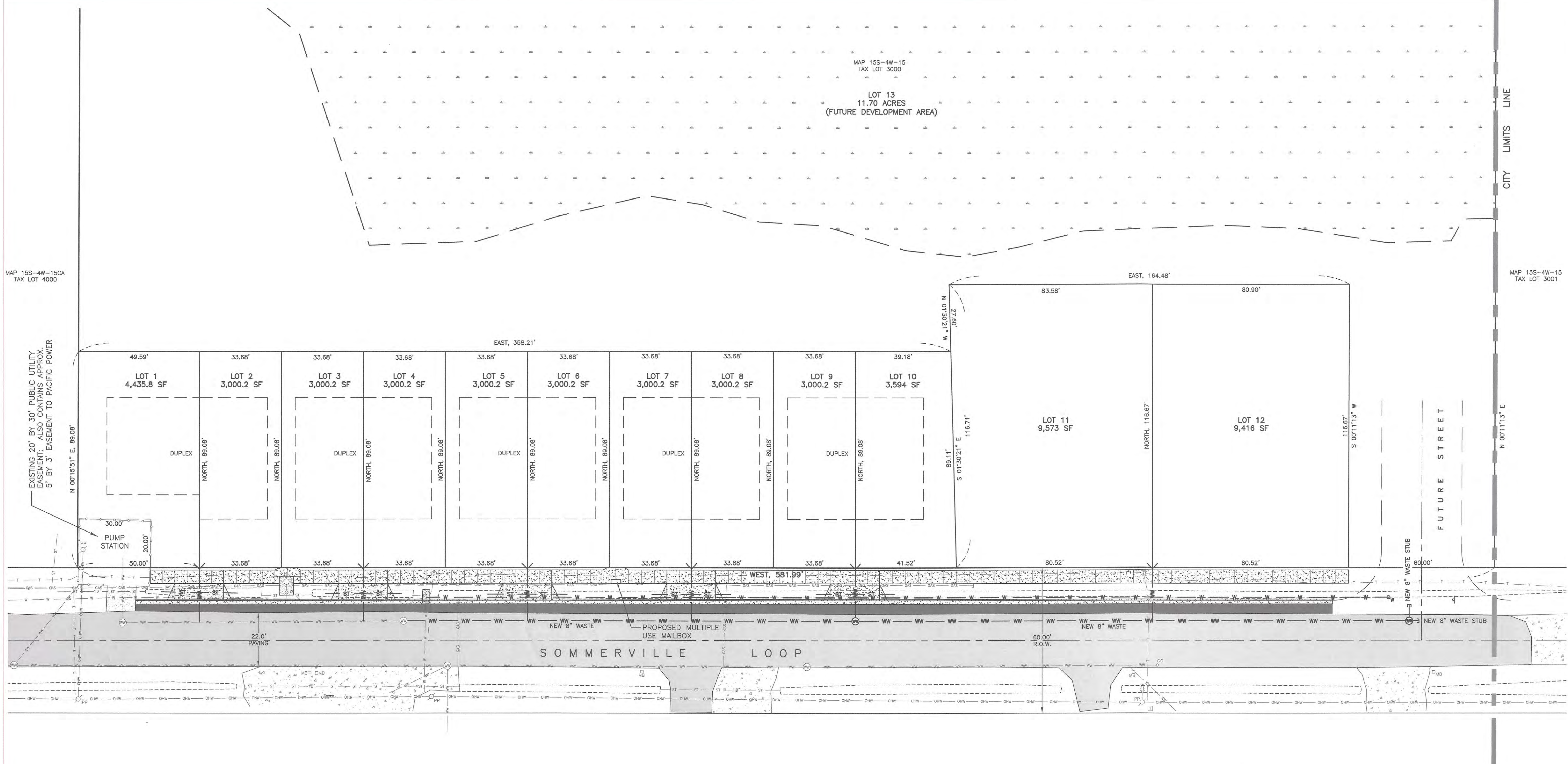
PHASE 1  
DETAILED  
LOT LAYOUT  
PLAN

job	20-7780
drawn	GAP
date	12/07/2020
checked	MRD
filed	

SHEET

4



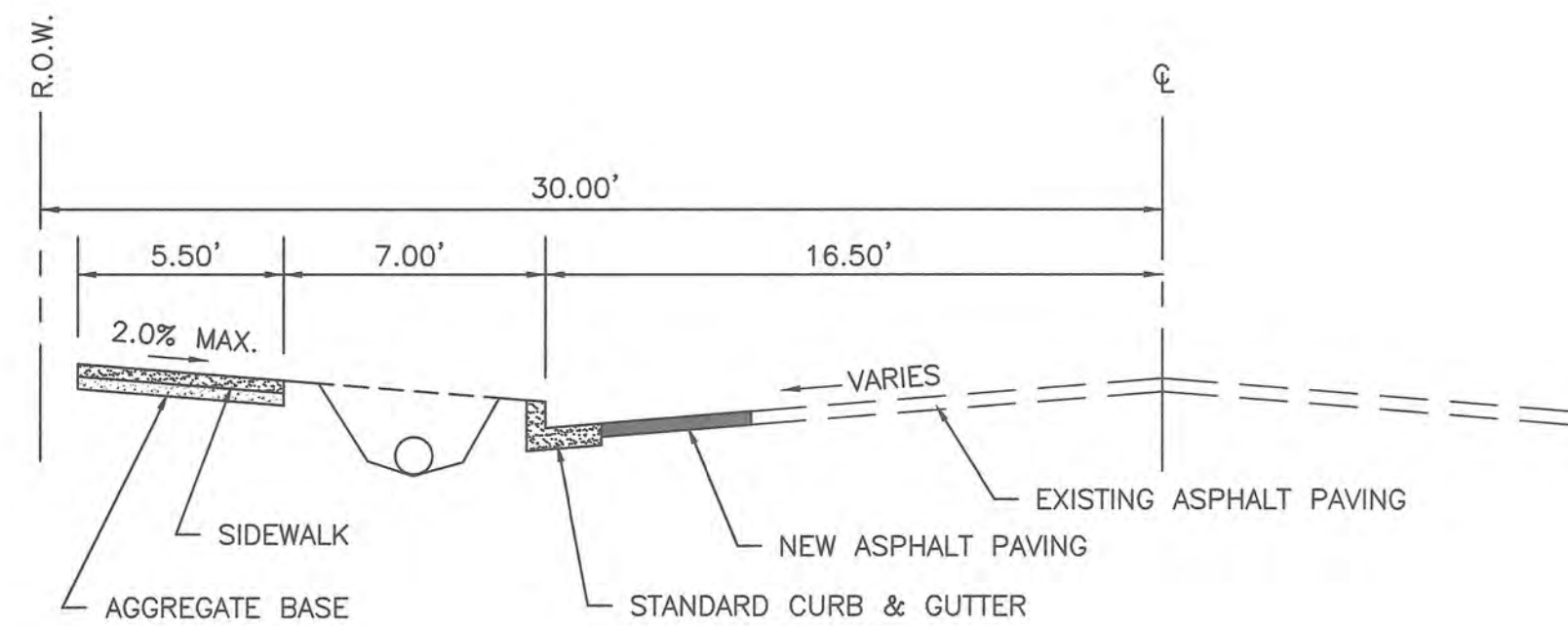


MAP 15S-4W-15CA  
TAX LOT 4000

MAP 15S-4W-15  
TAX LOT 3000

LOT 13  
11.70 ACRES  
(FUTURE DEVELOPMENT AREA)

MAP 15S-4W-15  
TAX LOT 3001



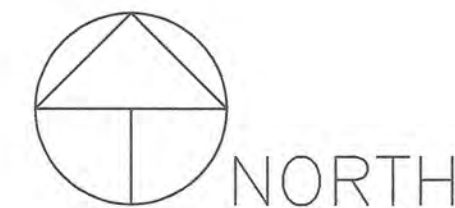
TYPICAL SECTION

PROPOSED LEGEND

- ⊙ W DENOTES PROPOSED WASTEWATER MANHOLE
- WW — DENOTES PROPOSED WASTEWATER LINE
- ST — DENOTES PROPOSED STORMWATER CULVERT
- W — DENOTES PROPOSED WATER MAIN
- ▨ DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED ASPHALT SURFACE

EXISTING LEGEND

- ⊙ W EXISTING WATER VALVE
- ⊙ FH EXISTING FIRE HYDRANT
- WM EXISTING WATER METER
- ⊙ WM EXISTING WASTEWATER MANHOLE
- ⊙ CO EXISTING CLEANOUT
- ⊙ G EXISTING GAS LINE MARKER
- ⊙ PP EXISTING POWER POLE
- ⊙ PP EXISTING POWER POLE W/STREET LIGHT
- MB EXISTING MAIL BOX
- ⊙ EXISTING SIGN
- ⊙ EXISTING TELECOMMUNICATIONS RISER
- W — EXISTING WASTEWATER PIPE (SIZE AS NOTED)
- GAS — EXISTING NATURAL GAS LINE
- W — EXISTING WATER LINE (SIZE AS NOTED)
- OHW — EXISTING OVERHEAD WIRE(S)
- E — EXISTING UNDERGROUND ELECTRIC LINE
- T — EXISTING TELEPHONE LINE
- — — — — DENOTES EXISTING TOE OF BANK
- — — — — DENOTES RIGHT-OF-WAY
- ▨ DENOTES EXISTING DELINEATED WETLAND
- ▨ DENOTES EXISTING CONCRETE SURFACE
- ▨ DENOTES EXISTING GRAVEL SURFACE
- ▨ DENOTES EXISTING ASPHALT SURFACE



SCALE 1" = 20 FT

0 10 20 40

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael Rahrns*

OREGON  
JULY 11, 2000  
MICHAEL R. DAHRENS  
60052  
RENEW: 12-31-2021



**SSW**  
**ENGINEERS**  
CIVIL • STRUCTURAL • BUILDING DESIGN  
SURVEYING • LAND USE PLANNING

2350 Oakmont Way, Suite 105  
Eugene, Oregon 97401  
(541) 485-8383  
FAX (541) 485-8384  
www.sswengineers.com

PRELIMINARY PLAT OF SHADOWOOD SUBDIVISION  
FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC  
MAP 15S-04W-15, TAX LOT 3000  
HARRISBURG, LINN COUNTY, OREGON

REVISIONS

date by

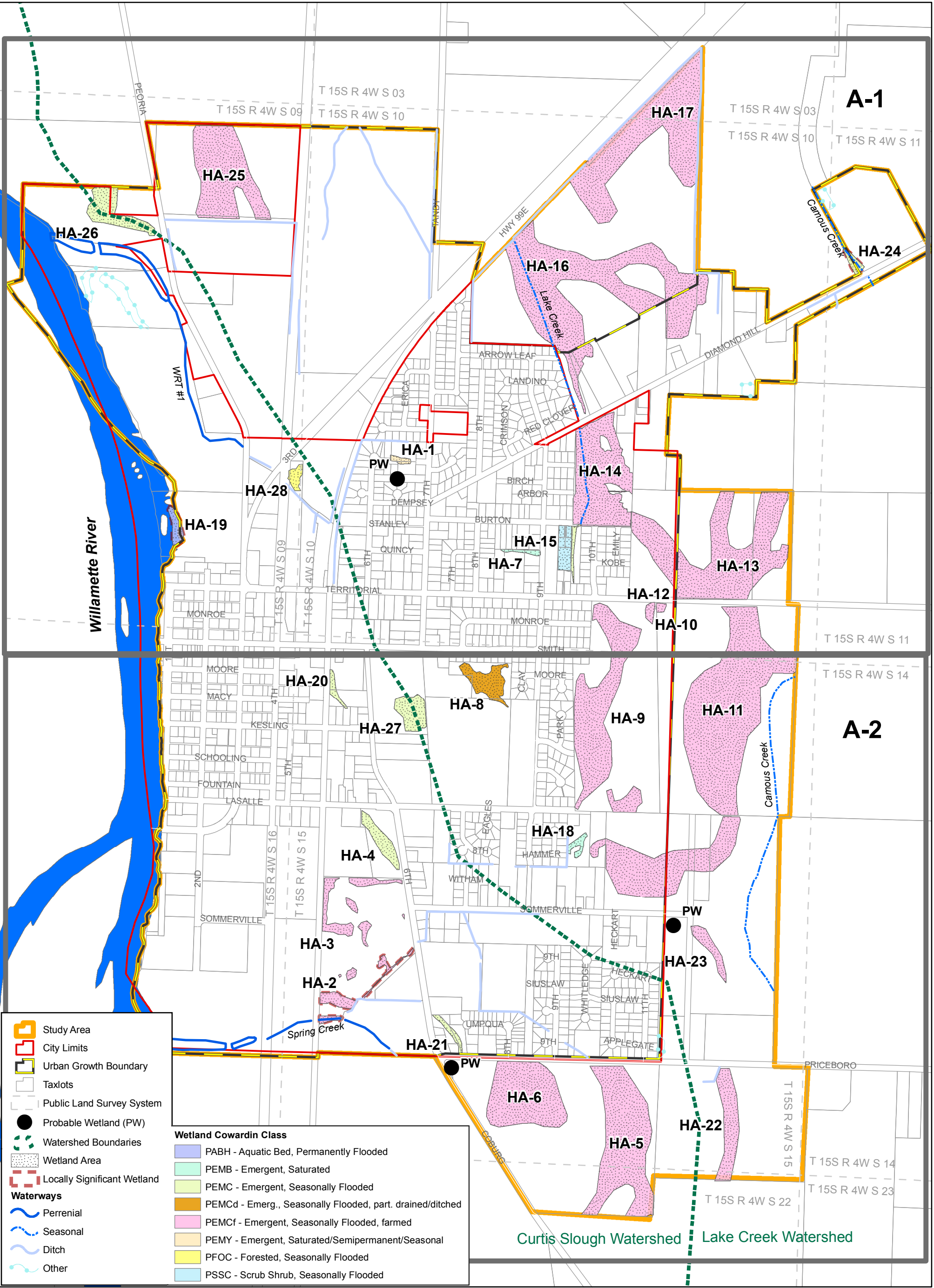
PHASE 1  
PROPOSED  
IMPROVEMENT  
PLAN

Job 20-7780  
drawn GAP  
date 12/07/2020  
checked MRD  
filed

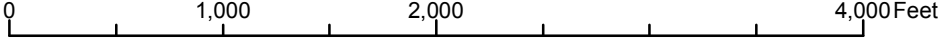
SHEET

5





1 inch = 900 feet



# Sheet 1 -- City of Harrisburg Local Wetlands Inventory -- Index Map

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

WETLAND DATA PROVIDED BY:  
**SWCA**  
ENVIRONMENTAL CONSULTANTS  
Sound Science. Creative Solutions.

MAP PRODUCED BY:  
**LCOG**  
LANE COUNCIL OF GOVERNMENTS  
859 WILLAMETTE STREET, SUITE 500  
EUGENE, OREGON 97401-2910  
www.lcog.org (541) 682-4283

N

Date of Map preparation: 11/11/10

## Michele Eldridge

---

**From:** Allison <allison.long1111@gmail.com>  
**Sent:** Wednesday, February 3, 2021 9:26 PM  
**To:** Michele Eldridge  
**Subject:** LETTER FOR PLANNING COMMISSION MTG ON 2-16-21

Dear Ms. Eldridge,

Please note that I have written a letter in response to the Shadowland Subdivision notification I received this week. Will you please make sure it is included in the agenda/meeting minutes for review by the Committee?

I appreciate your time and assistance!

Allison Long

---

February 3, 2021

Dear Chairperson and Commissioners:

We recently received a letter regarding the proposed Shadowood Subdivision LU 425-2020. For the past 14 years we have lived at 1010 Sommerville Loop and have enjoyed being a part of the Harrisburg community. However, we are concerned about the proposed subdivision to be built directly across from our home.

In the past five or so years, several lots have been divided and numerous new homes have been built. With the influx of residents on Sommerville Loop we have seen increased traffic, but no improvements to our street. Sommerville Loop has no sidewalks, no painted lanes, only a few street lamps, and is essentially a dead end street with all the traffic having to be negotiated from Sixth Street since the county portion is gravel and mostly giant potholes. There is no room to park on the side of our road, yet many times people do. On trash days, and on the numerous cloudy, foggy or rainy days, visibility is terrible and we are reduced to a one lane road. This is not only frustrating, but also dangerous. The Shadowood Subdivision, to our estimation, would increase our street traffic by at least another 20-24 vehicles. This would be on top of the 60 or more vehicles that would come with the yet to be developed Woodhill Crossing subdivision just west of this development. We are parents to two young children and we are concerned for their safety and for the safety of the other children, walkers, bikers and families on our street.

Safety isn't the only issue. Sommerville Loop just cannot handle the additional vehicles from Shadowland, Woodhill Crossing and the punching through of South 9th Street. The increased traffic on our, essentially, one lane dead end road will be frustrating to all residents. We are a popular "loop" to walk and bike. This will make driving on Sommerville Loop even harder to navigate with the ever increasing foot and vehicle traffic.

As a result, we are asking that those of you on the planning commission committee make approval of the Shadowland Subdivision be contingent upon fully developing our street on both sides from Sixth Street to the end of the city limits. The tax revenue from the additional homes should be used to make our street safe and accessible. If we are indeed within the city limits and are adding hundreds of new residents over the next few years on our street alone, we should be treated as such with sidewalks, proper drainage, paving, painted lanes, street signs and more street lamps. Finally, if these improvements are to be made, we believe the developers and the City of Harrisburg should foot this bill entirely as we should not be responsible for accommodating additional residents when would rather the subdivisions not be built at all.

Thank you for your time and we appreciate you considering our concerns.

Jeremy and Allison Long

Ann & Lee Heckart  
 1025 Heckart Lane  
 Harrisburg, OR 97446  
 541-206-9028  
 annprichards@comcast.net

February 2, 2021

City of Harrisburg Planning Commission  
 P O Box 378  
 Harrisburg, OR. 97446

RE: Shadowood Subdivision – LU 425-2020

From: Ann & Lee Heckart  
 1025 Heckart Lane  
 Harrisburg, OR. 97446

We have received the notice of land use public hearing set for Tuesday, February 16, 2021. While we understand that the city would like to see more residential areas be developed, we are concerned with the lack of the city's intent to upgrade the infrastructure to support the new developments.

Sommerville Loop is not designed to handle the additional traffic that will be created between the two new subdivision – Wood Hill Crossing and Shadowood. Between these two new subdivisions there will be an additional 34 houses and 5 duplexes. This will bring an additional 44 to 88 cars using the road. In addition, with the ability to enter the subdivision to the south via S. 9<sup>th</sup> Street, we would expect increased traffic using that access as well. At this time, the street is going to become more congested and, we believe, unsafe. Between the additional traffic plus cars backing out of the driveways, etc. Added to this, the width of the street is greatly reduced every Wednesday when the garbage is being picked up. It essentially becomes a one-way road.

Another consideration is the lack of sidewalks. This area gets a great deal of people using it for walking. Again, with the new access to S. 9<sup>th</sup> St, I can see that we will have more students using Sommerville to get to and from school.

Having the developers install curbs and sidewalks only addresses this issue directly in front of their developments. It does nothing for the entire road.

We feel that if the city wants to expand it also has the responsibility to make sure that the infrastructure will meet the new demands.

Sincerely,

*Ann & Lee Heckart*

*Ann R Heckart*

**RECEIVED**  
 FEB - 8 2021

BY: .....