



Planning Commission Agenda

March 19, 2024

7:00 PM

Chairperson: Todd Culver
Commissioners: Rhonda Giles, Jeremy Moritz, Kurt Kayner, Kent Wullenwaber, Susan Jackson and Joe Neely
Meeting Location: Harrisburg Municipal Center Located at 354 Smith St

PUBLIC NOTICES:

1. *This meeting is open to the public and will be tape-recorded.*
2. *Copies of the Staff Reports or other written documents relating to each item on the agenda are on file in the office of the City Recorder and are available for public inspection.*
3. *The City Hall Council Chambers are handicapped accessible. Persons with disabilities wishing accommodations, including assisted listening devices and sign language assistance are requested to contact City Hall at 541-995-6655, at least 48 hours prior to the meeting date. If a meeting is held with less than 48 hours' notice, reasonable effort shall be made to have an interpreter present. The requirement for an interpreter does not apply to an emergency meeting. ORS 192.630(5)*
4. *Persons contacting the City for information requiring accessibility for deaf, hard of hearing, or speech-impaired persons, can use TTY 711; call 1-800-735-1232, or for Spanish voice TTY, call 1-800-735-3896.*
5. *The City of Harrisburg does not discriminate against individuals with disabilities, and is an equal opportunity provider.*
6. *For information regarding items of discussion on this agenda, please contact City Administrator Michele Eldridge, at 541-995-2200.*
7. *The Municipal Center is disinfected prior to meetings. Seating is 6' apart, and only 50 people can be in the room, dependent upon adequate spacing.*
8. *Masks are not required currently. The City does ask that anyone running a fever, having an active cough or other respiratory issues, not to attend this 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.)

PUBLIC HEARING

1. THE MATTER OF APPROVING A SITE PLAN REQUEST FOR A NEW 13,125 SQ. FT. STRUCTURE FOR HOTTECH INDUSTRIES, LU 457-2024

STAFF REPORT EXHIBITS:

Exhibit A: Email from Hot Tech Industries

Exhibit B: Application Packet

Exhibit C: Testimony Received – Building Official

ACTION: MOTION TO APPROVE, APPROVE WITH AMENDMENTS, OR DENY THE HOT TECH INDUSTRIES SITE PLAN LU 457-2024, SUBJECT TO the CONDITIONS OF APPROVAL CONTAINED IN THE MARCH 13, 2024 STAFF REPORT. THIS MOTION IS BASED ON FINDINGS CONTAINED IN THE MARCH 13, 2024 STAFF REPORT AND ON FINDINGS MADE DURING DELIBERATIONS ON THE REQUEST.

APPLICANT: Mark Henrickson

OTHERS

ADJOURN

Staff Report
Harrisburg Planning Commission
Harrisburg, Oregon

THE MATTER OF APPROVING A SITE PLAN REQUEST FOR A NEW 13,125 SQ. FT. STRUCTURE FOR HOTTECH INDUSTRIES, LU 457-2024

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APPLICANT: Mark Henrickson

LOCATION: 810 S. 2nd St., 15S04W16D 00208

HEARING DATE: March 19, 2024

ZONING: M-2 General Industrial

OWNER: Gary & Wanda Jerritt

BACKGROUND

This location was originally owned by a company called Emerald Pools; there is a prior site plan filed with the City of Harrisburg and approved in 1999. The property to others in May 2008, and the property was sold again in August 2009, until recently. Hot-Tech Industries LLC has now been operating in the existing 12,880 sq. ft. warehouse located at 810 S. 2nd St. since at least 2017.

Hot Tech produces their own prototypes for patented designs, which include controls and electronic components for manufacturers of other equipment. (See **Exhibit A**). The products are manufactured off site, and shipped to them for final assembly, and

testing. In addition to this, they also provide final assembly of Veterinary Exam/Surgical Tables. They pride themselves on not using any chemicals to build or operate the equipment that they design.

Gary & Wanda Jerritt purchased the company in June of 2022. This proposal will add a 13,125 sq. ft. warehouse to the property, which will allow for more 'sanitary assembly' and storage areas for components. Many of the components that they carry require an anti-static and sanitary environment. The primary building in this complex remains the original warehouse.

INTRODUCTION

The applicant is proposing to build a 13,125 sq. ft. steel building for the purpose of storage and light assembly. It will be 175' L, 75' W and 20' tall, and will be placed so that the front elevation faces north. It will be a white structure with a gray steel roof. The owners have been cleaning up the exterior, the existing building, and grounds. They are in the process of removing all ancillary structures and outdoor storage on the property.

This property is located in the M-2 General Industrial Zone. Table 18.45.030 classifies this use as light manufacturing, which is permitted outright in the M-1 and M-2 Zones, and therefore only requires a standard site plan application process.

CRITERIA AND FINDINGS OF FACT

HMC 19.15.050 Site Plan Approval Criteria.

An application for site design review shall be approved if the proposal meets all of the following criteria. The Harrisburg Planning Commission, in approving the application, may impose reasonable conditions of approval, consistent with the applicable criteria contained herein.

1. Site Plan Criterion: 19.15.050(1) *The application is complete, in accordance with HMC 19.15.040;*

DISCUSSION: The planner does not recommend that a Public Facilities and Services Impact Review is required for a 13,125 sq. ft. structure, nor is a traffic impact analysis required at this time. The Site Analysis Map provided supplies us with the main information the City needs to know. The applicant decided to break out the site drawings by the type of service shown, but the 1st and 2nd pages of their site map (see the numbers in the upper right corner for mentions to pages in this staff report), and have most of the data identified as important to the code. (**See Exhibit B**) Locations of the utilities and proposed additional utilities are shown, as are all the locations and dimensions of existing pavement, and structures. Internal sidewalks are not shown on this site plan but are addressed further in this staff

report. One architectural/specification drawing is provided. The applicant has also provided us with narrative, and an additionally proposed landscape plan.

FINDING: The applicant has provisionally met the application submission requirements. This criterion has been met.

- 2. **Site Plan Criterion HMC 19.15.050(2):** *The application complies with all of the applicable provisions of Chapters [18.45](#) and [18.55](#) HMC, including, but not limited to, building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards;*

ZONING DISTRICT REGULATIONS:

HMC Design Standard 18.65.040 Nonresidential Buildings

1. Purpose. The following requirements are intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; and maintains the historic integrity/architectural character of the community.

2. Applicability. All residential buildings in the R-1, R-2, and R-3 zones shall comply, respectively, with the requirements of this code.

3. Building Orientation. The following standards apply to new buildings and building additions that are subject to site design review. The City Planning Commission may approve adjustments to the standards as part of a site design review approval, pursuant to Chapters [19.15](#) and [19.40](#) HMC.

a. Except as provided in subsections (3)(e) and (f) of this subsection, all buildings shall have at least one primary entrance (i.e., tenant entrance, lobby entrance, breezeway entrance, or courtyard entrance) facing an abutting street (i.e., within 45 degrees of parallel to the street property line); or if the building entrance must be turned more than 45 degrees from the street (i.e., front door is on a side or rear elevation) due to the configuration of the site or similar constraints, a paved pedestrian walkway must connect the primary entrance to the sidewalk in conformance with HMC [18.70.030](#).

b. Off-street parking, trash storage facilities, and ground-level utilities (e.g., utility vaults), and similar obstructions shall not be placed between building entrances and the street(s) to which they are oriented. To the extent practicable, such facilities shall be oriented internally to the block and accessed by alleys or driveways or screened from view by any abutting street, sidewalk, or fencing.

c. Off-street parking shall be oriented internally to the site to the extent practicable and shall meet the access and circulation requirements of Chapter [18.70](#) HMC, the landscape and screening requirements of Chapter [18.75](#) HMC, and the parking and loading requirements of Chapter [18.80](#) HMC.

d. Where a development contains multiple buildings and there is insufficient street frontage to meet the above building orientation standards for all buildings on the subject site, a building's primary entrance may orient to plaza, courtyard, or similar pedestrian space containing pedestrian amenities and meeting the requirements under Chapter [18.65](#) HMC, subject to site design review application and approval. When oriented this way, the primary entrance(s), plaza, or courtyard shall be

connected to the street by a paved or hardscape pedestrian walkway conforming to HMC [18.70.030](#).

DISCUSSION: Setbacks are 0’ to the front, rear, and side property lines in the M-2 zone. This area is not adjacent or near any residential zones, which would require a larger setback area. The height of the building shall also not be limited for the same reason. There is no minimum area in the M-2 zone, and the lot coverage is a generous 90% in the M-2 zone. This property is 1.5 acres, and with 26,005 sq. ft. of structures as proposed by this applicant, there will only be 39.8% coverage. There is a 5% landscaping standard, which is addressed in the design standard section of this staff report. The building orientation is also addressed in that same section. There are no overlaying zones for this property, as the Greenway is located on City owned property, on the driveway that leads to the City’s wells abutting the river directly to the west of this property.

As per HMC 18.65, Building Orientation and Design, the main structure in this two-building complex is the existing warehouse that is already facing S. 2nd St. The new structure will have a man door adjacent to the new parking area, as well as a 12’ x 14’ overhead door for loading. In addition, there is another man door, and overhead door that faces west. This lines up with the existing opening of Bay 3 in the current warehouse.

HMC 18.65.040(2)(a) requires that a paved pedestrian walkway must connect the primary entrance to the sidewalk in conformance with HMC 18.70.030. The applicant/owners have indicated that they will be paving the area immediately adjacent to the fence line on the northern part of the property. This is currently a grassy area. They would like to remove all vegetation along this part of the fence line in order to eliminate the need for spraying next to the future water tank and filtration building, that will be located on City property.

The current driveway on the north part of the property is paved, and 30’ wide at its narrowest point. The sidewalk must be well marked, paved and safe for a pedestrian to traverse. **Condition No. 2** therefore is for the applicant/owner to show the sidewalk location on a final site plan, to meet the requirements of HMC 18.70.030. The sidewalk must be in place prior to occupancy in the new building. This is further detailed in HMC 18.70.030(2)(d), which states that the primary entrance(s), plaza, or courtyard shall be connected to the street by a paved or hardscape pedestrian walking.

The off-street parking area is located in the current area between the primary building, and the new one. The applicant/owner has already indicated that they wish to screen the fence on the road frontage, with the exception of the 2 existing gates. This, along with the changes already proposed for the buffer landscaped area abutting S. 2nd St., shall meet the requirements for screening this area from view. The trash storage area located on the east end of the new structure is also proposed to be screened from view, with a chain link gate in front, and a wood enclosure. This is addressed in **Condition No. 3**.

Off-street parking is oriented internally in the site plan to the extent that is most practical for the applicant/owner and will meet the access and circulation requirements of HMC 18.70, the landscape and screening requirements of HMC 18.75. The parking and loading requirements of Chapter 18.80, are addressed further in the staff report. HMC 18.65.040(3) in relation to primary entrances and windows are also subject to site design review and will be addressed further in the staff report.

Architecture is also included in the approval criteria listed in HMC 19.15.050. In this case, the City has received testimony from an agency notification, from Jason Johannesen, who is Harrisburg’s Building Official (**Exhibit C**). The Oregon Structural Specialty Code requires that any structure that is 4,000 sq ft or more requires that a licensed architect must provide and/or approve the design drawings. When the building permit is submitted, it must have an architectural approval/stamp on the drawing, and the architect must confirm that the 15’ separation between the existing and new structures meets fire code standards. The building permit will also require a fire access and water supply information sheet to be included. These requirements become **Condition No. 4**.

Condition No. 2: Sidewalk: Prior to occupancy being allowed, the location of a minimum 5’ wide sidewalk shall be included in the final site plan, so that it connects the public sidewalk with the primary entrance of the existing structure. This sidewalk shall be well marked with paint and be visible to drivers on the property.

Condition No. 3: Screening & Landscaping: Prior to occupancy being allowed, the applicant/owner shall complete the screening on the fence at the front of the property, and shall include adequate landscaping in the landscaped area to provide further screening of this area. The refuse enclosure shall also be fenced as required and shown in the site plan prior to occupancy being allowed.

Condition No. 4: OSSC Building Code Requirements: With the submission of a Building Permit, the applicant/owner shall provide a design that has been approved by a licensed architect, who will confirm that the 15’ separation between the existing and new structures meets minimum fire code requirements. The building permit will also require a fire access and water supply information sheet.

Finding: This application complies with the requirements of HMC 18.45 and 18.55, and as conditioned, and addressed further in this staff report, this criterion is met.

HMC Design Standard 18.65.040(3) Building Orientation and Design

3. Primary Entrances and Windows. The following standards apply to new buildings and building additions that are subject to site design review. The Planning Commission may approve adjustments to the standards as part of a site design review approval, pursuant to Chapters [19.15](#) and [19.40](#) HMC.

a. Pedestrian Entrances. Ground-level entrances oriented to a street shall be at least partly transparent for natural surveillance and to encourage an inviting and successful business environment. This standard may be met by providing a door with a window(s), a transom window above the door, or sidelights beside the door. Where ATMs or other kiosks are proposed on any street-facing elevation, they shall be visible from the street for security and have a canopy, awning, or other weather protection shelter.

b. Corner Entrances. Buildings on corner lots are encouraged to have corner entrances. Where a corner entrance is not provided, the building plan shall provide

an architectural element or detailing (e.g., tower, beveled corner, art, special trim, etc.) that accentuates the corner location.

c. Street Level Entrances. All primary building entrances shall open to the sidewalk and shall conform to Americans with Disabilities Act (ADA) requirements, as applicable. Primary entrances above or below grade may be allowed where ADA accessibility is provided.

d. Windows – General. Except as approved for parking structures or accessory structures, the front/street-facing elevations of buildings shall provide display windows, windowed doors, and, where applicable, transom windows to express a storefront character.

e. Side and Rear Elevation Windows. All side and rear elevations, except for zero-lot line or common wall elevations, where windows are not required, shall provide not less than 30 percent transparency.

f. Window Exceptions. The City Planning Commission may approve an exception to the above standards where existing topography or building function makes compliance impractical. Where an exception to the window transparency requirement is made for parking garages or similar structures, the building design must incorporate openings or other detailing that resembles the window patterns (rhythm and scale).

DISCUSSION: The structure that the applicant is constructing is set aside for assembly, and storage purposes; as noted above, the structure will need to be both anti-static and sanitary. There are no other doors or windows suggested for this structure for that reason. It does not then make sense for the City to require that windows or transom windows be added to the east end or northeast corner of the structure, especially in this industrial area of town. There are many other large buildings in this same area which were not required to provide this. As such, the planner feels that HMC18.65.040(3)(f), window exceptions apply to this structure, as the building function makes compliance impractical. As this is not the primary structure, nor is it oriented to the street, it is therefore not required to have windows, transoms, or other side lights located at the man door of the structure. The applicant/owners are encouraged to provide this, but are not required to do so.

FINDING: As proposed, the applicant/owner meets the criteria in relation to design of windows and entrances. This criterion is met.

3. Site Plan Criterion HMC 19.15.050(3): The proposal includes required upgrades, if any, to existing development that does not comply with the applicable land use district standards, pursuant to Chapter [18.25](#) HMC.

DISCUSSION: The primary and existing structure of 12,880 sq. ft. currently lacks a sidewalk as required by HMC 18.70.030, and HMC 18.65.040(2)(a). In addition, the existing rubbish location at the front of the property is not screened from view. As conditioned in No. 2 and No. 3, this requirement has been addressed.

FINDING: As conditioned in No. 2 and No. 3, this criteria has been met.

4. Site Plan Criterion HMC 19.15.050(4): The proposal complies with all of the development and design standards, as applicable, including, but not limited to:
a. Chapter [18.70](#) HMC, Access and Circulation;
b. Chapter [18.75](#) HMC, Landscaping, Fences and Walls, Outdoor Lighting;
c. Chapter [18.80](#) HMC, Parking and Loading; and

d. Chapter [18.85](#) HMC, Public Facilities

HMC Development & Design Standard 18.70.020 Applicability.

This chapter applies to new development or changes in land use necessitating a new or modified street or highway connection. Except where the standards of a roadway authority other than the City supersede City standards, this chapter applies to all connections to a street or highway, and to driveways and walkways. The City Administrator, through a Type II procedure, or Planning Commission, through a Type III procedure, may grant adjustments to Chapter [18.65](#) HMC, pursuant to the criteria of Chapter [19.40](#) HMC, Adjustments and Variances. This chapter also applies to internal circulation requirements for all projects subject to the site plan review process. [Ord. 987 § 1 (Exh. A), 2022.]

HMC Development & Design Standard 18.70.030 Vehicular access and circulation.

1. Purpose and Intent. This section implements the street access policies of the City of Harrisburg transportation system plan and serves as the street access management policy of the City of Harrisburg until such time as the City adopts a revised transportation system plan. It is intended to promote safe vehicle access, circulation, and egress to properties, while maintaining traffic operations in conformance with adopted standards. "Safety," for the purposes of this chapter, extends to all modes of transportation.

2. Permit Required. Vehicular access to a public street (e.g., a new or modified driveway connection to a street or highway) requires an approach permit approved by the applicable roadway authority. The City Administrator reviews permit requests for connections to City streets through a Type I procedure.

3. Traffic Study Requirements. The City, in reviewing a development proposal or other action requiring an approach permit, may require a traffic impact analysis or other traffic engineering analysis, pursuant to HMC [18.85.020](#), to determine compliance with this code.

DISCUSSION: This property and the former Emerald Pool building are both existing, with two driveways that meet current standards. The additional structure will block the southern driveway, but it is still gated, and will be used for garbage to be removed. Because the new structure is primarily being used for storage and assembly, the City doesn't feel that any new driveways are needed other than the existing one, and a traffic impact analysis will not be required at this time.

4. Approach and Driveway Development and Circulation Standards. Approaches and driveways shall conform to all of the following development standards:

- a. The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be minimized; where practicable, access shall be taken first from a lower classification street.*
- b. Approaches shall conform to the spacing standards of subsections (4)(e) and (f) of this section, and shall conform to minimum sight distance and channelization standards of the roadway authority.*
- c. Driveways shall be paved and meet applicable construction standards.*
- d(1) Private or public driveways exceeding 150 feet and/or as the sole access for three or more homes shall have a paved driving surface of at least 25 feet (26 feet if abutting a fire hydrant, with an unobstructed width of 20 feet) and an unobstructed vertical clearance of not less than 14 feet.*

(2) Public or private driveways serving as the sole vehicle access to one or two homes and/or less than 150 feet shall have a paved driving surface of at least 25 feet, with an unobstructed width of 20 feet, and a turning radius of not less than 28 feet and a turnaround radius of at least 48 feet, as measured from the same center point.

(3) These requirements are subject to amendments by the Oregon Fire Code Application Guide and upon mutual agreement of the City Engineer and local Fire Marshal or their authorized representatives.

e. The City Engineer may limit the number or location of connections to a street, or limit directional travel at an approach to one-way, right-turn only, or other restrictions, where the roadway authority requires mitigation to alleviate safety or traffic operations concerns.

f. Where the spacing standards of the roadway authority limit the number or location of connections to a street or highway, the City Engineer or authorized City representative may require that a driveway extend to one or more edges of a parcel and be designed to allow for future extension and inter-parcel circulation as adjacent properties develop. The City Engineer or authorized City representative may also require the owner(s) of the subject site to record an access easement for future joint use of the approach and driveway as the adjacent property(ies) develop(s).

g. Where applicable codes require emergency vehicle access, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The City Engineer or authorized City representative may restrict parking, require signage, or require other public safety improvements pursuant to the recommendations of an emergency service provider.

h. As applicable, approaches and driveways shall be designed and constructed to accommodate truck/trailer turning movements.

i. Driveways shall accommodate all projected vehicular traffic on site without vehicles stacking or backing up onto a street.

j. Driveways shall be designed so that vehicle areas, including, but not limited to, drive-up and drive-through facilities and vehicle storage and service areas, do not obstruct any public right-of-way.

k. Approaches and driveways shall not be wider than necessary to safely accommodate projected peak hour trips and turning movements and shall be designed to minimize crossing distances for pedestrians.

l. As it deems necessary for pedestrian safety, the City Engineer or authorized representative, in consultation with the roadway authority, as applicable, may require that traffic-calming features, such as speed tables, textured driveway surfaces (e.g., pavers or similar devices), curb extensions, signage or traffic control devices, or other features, be installed on or in the vicinity of a site as a condition of development approval.

m. Construction of approaches along acceleration or deceleration lanes, and along tapered (reduced width) portions of a roadway, shall be avoided; except where no reasonable alternative exists, and the approach does not create safety or traffic operations concern.

n. Approaches and driveways shall be located and designed to allow for safe maneuvering in and around loading areas, while avoiding conflicts with pedestrians, parking, landscaping, and buildings.

o. Where sidewalks or walkways occur adjacent to a roadway, driveway aprons constructed of concrete shall be installed between the driveway and roadway edge. The roadway authority may require the driveway apron be installed outside the required sidewalk or walkway surface, consistent with Americans with Disabilities Act (ADA) requirements, and to manage surface water runoff and protect the roadway surface.

p. Where an accessible route is required pursuant to ADA, approaches and driveways shall meet accessibility requirements where they coincide with an accessible route.

q. The City Engineer or authorized representative may require changes to the proposed configuration and design of an approach, including the number of drive aisles or lanes, surfacing, traffic-calming features, allowable turning movements, and other changes or mitigation, to ensure traffic safety and operations.

r. Where a new approach onto a State highway or a change of use adjacent to a State highway requires ODOT approval, the applicant is responsible for obtaining ODOT approval.

The City Engineer may approve a development conditionally, requiring the applicant first obtain required ODOT permit(s) before commencing development, in which case the City will work cooperatively with the applicant and ODOT to avoid unnecessary delays.

s. Where an approach or driveway crosses a drainage ditch, canal, railroad, or other feature that is under the jurisdiction of another agency, the applicant is responsible for obtaining all required approvals and permits from that agency prior to commencing development.

t. Where a proposed driveway crosses a culvert or drainage ditch, the City Engineer or authorized representative may require the developer to install a culvert extending under and beyond the edges of the driveway on both sides of it, pursuant to applicable public works design standards.

u. Except as otherwise required by the applicable roadway authority or waived by the City Engineer, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.

v. Development that increases impervious surface area shall conform to the storm drainage and surface water management requirements of HMC [18.85.050](#).

DISCUSSION: According to the 1999 Transportation System Plan, (TSP), S. 2nd St. is considered a Collector Street; however, on the regional ODOT map that is used by both the County and ODOT, it shows as a local street. The current TSP process will address this and determine how S. 2nd St should be designated for current practices. Regardless of the designation now, the existing site plan required two driveways on this property, which the original owner set up in a large loop. That was not a code requirement at that time, but it was what the owner proposed as adequate for their business needs. The existing driveways and access points meet the city’s requirements; and presumably, the existing driveway meets the City’s standards for upholding a 75,000 emergency vehicle. The width of the driveway is also adequate, at 30’, even if it should be reduced by a 5’ sidewalk. Because a collector street would limit the number of approaches, the applicant’s plan to use the north driveway access for both ingress and egress meets the City’s approach requirements. The distance between driveways is also adequate. To note, the applicant will continue to use the south entrance, but only for garbage collection purposes. This entrance is gated at the current time.

5. Internal, on-site circulation of cars and persons on development in excess of 40,000 square feet or one and one-half acres shall conform to the following standards:

a. Driveway egress and/or ingress shall not impede the unrestricted access of pedestrians to the primary building.

b. At least one curbed pedestrian walkway shall connect the parking lot to the primary structure.

c. The development site parking plan will allow sufficient vehicle turning radius and parking lot spaces to accommodate large, four-wheel drive personal pickups and SUVs as determined by the City Engineer.

d. The development site parking plan will allow sufficient, dedicated area(s) to allow large truck loading and unloading zone(s) that do(es) not interfere with passenger vehicle or pedestrian circulation.

DISCUSSION: The loading dock in the new structure was set up to be located on the western edge of the building. This approach and location coincide with the assembly of products from the primary structure. Because it utilized an existing hard surfaced area, it eliminated the need for additional hard surfaces to be created. Because there is a loading dock, and pedestrian access in front of the proposed parking area, a curb should be placed at the west end of the proposed circulation area adjacent to the paved parking lot. (**Condition No. 5**) This separates the pedestrian area from the gravel area as well as the loading area and protects pedestrian’s. A painted crosswalk shall connect this area, over the driveway to the primary entrance, in order to provide more safety to pedestrians. The parking plan does allow more than adequate turning

radius to accommodate large vehicles. The loading and unloading zones does slightly interfere with pedestrian circulation, but only at the far edge of the driveway.

Condition No. 5: Pedestrian Curbing: Prior to Occupation being allowed, a curb to define a pedestrian area shall be provided at the north end of the proposed parking area, and the resulting area should be well marked for delivery trucks as well as more frequent traffic provided in the employee parking area. A pedestrian crossing area shall be painted across the driveway between the parking area and the primary entrance.

6. Approach Separation from Street Intersections. Except as provided by subsection (8) of this section, the following minimum distances shall be maintained between approaches and street intersections, where distance is measured from the edge of an approach surface to the edge of the roadway at its ultimate designated width:

- a. On an arterial street: 100 feet, except as required by ODOT, pursuant to Oregon Administrative Rule (OAR) 734-051, for State highways.*
- b. On a collector street: 50 feet.*
- c. On a local street: 20 feet.*
- d. Where existing conditions and easements limit separation distances, the City Engineer may grant reductions of up to 25 percent.*

7. Approach Spacing. Except as provided by subsection (8) of this section or as required to maintain street operations and safety, the following minimum distances shall be maintained between approaches, where distance is measured from the edge of one approach to the edge of another:

- a. On an arterial street: 150 to 250 feet based on speed limit or posted speed, as applicable, except as otherwise required by ODOT for a State highway, pursuant to Oregon Administrative Rules (OAR) 734-051.*
- b. On a collector street: 50 to 100 feet.*
- c. On a local street: 20 feet, or the City Engineer or authorized representative may approve closer spacing where necessary to provide for on-street parking (e.g., between paired approaches).*

8. Vision Clearance. No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) between three feet and eight feet in height shall be placed in “vision clearance areas” at street intersections, as illustrated. The minimum vision clearance area may be modified by the City Engineer through a Type I procedure, upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). Placement of light poles, utility poles, and tree trunks should be avoided within vision clearance areas.

DISCUSSION: This parcel’s north access driveway is located 385’ to the south from the intersection at S. 3rd St. and S. 2nd St. and is located 85’ from the City’s driveway to the immediate north. The southernmost driveway being eliminated as a general access point is sufficient to meet the approach separation required from the property located directly to the south. AB Utility has a driveway, which is only 17’ from the southern driveway. This proposal better meets the access requirements of the City in the new development code.

FINDING: The plan to consolidate driveways meets with the City’s plans in terms of location to the intersection and to neighboring driveways. A curbed area shall be located next to the proposed sidewalk on the north end of the proposed circulation area. As conditioned in Condition No. 4, and No. 5, this criteria is met.

HMC Development & Design Standard 18.75 Landscaping, Fences and Walls, Outdoor Lighting

18.75.020 Applicability.

1. HMC [18.75.030](#) establishes design standards for landscaping and screening. Projects requiring site design review or land division approval shall meet the applicable landscape standards, including the standards in Tables 18.45.040.4 and 18.45.040.5 and any special use requirements under Chapter [18.55](#) HMC, and the requirements of this chapter. Property owners are required to maintain landscaping and screening pursuant to HMC [18.75.030](#)(7).

18.75.030 Landscaping and screening.

1. General Landscape Standard. All portions of a lot not otherwise developed with buildings, accessory structures, vehicle maneuvering areas, or parking shall be landscaped as required by Table 18.45.040.5. All developments requiring site plan review, subdivisions, or partitions shall include a formal landscape plan as part of their application.

2. Minimum Landscape Area. All lots shall conform to the minimum landscape area standards of the applicable zoning district, as contained in Tables 18.45.040.4 and 18.45.040.5. The City Administrator, consistent with the purposes in HMC [18.75.010](#), may allow credit toward the minimum landscape area for existing vegetation that is retained in the development. The City Administrator may apply landscaping credits for features such as patios, large rocks, barked or mulched areas, decorative concrete, etc.

3. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions, among other factors. When new vegetation is planted, soils shall be amended, and necessary irrigation shall be provided to allow for healthy plant growth. The selection of plants shall be based on all of the following standards and guidelines:

a. Use plants that are appropriate to the local climate, exposure, and water availability. The presence of utilities and drainage conditions shall also be considered. The City may rely on Oregon State University Extension Service bulletins or other expert sources in evaluating landscape plans. Plant species, size, and location shall be included on the landscape plan.

b. Plant species that do not require irrigation once established (naturalized) are preferred over species that require regular irrigation.

c. Trees shall be healthy and disease free and not less than two-inch caliper for street trees and one and one-half-inch caliper for other trees at the time of planting (measured six inches above ground level). Trees to be planted under or near power lines shall be selected so as to not conflict with power lines at maturity. Street trees must be selected from the City's approved list.

d. Shrubs shall be planted from five-gallon containers, minimum, where they are for required screens or buffers, and two-gallon containers minimum elsewhere.

e. Shrubs shall be spaced in order to provide the intended screen or canopy cover within two years of planting.

f. All landscape areas, whether required or not, that are not planted with trees and shrubs or covered with allowable nonplant material, shall have ground cover plants that are sized and spaced to achieve plant coverage of not less than 75 percent at maturity. The City Administrator may reduce this standard by one-half where a project proposal includes preserving a heritage tree.

g. Bark dust, chips, aggregate, rocks, or other nonplant ground covers may be used, but shall cover not more than 40 percent of any landscape area.

h. Where storm water retention or detention, or water quality treatment facilities are proposed, they shall be planted with water-tolerant species and may be counted toward meeting the landscaping requirement.

i. Existing mature trees that can thrive in a developed area and that do not conflict with other provisions of this code shall be retained where specimens are in good health, have desirable aesthetic characteristics, and do not present a hazard.

- j. Evergreen plants shall be used where a sight-obscuring landscape screen is required.*
- k. Deciduous trees should be used where summer shade and winter sunlight are desirable.*
- l. Landscape plans shall provide for both temporary and permanent erosion control measures, which shall include plantings where cuts or fills, including berms, swales, storm water detention facilities, and similar grading, is proposed.*
- m. When new vegetation is planted, soils shall be amended, and irrigation provided until the plants are naturalized and able to grow on their own.*

DISCUSSION: The applicant has provided the City with a landscape area in the site drawings, showing approximately 3,040 sq. ft. of landscaping. In the M-2 zone, the requirement is for 5% landscaping. At 1.5 acres, the property is required to have 3,257 sq. ft. of landscaping. The applicant/owner must provide another 217 sq. ft. of landscaping. In addition to landscaping, the applicant/owner must also provide street trees, well south of the utility boxes that are present in the area that are adjacent to the northern driveway. Trees should be spaced 30' apart. The applicant/owner must provide a revised landscape plan showing the location of trees and landscape plants. If irrigation is planned, applicant/owner must show where it is located on the plan, otherwise, they should choose xeriscape plants native to Oregon, and must replace them if any should die due to lack of water. Any irrigation provided will require a back flow device, as required by the State of Oregon. (**Condition No. 6**)

Condition No. 6: Landscaping and Screening: Concurrent with the submission of the building permit, the applicant/owner shall provide a revised landscaping plan showing the location of an additional 217 sq. ft. of landscaping, with the location of street trees and plants marked on the plan. If irrigation is proposed, the owner should also provide this information, and a back flow device will be required at the time of installation.

HMC [18.75.040](#) Fences and Walls - establishes design standards for when a fence or a wall not attached to a building is to be erected, extended, or otherwise altered. It also applies to situations where this code requires screening or buffering (e.g., outdoor or unenclosed storage uses). The standards of HMC [18.75.040](#) supplement the development standards in Tables [18.45.040.4](#) and [18.45.040.5](#) and any applicable special use requirements under Chapter [18.55](#) HMC.

DISCUSSION: Screening of the fence throughout the front of the property shall meet the requirements of HMC 18.75.040 for screening the parking area in the center of the property. The screening shall be provided prior to occupancy of the new structure being allowed. (**Condition No. 7**). If the fence is located behind the five-foot landscape buffer, then the applicant/owner may increase the height of the fence to 7'. If they choose to do this, then the location and materials used shall be shown on the final site plan, which can be provided with the details on the landscaping plan.

Condition No. 7: Screening: Prior to Occupancy of the new structure, screening of the fence must be provided. If the property applicant/owner wishes to install a taller 7' fence behind the 5' landscaping buffer, then the plans for such, as well as material used shall be shown on the landscaping or final site plan.

18.75.050 Outdoor lighting.

1. *Purpose. This section contains regulations requiring adequate levels of outdoor lighting while minimizing negative impacts of light pollution.*
2. *Applicability. All outdoor lighting shall comply with the standards of this section.*
3. *Standards.*
 - a. *Light poles, except as required by a roadway authority or public safety agency, shall not exceed a height of 20 feet. Pedestal or bollard-style lighting is the preferred method illuminating walkways. This limitation does not apply to flag poles, utility poles, and streetlights.*
 - b. *Where a light standard is placed over a sidewalk or walkway, a minimum vertical clearance of eight feet shall be maintained.*
 - c. *Outdoor lighting levels shall be subject to review and approval as part of the site design review, subdivisions, or a Type II commercial or industrial application. Lighting levels shall be sufficient to provide for pedestrian safety, property or business identification, and crime prevention. (See also the City of Harrisburg Sign Code, Chapter 18.90 HMC.)*
 - d. *Except as provided for up-lighting of flags and permitted building-mounted signs, all outdoor light fixtures shall be directed downward, and have full cutoff and full shielding to preserve views of the night sky and to minimize excessive light spillover onto adjacent properties.*
 - e. *Lighting shall be installed where it will not obstruct public ways, driveways, or walkways.*
 - f. *Where a light standard is placed within a walkway, an unobstructed pedestrian through zone not less than 36 inches wide shall be maintained.*
 - g. *Lighting subject to this section shall consist of materials approved for outdoor use and shall be installed according to the manufacturer's specifications.*

DISCUSSION: The applicant/owner proposes outdoor lighting to be placed on all 4 corners of the new structure, as well as in the middle of the south and north elevations. Any exterior lighting shall be directed downward and have full cutoff and shielding to preserve views of the night sky, and to avoid excessive light spillover. The applicant will be required to provide specifications for the proposed lighting with the submission of a building permit. (**Condition No. 8**).

Condition No. 8: Outdoor Lighting: With the submission of a building permit, the applicant/owner shall provide the City with specifications or drawings of the proposed outdoor lighting that meets the requirements of HMC 18.75.050.

FINDINGS: As discussed in relation to the Development and Design Standards in HMC 18.75, and as conditioned in No. 6, 7 and 8, this criterion has been met.

HMC Development & Design Standard 18.80 Parking and Loading:

HMC 18.80.020 Applicability and general regulations.

1. *Where the Regulations Apply. The regulations of this chapter apply to all parking areas in all zones, at all times, whether a parking area is required by this code or created for the convenience of property owners or users.*
2. *Occupancy. All required parking areas must be developed in accordance with the requirements of this code prior to occupancy of any structure on the subject site. Where landscaping, screening or other improvements are required pursuant to this code, all such*

improvements must be installed and approved by the City Administrator prior to occupancy.

Criteria 3, 4, 5, and 6 are in relation to options that don't apply to this use of the property, are already available, the proximity of parking lot to use, and the improvement of parking areas in relation to street parking. None are applicable to this proposed land use.

18.80.030 Automobile parking.

1. Minimum Number of Off-Street Automobile Parking Spaces. Except as provided by this subsection, or as required for Americans with Disabilities Act compliance under subsection (6) of this section, off-street parking shall be provided pursuant to one of the following three standards:

- a. Standards in Table 18.80.030.1;
- b. A standard from Table 18.80.030.1 for a use that the City Administrator determines is similar to the proposed use; or
- c. Subsection (2) of this section, *Exceptions and Reductions to Off-Street Parking*, which includes a parking demand analysis option.

Industrial Categories	
Industrial service	One space per 1,000 square feet of floor area
Manufacturing and production	One space per 1,000 square feet of floor area; or as required by conditional use permit review (Chapter 19.25 HMC)
Warehouse and freight movement	One-half space per 1,000 square feet of floor area; or as required by conditional use permit review (Chapter 19.25 HMC)
Waste-related	Per conditional use permit review (Chapter 19.25 HMC)
Wholesale sales, e.g., building materials, heavy equipment, agricultural supplies, etc.	One space per 750 square feet

(2 & 3 purposely removed)

4. Parking Stall Design and Minimum Dimensions. Where a new off-street parking area is proposed, or an existing off-street parking area is proposed for expansion, the entire parking area shall be improved in conformance with this code. At a minimum, except as provided in subsection (4)(a) of this section, parking spaces and drive aisles shall be paved with asphalt, concrete, or other City-approved materials, provided the Americans with Disabilities Act requirements are met, and shall conform to the minimum dimensions in Table 18.80.030.5 and the figures below.

- a. In M-1 and M-2 Industrial zones, all areas for parking or maneuvering vehicles that are within 200 feet of a residence or residentially zoned property, or within 50 feet of commercially zoned property, or a public street, shall be hard surfaced.
- b. All off-street parking areas shall contain wheel stops, perimeter curbing, bollards, or other edging as required to prevent vehicles from damaging buildings or encroaching into walkways, landscapes, or the public right-of-way. Parking areas shall also provide for surface water management, pursuant to HMC [18.85.050](#).

Table 18.80.030.5 – Parking Area Minimum Dimensions*

PARKING ANGLE < °	CURB LENGTH	STALL DEPTH		AISLE WIDTH		BAY WIDTH		STRIPE LENGTH
		SINGLE D1	DOUBLE D2	ONE-WAY A1	TWO-WAY A2	ONE-WAY B1	TWO-WAY B2	
90°	8' 6"	18'	36'	23'	23'	59'	59'	18'
60°	10'	20'	40'	17'	18'	57'	58'	23'
45°	12'	18' 6"	37'	13'	18'	50'	55'	26' 6"
30°	17'	16' 6"	33'	12'	18'	45'	51'	32' 8"
0°	22'	8' 6"	17'	12'	18'	29'	35'	8' 6"

* See also Chapter 18.65 HMC, Building Orientation and Design, for parking location requirements for some types of development; Chapter 18.70 HMC, Access and Circulation, for driveway standards; and Chapter 18.75 HMC for requirements related to landscaping, screening, fences, walls, and outdoor lighting.

6. Americans with Disabilities Act (ADA). Parking shall be provided consistent with ADA requirements, including, but not limited to, the minimum number of spaces for automobiles, van-accessible spaces, location of spaces relative to building entrances, accessible routes between parking areas and building entrances, identification signs, lighting, and other design and construction requirements.

7. Electric Charging Stations. Charging stations for electric vehicles are allowed as an accessory use to parking areas developed in conformance with this code, provided the charging station complies with applicable building codes and any applicable State or Federal requirements. Charging stations are considered accessory to a permitted use and are not considered a quick vehicle service use where such parking comprises less than 10 percent of all on-site parking. Electric charging stations shall count toward meeting parking requirements. [Ord. 1000 § 2 (Exh. B), 2023; Ord. 987 § 1 (Exh. A), 2022.]

DISCUSSION: Standards from the table applicable to the manufacturing and production (assembly), is one space per 1,000 sq. ft. of floor area. Applicant/owner have proposed a total of 14 spaces, one of which will be an ADA space. This meets the code requirements. Each space is 8' x 20'. The applicant/owner knows that they don't need to provide paving but have decided to provide a 2,240 sq. ft. concrete slab in the parking area, and abutting the building. The parking lot will need to be marked. In accordance with HMC 18.80.030.4.b. each space will require wheel stops, perimeter curbing, bollards, or other edging to keep vehicles from intruding into the pedestrian walkway next to the building. Pavement of these areas, and completion of the parking lot is required before occupancy in the new structure is allowed. (**Condition No. 9**) The applicant/owner will need to provide an adequate slope to account for drainage of water from the slab. The remaining area in-between the parking area and driveway is 77' wide. This will remain ¾" gravel, as allowed in the M-2 zone. The standard aisle width for a two-way drive area is 17'; therefore the area proposed for maneuvering of vehicles is more than sufficient.

Condition No. 9: Automobile Parking: Prior to occupancy of the new structure, the applicant shall supply the City with a final parking plan to scale, that shows where the drainage of the lot shall be directed. They will also show what kind of wheel stop, perimeter curbing, bollards, or other edging that they are planning on installing. Before occupancy, the parking and pedestrian walkway must be paved, the lot must be striped and marked, and whatever is planned to stop vehicles from intruding into the walkway must also be installed.

HMC Development & Design Standards 18.80.040 Loading areas.

1. Purpose. *The purpose of this section is to provide adequate loading areas for commercial and industrial uses that do not interfere with the operation of adjacent streets.*

2. Applicability. *This section applies to uses that are expected to have service or delivery truck visits as part of their normal operations. It applies only to uses visited by trucks with a 40-foot or longer wheelbase, at a frequency of one or more vehicles per week. The City Planning Commission shall determine through site design review the number, size, location, and design, access and circulation and other requirements of required loading areas, if any. [Ord. 987 § 1 (Exh. A), 2022.]*

DISCUSSION: The applicant proposes a loading area on the northwest corner of the new structure, with a bay opening of 12' x 14'. The door planned in this area is located at least 25' from the corner of the building, with a 15' setback between the two structures. This provides the applicant/owner with a 40' area. The applicant/owner has verified that they do expect some trucks with a 40-foot or longer wheelbase to be serving the company, but only two or three times a year with the shipment of steel. The frequency is such that they are not required to provide the 59' foot bay width specified by the table in HMC 18.80.030.5.

FINDINGS: As discussed in relation to Development & Design Standards HMC 18.80 Parking and Loading, and as conditioned in No. 9, this criteria has been met.

HMC Development & Design Standards 18.85 Public Facilities

HMC 18.85.010 Purpose and applicability.

1. Purpose. *The standards of this chapter implement the public facility policies of the City of Harrisburg comprehensive plan and the City's adopted public facility master plans.*

2. Applicability. *This chapter applies to developments subject to land division (subdivision or partition) approval and developments subject to site design review where public facility improvements are required. All public facility improvements within the City shall occur in accordance with the standards and procedures of this chapter.*

18.85.020 Transportation Standards

1. General Requirements.

a. Except as provided by subsection (1)(e) of this section, existing substandard streets and planned streets within or abutting a proposed development shall be improved in accordance with the standards of this chapter as a condition of development approval.

(1) When a Traffic Impact Analysis Is Required. *The City or other road authority with jurisdiction may require a traffic impact analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA may be required by the City Administrator where a change of use or a development would involve one or more of the following:*

(a) A change in zoning or a plan amendment designation, as may be required to determine compliance with OAR [660-012-0060](#), Transportation Planning Rule;

(b) Operational or safety concerns documented in writing by a road authority;

(c) An increase in site traffic volume generation by 300 average daily trips (ADT) or more;

(d) An increase in peak hour volume of a particular movement to and from a street or highway by 20 percent or more;

- (e) An increase in the use of adjacent streets by vehicles exceeding the 20,000-pound gross vehicle weights by 10 vehicles or more per day;*
- (f) Existing or proposed approaches or access connections that do not meet minimum spacing or sight distance requirements or are located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, creating a safety hazard;*
- (g) A change in internal traffic patterns that may cause safety concerns; or*
- (h) A TIA required by ODOT pursuant to OAR 734-051.*

DISCUSSION: There are no public streets or public facilities planned in this development. Staff does not feel that the additional employees or truck traffic will exceed 300 trips per day, nor will they result in an increase in peak hour volume. Therefore, no Traffic impact study, or analysis is required.

FINDING: As discussed in relation to Development and Design Standards in HMC 18.85.020 Transportation Standards, this criterion has been met.

18.85.040 Sanitary sewer and water service improvements.

1. Sewers and Water Mains Required. All new development requiring land use approval is required to connect to City water and sanitary sewer systems. Sanitary sewer and water system improvements shall be installed to serve each new development and to connect developments to existing mains in accordance with the adopted facility master plans and applicable engineering/public works design standards. Where streets are required to be stubbed to the edge of the subdivision, sewer and water system improvements and other utilities shall also be stubbed with the streets, except as approved by the City Engineer where alternate alignment(s) are provided consistent with the adopted public facility master plan.

2. Sewer and Water Plan Approval. Development permits for sewer and water improvements shall not be issued until the Public Works Director and/or City Engineer has approved all sanitary sewer and water plans in conformance with City standards and State regulatory authority, if needed.

DISCUSSION: The applicant and staff discussed whether additional employees might be added as a result of the expansion in this business. It is far easier to plan ahead and add infrastructure that might be needed in the future during this stage of expansion. The applicant/owners determined that there could be a need for a restroom in the new structure, and therefore, that a water and sewer line can easily be added before more hard surface treatments are added to the property. Site Plan Page No. 3 of the application site plan drawings shows the addition of a sewer line on the property to a proposed location near the northeast corner of the new structure. Applicant/Owners should verify the depth of their current line (**Development Concern No. 1**) to make sure that it is not too shallow to allow gravity to work correctly on their sewer system. There are no development considerations in relation to the water line, which is shown on Site Plan Page No. 4.

DEVELOPMENT CONCERN NO. 1: Applicant/Owners should verify the depth of the current sewer line before connecting the new sewer line in order to make sure it's not too shallow to allow gravity to work correctly with their sewer system flow.

FINDINGS: As discussed in relation to Development & Design Standards in HMC 18.85.040 Sanitary Sewer and Water Service Improvements and as noted with the Development Concern expressed, this criterion has been met.

18.85.050 Storm drainage and surface water management facilities.

1. General Provisions. The City shall issue a development permit only where adequate provisions for storm water runoff have been made in conformance with a 25-year storm plan. All applications for developments that increase impervious surface must submit a specific storm water plan with their application unless waived by the City Engineer.

2. Accommodation of Upstream Drainage. Culverts and other drainage facilities shall be large enough to accommodate existing and potential future runoff from the entire upstream drainage area, whether inside or outside the development. Such facilities shall be subject to review and approval by the City Engineer.

3. Effect on Downstream Drainage. Where it is anticipated by the City Engineer that the additional runoff resulting from the development will overload an existing drainage facility, the City shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for retention of additional runoff caused by the development in accordance with City standards.

DISCUSSION: The applicant/owner must tie in the drainage and gutter system from the proposed new structure to those of the existing structure. On the south side of the current south driveway, there is an existing storm line and catch basins. New catch basins will need to be added to the area outside of the foundation (**Condition No. 10**). The applicant/owner can tie into the existing storm line under the foundation, but only if they verify that the existing storm line there is suitable for being located under a building. Because of the City’s TMDL (Total Maximum Daily Load) requirements in HMC 13.30.080, the City is required to prevent, control, and reduce storm water pollutants that are generated during construction. Therefore, with the submission of the building permit, the City will require a preliminary grading, erosion, and sediment control plan that must be approved by the PW Director prior to the issuance of the building permit. (**Condition No. 11**)

Condition No. 10: Storm Drainage: Concurrent with the submission of the Building Permit, the applicant/owner shall show the location of the new catch basins on the site plan. The applicant/owner must replace the 125’ of storm line on the south side of the proposed structure if it is not suitable for being located under a building.

Condition No. 11: Storm Drainage/HMC 13.30.080: With the submission of the building permit, a preliminary grading, erosion, and sediment control plan shall be provided, and approved by the PW Director prior to issuance of the building permit.

FINDING: As proposed and conditioned by No. 10 and No. 11, the development and design standards in HMC 18.85.050 Storm drainage and surface water management facilities has been met.

HMC Design Standard 18.90.030 Allowed signs by zone.

- 1. Residential Zones R-1, R-2, R-3. – Does not apply to this application.
- 2. Commercial and Industrial Zones.
 - a. One illuminated sign not to exceed 32 square feet and not more than 10 feet in height.
 - b. One nonilluminated sign not to exceed 64 square feet and not more than 12 feet in height.
 - c. All signs must be set back from public right-of-way and neighboring property lines four feet. [Ord. 987 § 1 (Exh. A), 2022.]

HMC Design Standard 18.90.040 Sign requirements.

- 1. All signs must be in good condition.
- 2. All commercial and industrial zone signs must be legible from the nearest public right-of-way and display the following:
 - a. The current and correct business name; if there is more than one business at the address then all must display their own sign or be part of a larger sign not to exceed 12 square feet per business/organization included on the sign.
 - b. Contain a legible street address for the business(es). [Ord. 987 § 1 (Exh. A), 2022.]

DISCUSSION: Applicant/owner plans on adding a 64 sq. ft. non-illuminated sign, as allowed by code, on the northeast corner of the new structure, and a new sign following the same requirements to be added to the northeast corner of the existing corner. All letters must be legible from the nearest public right of way, display business name and address. **(Condition No. 12).**

Condition No. 12 – Sign Requirements: Concurrently, and included on the Building Permit, the applicant/owner shall include specifications for the proposed signs. Signs must have letters that are legible from the nearest public right of way, and display the business name and address.

FINDINGS: As conditioned, and required in HMC 18.90 Sign Requirements, this criteria has been met.

5. Site Plan Criteria, HMC 19.15.050.5: For nonresidential uses, all adverse impacts to adjacent properties, such as light, glare, noise, odor, vibration, smoke, dust, or visual impact, shall be avoided; or where impacts cannot be avoided, they are minimized.

DISCUSSION: As per narrative provided by the applicant/owner, most of the products will be manufactured elsewhere, and will be assembled on site. As such, there will not be any light, glare, noise, odor, vibration, smoke, dust, or visual impacts.

FINDINGS: As proposed, this criterion has been met.

6. Site Plan Criteria, HMC 19.15.050.6. The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

DISCUSSION: Only four conditions of approval were required in 1999, and all of those conditions have been met.

FINDINGS: As researched and verified, this condition has been met.

7. Site Plan Criteria, HMC 19.15.050.7. As a condition of approval, the Planning Commission may require public improvements that are necessary to mitigate or prevent development impacts including, but not limited to, traffic, noise, odors, dust, pollution, or others that would affect surrounding existing uses or the City as a whole. [Ord. 987 § 1 (Exh. A), 2022.]

DISCUSSION: This site plan request, and the proposed new structure will not produce traffic, noise, odors, dust, pollution, or other problems that should affect any surrounding uses. We deeply appreciate that Hot Tech Industries is practicing using safe products, and is being careful not to affect the future placement of a reservoir and water treatment facility adjacent to the north property line.

FINDINGS: As proposed, this criterion has been met.

CONCLUSIONS

Hot Tech Industries requests approval of a new 13,125 sq. ft structure via Site Plan Request, LU 457-2024. 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 the Site Plan for LU457-2024 for Hot Tech Industries.

RECOMMENDED MOTION(S) The motion is located at the top of this staff report and on the Agenda.

RECOMMENDED CONDITIONS OF APPROVAL

Condition No. 1: Consistency with Plans: Development shall comply with the plans and narrative in the applicant’s proposal, except where modified by the following conditions of approval.

Condition No. 2: Sidewalk: Prior to occupancy being allowed, the location of a minimum 5’ wide sidewalk shall be included in the final site plan, so that it connects the public sidewalk with the primary entrance of the existing structure. This sidewalk shall be well marked with paint and be visible to drivers on the property.

Condition No. 3: Screening & Landscaping: Prior to occupancy being allowed, the applicant/owner shall complete the screening on the fence at the front of the property, and shall include adequate landscaping in the landscaped area to provide further screening of this area. The refuse enclosure shall also be fenced as required and shown in the site plan prior to occupancy being allowed.

Condition No. 4: OSSC Building Code Requirements: With the submission of a Building Permit, the applicant/owner shall provide a design that has been approved by a licensed architect, who will confirm that the 15’ separation between the existing and new structures meets minimum fire code requirements. The building permit will also require a fire access and water supply information sheet.

Condition No. 5: Pedestrian Curbing: Prior to Occupation being allowed, a curb to define a pedestrian area shall be provided at the north end of the proposed parking area, and the resulting area should be well marked for delivery trucks as well as more frequent traffic provided in the employee parking area. A pedestrian crossing area shall be painted across the driveway marking the area between the parking area and the primary entrance.

Condition No. 6: Landscaping and Screening: Concurrent with the submission of the building permit, the applicant/owner shall provide a revised landscaping plan showing the location of an additional 217 sq. ft. of landscaping, with the location of street trees and plants marked on the plan. If irrigation is proposed, the owner should also provide this information, and a back flow device will be required at the time of installation.

Condition No. 7: Screening: Prior to Occupancy of the new structure, screening of the fence must be provided. If the property applicant/owner wishes to install a taller 7’ fence behind the 5’ landscaping buffer, then the plans for such, as well as material used shall be shown on the landscaping or final site plan.

Condition No. 8: Outdoor Lighting: Concurrent with the submission of a building permit, the applicant/owner shall provide the city with specifications or drawings of the proposed outdoor lighting that meets the requirements of HMC 18.75.050.

Condition No. 9: Automobile Parking: Prior to occupancy of the new structure, the applicant shall supply the City with a final parking plan to scale, that shows where the drainage of the lot shall be directed. They will also show what kind of wheel stop, perimeter curbing, bollards, or other edging that they are planning on installing. Before occupancy, the parking and pedestrian walkway must be paved, the lot must be striped and marked, and whatever is planned to stop vehicles from intruding into the walkway must also be installed.

Condition No. 10: Storm Drainage: Concurrent with the submission of the Building Permit, the applicant/owner shall show the location of the new catch basins on the site plan. The applicant/owner must replace the 125' of storm line on the south side of the proposed structure if it is not suitable for being located under a building.

Condition No. 11: Storm Drainage/HMC 13.30.080: With the submission of the building permit, a preliminary grading, erosion, and sediment control plan shall be provided, and approved by the PW Director prior to issuance of the building permit.

Condition No. 12 – Sign Requirements: Concurrently, and included on the Building Permit, the applicant/owner shall include specifications for the proposed signs. Signs must have letters that are legible from the nearest public right of way, and display the business name and address.

DEVELOPMENT CONCERNS

DEVELOPMENT CONCERN NO. 1: Applicant/Owners should verify the depth of the current sewer line before connecting the new sewer line in order to make sure it's not too shallow to allow gravity to work correctly with their sewer system flow.

DEVELOPMENT CONCERN NO. 2: SDC'S for the new structure shall be due and payable at the time the building permit is paid for.

DEVELOPMENT CONCERN NO. 3: If a new sewer line is required due to the elevation of the existing sewer line, requiring a new sewer line tap, then a connection fee of \$225 will be due and payable at the time the building permit is paid for.

From: [Cheryl Hutcheson](#)
To: [Michele Eldridge](#)
Cc: [Mark Henrikson](#); wandajerrit@gmail.com; [Dennis Bidne](#); [Ken Lander](#)
Subject: Harrisburg - Site Plan for Hot Tech
Date: Friday, March 8, 2024 4:08:01 PM
Attachments: [image.png](#)

Hello Michele,

Mark Henrikson sent this over to Ken and I to answer your questions.

(I included your email below for reference).

1. We produce our own prototypes for our patented designs. Our products use no chemicals to build or to operate. In fact, many of our products were developed by Ken Lander to clean and sanitize without the use of chemicals. We design and develop controls and electronic components for manufactures of other equipment. All components are manufactured off-site and shipped to us completed for final assembly and testing. We also perform final assembly of veterinary exam / surgical tables and related items. These products arrive here ready for assembly and require only the use of hand tools.
2. Yes, the new building will be used for extra storage and assembly of the above products as the demand for these are increasing rapidly.
3. As mentioned above, the increase in demand, and the need for a more sanitary assembly and storage areas, for components. Many of the new parts and components require anti-static and sanitary environment.
4. There are no harmful chemicals or hazardous materials used in the making of any of our products. All of the products used are safe and pose no risks to our environment or community. All of the products produced by Hot Tech have a specific goal of eliminating the use of any toxic/hazardous chemicals and materials.

Ken and I are available if you have further questions. Please feel free to reach out by phone or email. We love being a part of the Harrisburg community and supporting our area. We also employ local residents.

Sincerely,

Cheryl Hutcheson

Office Administrator/Accounting/Purchasing

[HOT-TECH Industries LLC](#)

810 S. 2nd Street

Harrisburg, OR 97446

P: (541) 515 - 6509 / F: (541) 515 - 6953
Direct: (541) 517 - 6490

----- Original message -----

From: Michele Eldridge <meldridge@ci.harrisburg.or.us>

Date: 3/7/24 9:26 AM (GMT-08:00)

To: Wanda Jerrit <wandajerrit@gmail.com>, mdhenrikson@outlook.com

Subject: Harrisburg - Site Plan for Hot Tech

Good Morning;

My Fire Marshal, Building Official, and Public Works Director need to know more information in relation to your plans for the property so that they can properly classify and determine which codes should apply to your site plan.

I wanted you to know that we are happy to work with you on what you are producing. As you likely already know, we have manufacturing businesses, such as Or-Cal, (Who also has a R & D team) who produce agricultural supplies such as fungicides, herbicides, pesticides, etc., and others, like Valley Agronomics, who provide fertilizers, and similar products to Or-Cal. We also have businesses who have emissions, such as Isovolta, who produces aviation interiors for aircraft passenger cabins and cargo planes (and other types of transportation as well). We appreciate all of our businesses, as they are part of our over-all industrial base, providing family wage jobs in our region. I can't tell you how much we appreciate that you are expanding your business here in Harrisburg!

Can you please tell me the following:

- What kinds of products are you currently manufacturing in the existing warehouse?
- Are these same products the ones that you will be assembling and packaging in the new complex you are building?
- Will you have other products shipped in that you will package & assemble?
- I recognize that you are a R & D Facility, and that the products will change from time to time. If any of these products are those that require a different type of handling, or are hazardous, then the fire marshal & city will need to know so that we can adequately protect citizens, other businesses, nearby wells, and the Willamette River, that is abutting your property.

Please let me know your answer by Monday at the latest, as we need it for the site plan that I will be working on.

Thanks!



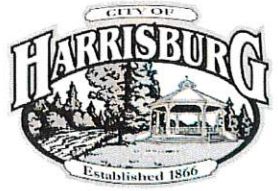
*Michele Eldridge, CMC
City Administrator
PO Box 378
120 Smith St.
Harrisburg, OR 97446
541-995-2200*



Virus-free. [https://link.edgepilot.com/s/05b8a6fe/uhTQyMd4GU6j6D-G2PPBkg?
u=http://www.avast.com/](https://link.edgepilot.com/s/05b8a6fe/uhTQyMd4GU6j6D-G2PPBkg?u=http://www.avast.com/)

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

\$ 1,200 SITE PLAN REVIEW
 - PRINT ZONING MAP.



City of Harrisburg
 120 Smith Street
 Harrisburg, OR 97446
 Phone (541) 995-6655
www.ci.harrisburg.or.us/planning

LAND USE APPLICATION

STAFF USE ONLY	
File Number:	Date Received: 2-13-24
Fee Amount: \$ 1,200 DD 2-13-24 2.025432	

APPLICATION TYPE	
<input type="checkbox"/> Annexation*	<input type="checkbox"/> Property Line Adjustment
<input type="checkbox"/> Comprehensive Plan Amendment*	<input type="checkbox"/> Partition/Replat* Minor Major
<input type="checkbox"/> Conditional Use Permit*	<input checked="" type="checkbox"/> Site Plan Review*
<input type="checkbox"/> Historic Permit*	<input type="checkbox"/> Site Plan Review – Parking Only
<input type="checkbox"/> Resource Alteration	<input 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"/> *A Pre-Application Conference with City Staff is Required	<input type="checkbox"/> Zoning Ordinance Text Amendment*

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL	
Project Description	PROPOSED 175' X 75' X 20' LIGHT ASSEMBLY BUILDING. TO BE ERRECTED AT 810 S 2ND ST - HARRISBURG, OR. 13,125 sq
Project Name	HOTTECH INDUSTRIES

PRIMARY CONTACT AND OWNER INFORMATION	
Applicant's Name	MAZIK HENRIKSON
Phone (541) 530-1100	Email Mzhenrikson@outlook.com
Mailing Address	1210 OAK ST OAKLAND OR.
Applicant's Signature	Moltz
	Date 2/13/24
Property Owner Name	GARY AND WANDA JERRITT
Phone (541) 556-1927	Email WANDA.JERRITT@GMAIL.COM
Mailing Address	4018 CORAL ZOO PL ANNACORTZ WA 98221
Owner Signature	
	Date
*If more than one property owner is involved, provide a separate attachment listing each owner or legal representative and their signature.	

PROPERTY DESCRIPTION (general vicinity, side of street, distance to intersection, etc.)	
Street Address	810 S 2ND ST HARRISBURG OR.
General Location Description	EWEST SIDE OF S. 2ND ST - DIRECTLY SOUTH OF WATER FACILITY
Assessor's Map Number(s) Map #	Related Tax Lot(s) Tax Lot(s) #
15804W16D	00208
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	CURRENT STRUCTURE IS 12,880 SF
1.5 ACRES	

LAND USE AND OVERLAY ZONES

Existing Zone(s) M-2 GENERAL INDUSTRIAL

Existing Comprehensive Plan Designation(s)

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

- Historic Overlay
- Willamette River Greenway
- Floodplain
- Riparian Corridors
- Wetlands

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

CHECK THE BOX NEXT TO INCLUDED EXHIBITS

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

*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.

A Pre-application Conference is Required with City Staff prior to turning in your land use application. Please contact the City Administrator, or City Recorder/Assistant City Administrator to make an appointment. Date of Appointment:

LAND USE AND OVERLAY ZONES

Existing Zone(s) M-2 GENERAL INDUSTRIAL

Existing Comprehensive Plan Designation(s)

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

- Historic Overlay
- Willamette River Greenway
- Floodplain
- Riparian Corridors
- Wetlands

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

CHECK THE BOX NEXT TO INCLUDED EXHIBITS

- | | |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Narrative* (address all applicable HMC review criteria) | <input checked="" type="checkbox"/> Architectural Elevations |
| <input checked="" type="checkbox"/> Assessor's Map with Applicable Tax Lots Highlighted | <input checked="" type="checkbox"/> Architectural Floor Plans |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Utilities Plan |
| <input type="checkbox"/> Survey / ALTA | <input type="checkbox"/> Geotechnical Report/Site |
| <input checked="" type="checkbox"/> Aerial Photograph / Existing Land Use(s) Map | <input checked="" type="checkbox"/> Assessment |
| <input checked="" type="checkbox"/> Zoning Map (if applicable, show proposed change(s)) | <input checked="" type="checkbox"/> Electronic Versions of Exhibits |
| <input type="checkbox"/> Comprehensive Plan Map(s) (if applicable, show proposed changes)) | <input type="checkbox"/> Application Fee |
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*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.

A Pre-application Conference is Required with City Staff prior to turning in your land use application. Please contact the City Administrator, or City Recorder/Assistant City Administrator to make an appointment. Date of Appointment:

PRIMARY CONTACT AND OWNER INFORMATION	
Applicant's Name	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>
Mailing Address	<input type="text"/>
Applicant's Signature	<input type="text"/>
Date	<input type="text"/>
Property Owner Name	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>
Mailing Address	<input type="text"/>
Owner Signature	<i>Gay Quirk</i> <i>Wendy Quirk</i>
Date	<i>2/13/24</i>
*If more than one property owner is involved, provide a separate attachment listing each owner or legal representative and their signature.	

PROPERTY DESCRIPTION (general vicinity, side of street, distance to intersection, etc.)	
Street Address	<input type="text"/>
General Location Description	<input type="text"/>
Assessor's Map Number(s) Map #	Related Tax Lot(s) Tax Lot(s) #
<input type="text"/>	<input type="text"/>
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	<input type="text"/>

Hottech Industries and the owners of the property located at 810 S 2nd St in Harrisburg, Oregon propose to build a second structure on the property.

The proposed building will be used for light assembly and storage of materials. Attached are the zoning map and plats.

The proposed building will be 175' X 75' X 20' and run East to West on the property. Please see plot plan 1 for setbacks.

The proposed building will be clad in white steel walls with a gray steel roof. Garbage dumpsters will be placed in a screened surround. The existing building and proposed building will each have (1) 64 sq' non illuminated sign. (Plot 2)

Access and Circulation. The property has two curb cuts. The main entrance has a paved drive 30' in width by 150' in length. This drive turns to the south and runs an additional 100'. The secondary entrance will be used for garbage pick-up. The additional unused surface of the property is compacted aggregate.

Parking and Loading. The proposed building will have a large roll up door on the North East face to accommodate shipping and receiving. Additionally, the proposed building will have 14 parking spaces including 1 ADA stall. These spaces will be 8' X 20' and will require an additional 2,240 sq' of slab. The number of spaces is in relation to the overall sq' of proposed building.

Landscaping, fencing and exterior lighting. The property has 200+ feet of street frontage. We propose to amend existing soil and landscape from the sidewalk to 7' past the existing fence line. The property's perimeter is fenced in and the fencing is 6' in height. If allowed. We would also screen the fencing on the road frontage, excluding the (2) existing gates.

The landscaped areas will be a mixture of Mulch, landscape rocks and drought resistant plants including rock rose, heather and lavender.


The proposed building and existing building will have exterior lighting on all 4 corners and centered on each front and rear elevation. Please see Plot 2.

The existing property has all required in ground piping for water run-off. We will attach new gutter systems to the existing drains and pipes to ensure efficient storm water management.

Hottech Industries has spent the last few months cleaning up the exterior, the existing building and grounds. We are in the process of removing all ancillary structures and outside storage. Under the new ownership and current management, we strive to be both good stewards of the property and want to enhance the City of Harrisburg.

We at Hottech Industries and the owners of this property thank you for your time and consideration. We are excited to expand our offerings and to enhance the City of Harrisburg.

2.025432
2-13-24
~ 1,200 - NEC

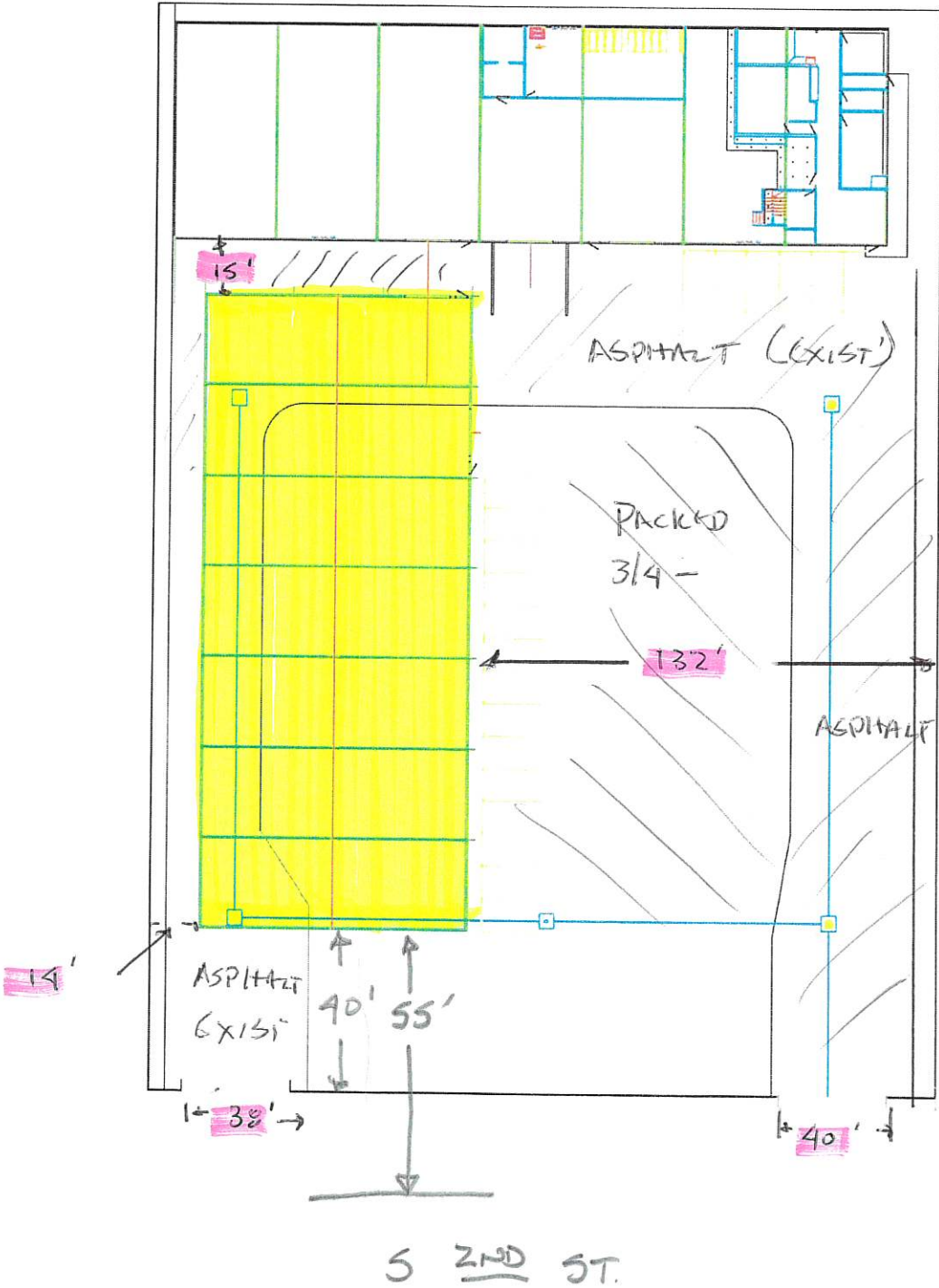
RECEIVED
FEB 13 2024
By 

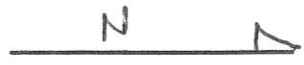
Page 33

The proposed new building and improvements will not be affecting traffic, noise, odors, dust, pollution, or any other uses that will affect surrounding uses or the City as a whole.

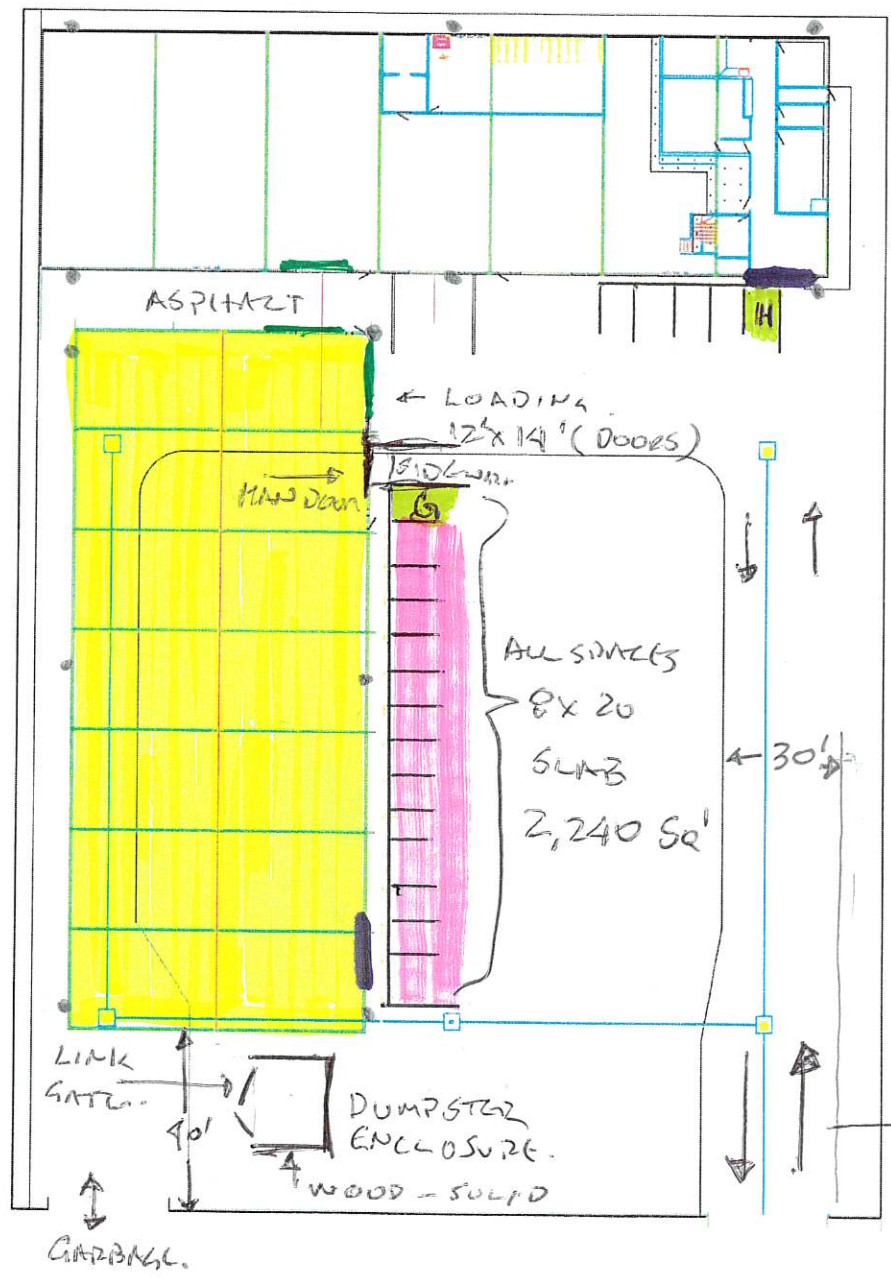


PROPOSED BUILDING
SET BACKS







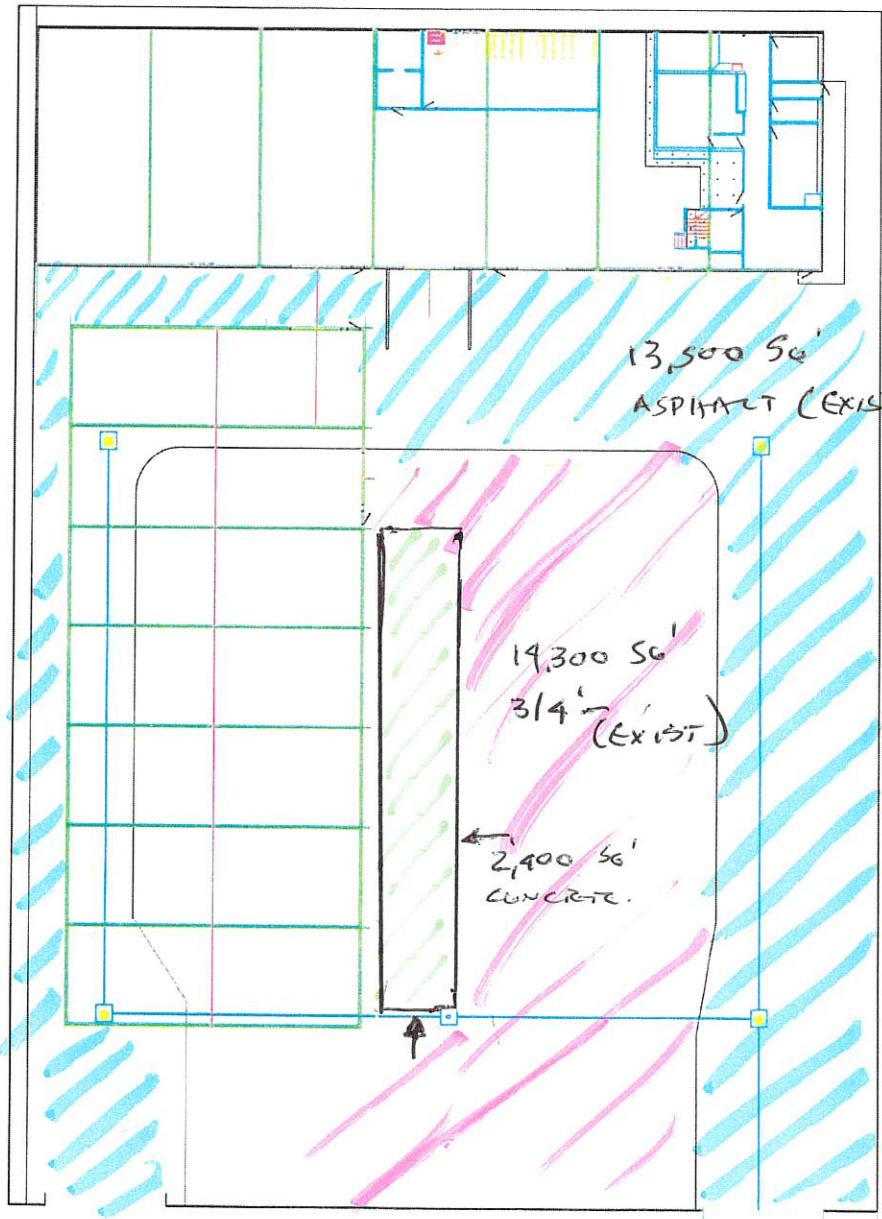


18.65
18.80
18.90






LIGHT ASSEMBLY.

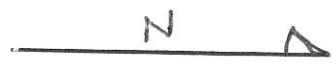
-  - PROPOSED NEW BUILDING . 175' x 75'
-  - PROPOSED PARKING
-  - HANDICAP
-  - 69 SQ' NON ILLUM SIGNS.



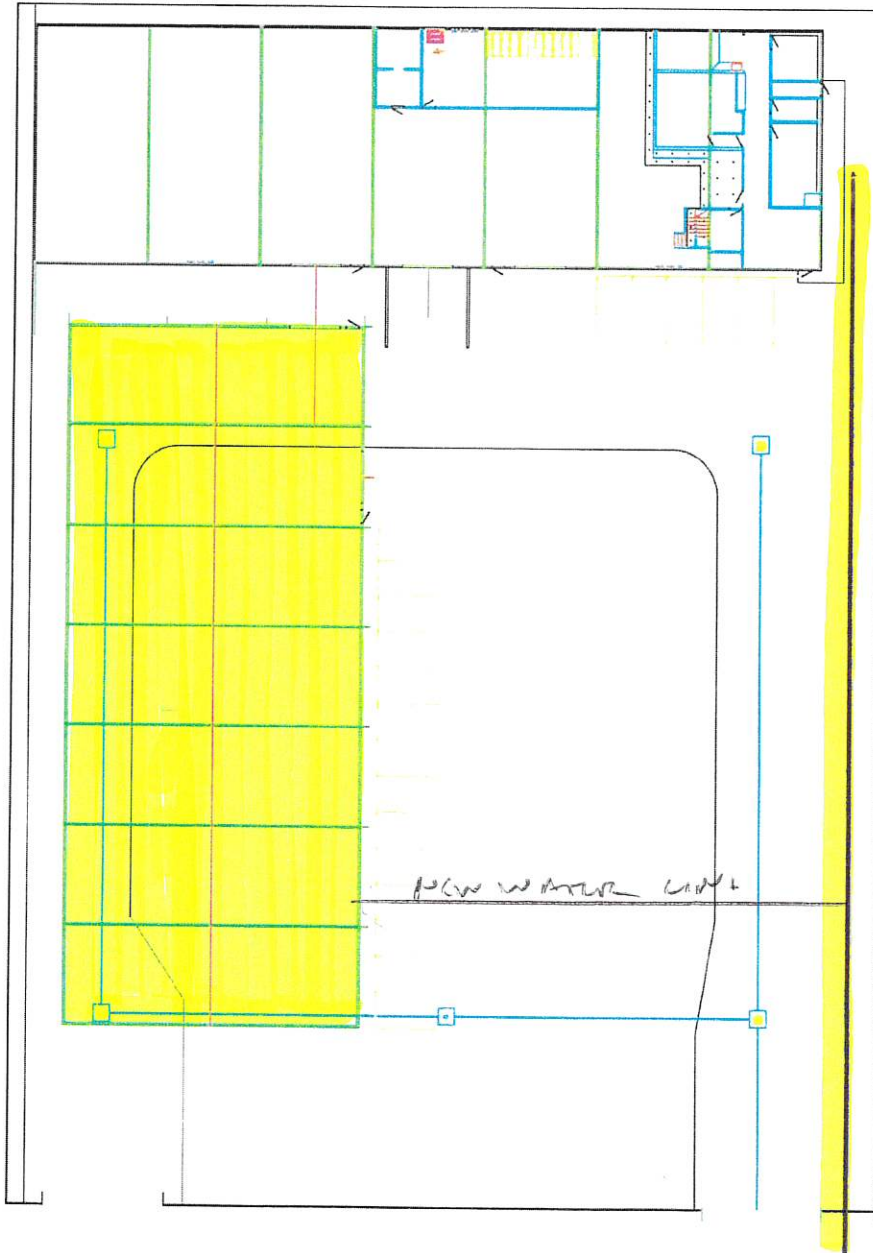
TOTAL
PAVED AND
COMPACTED
TRAFFIC / PARKING
AREA
30,200 Sq'

-  - ASPHALT (EXIST)
-  - PROPOSED CONCRETE.
-  - 3/4" PAVING (EXIST)

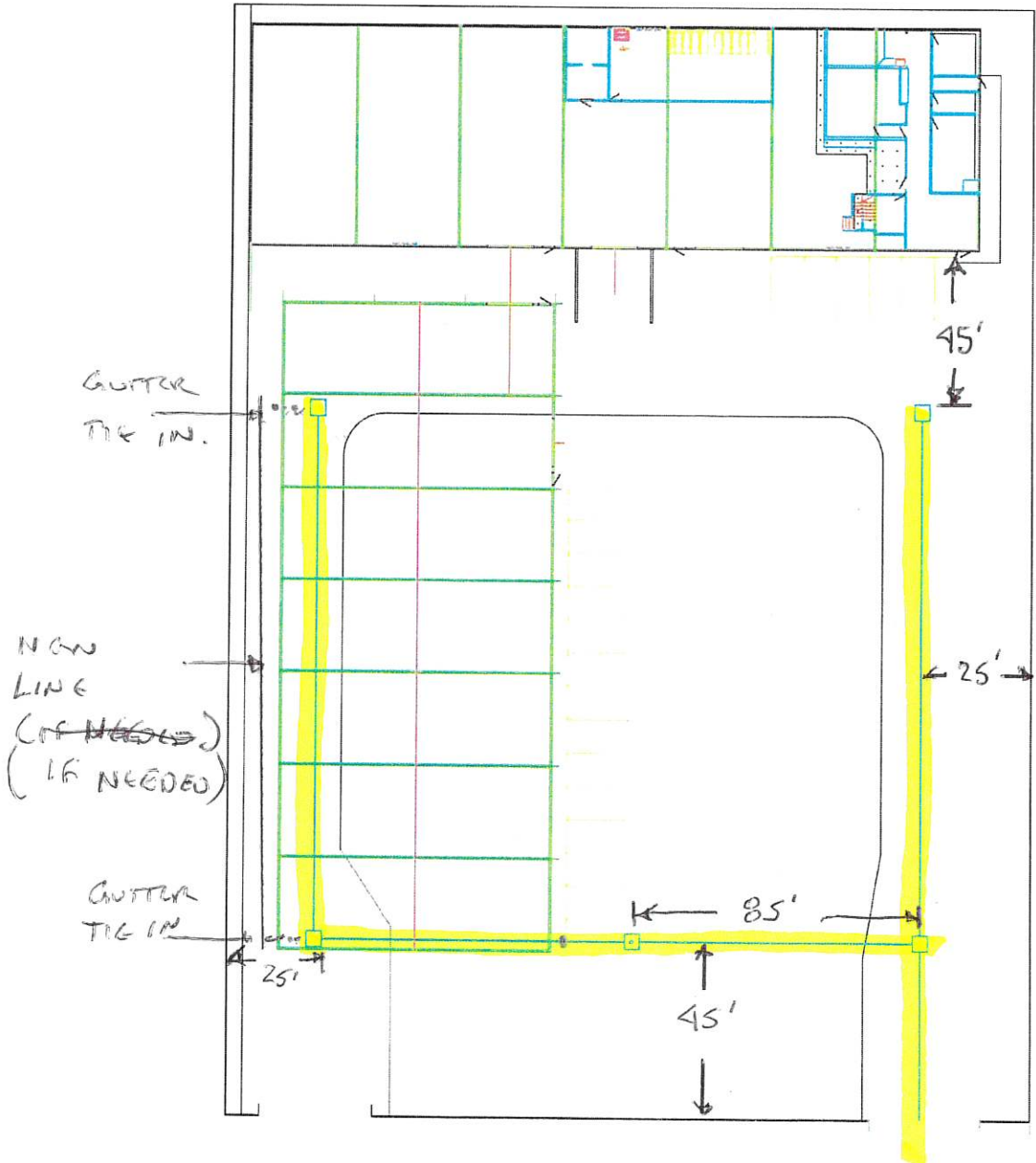
SEWER



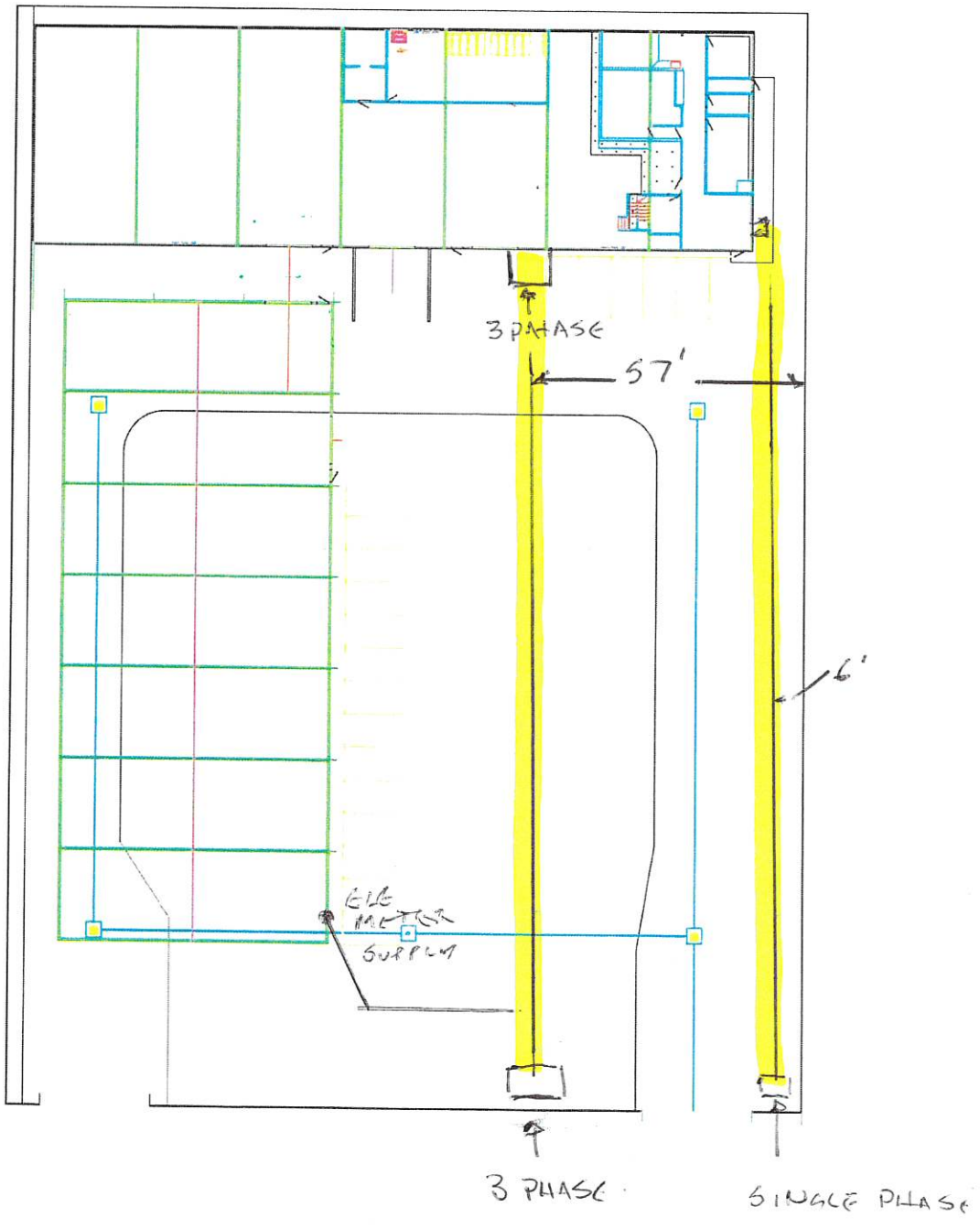
WATER



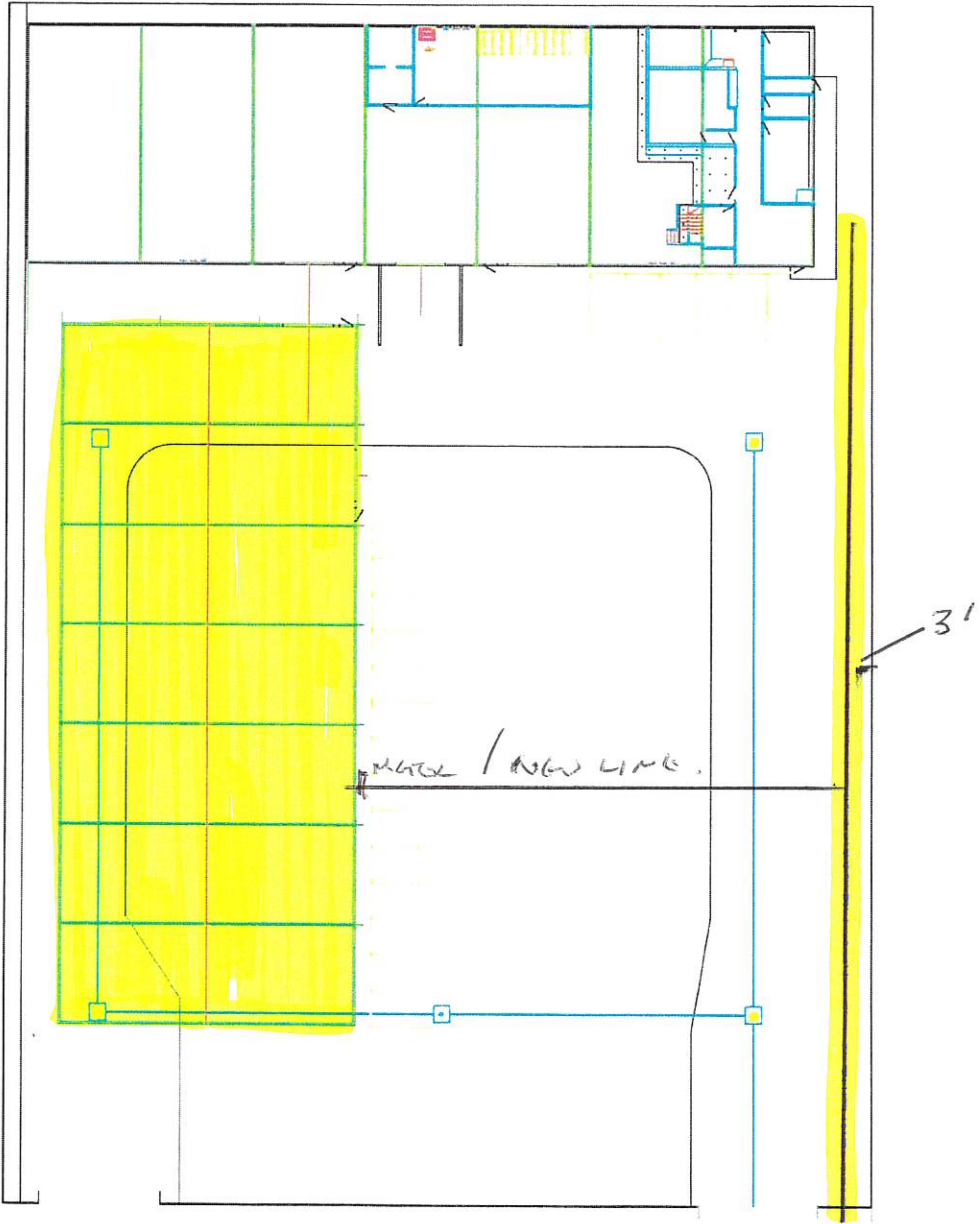
STORM WATER 



ELECTRICAL

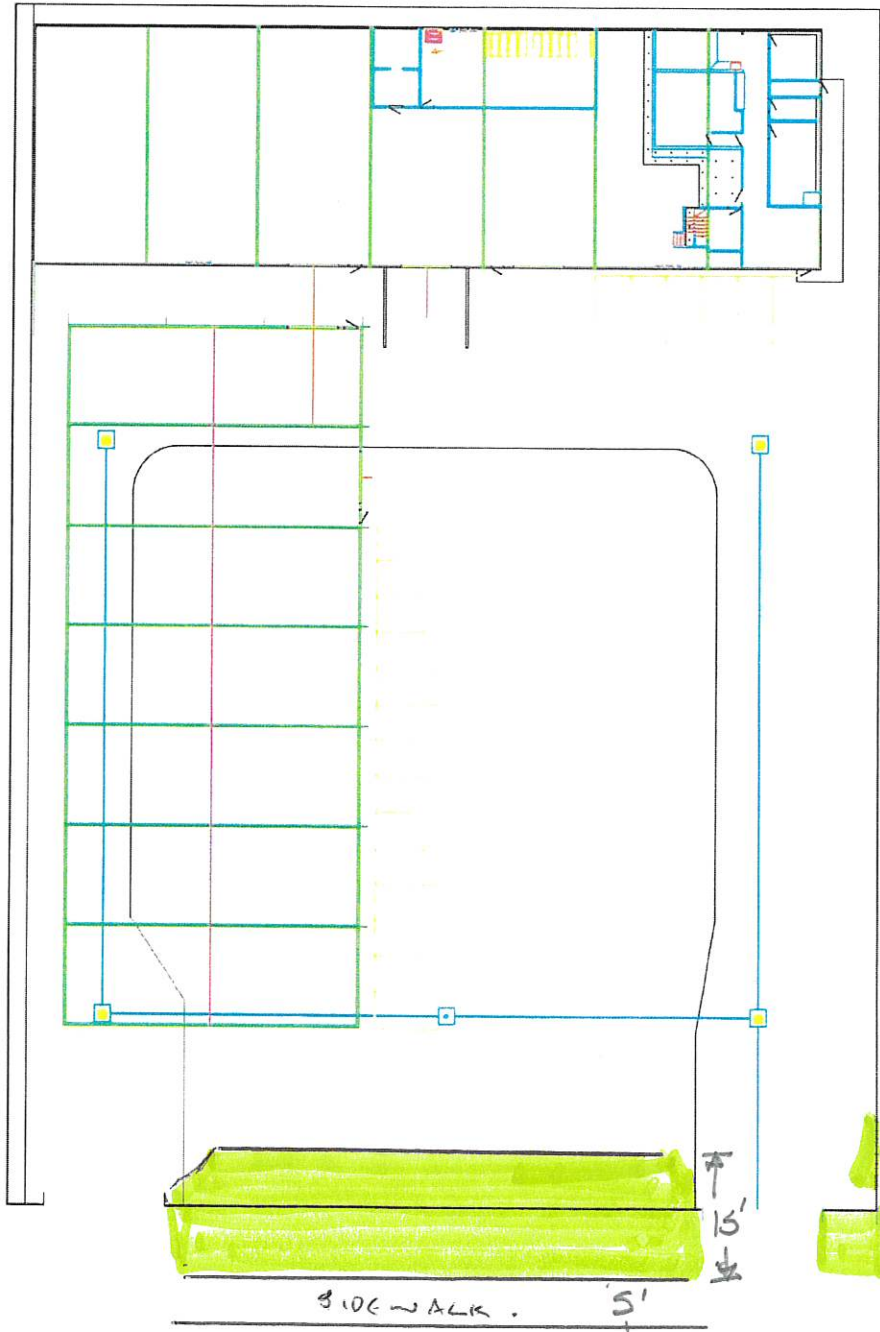


GAS

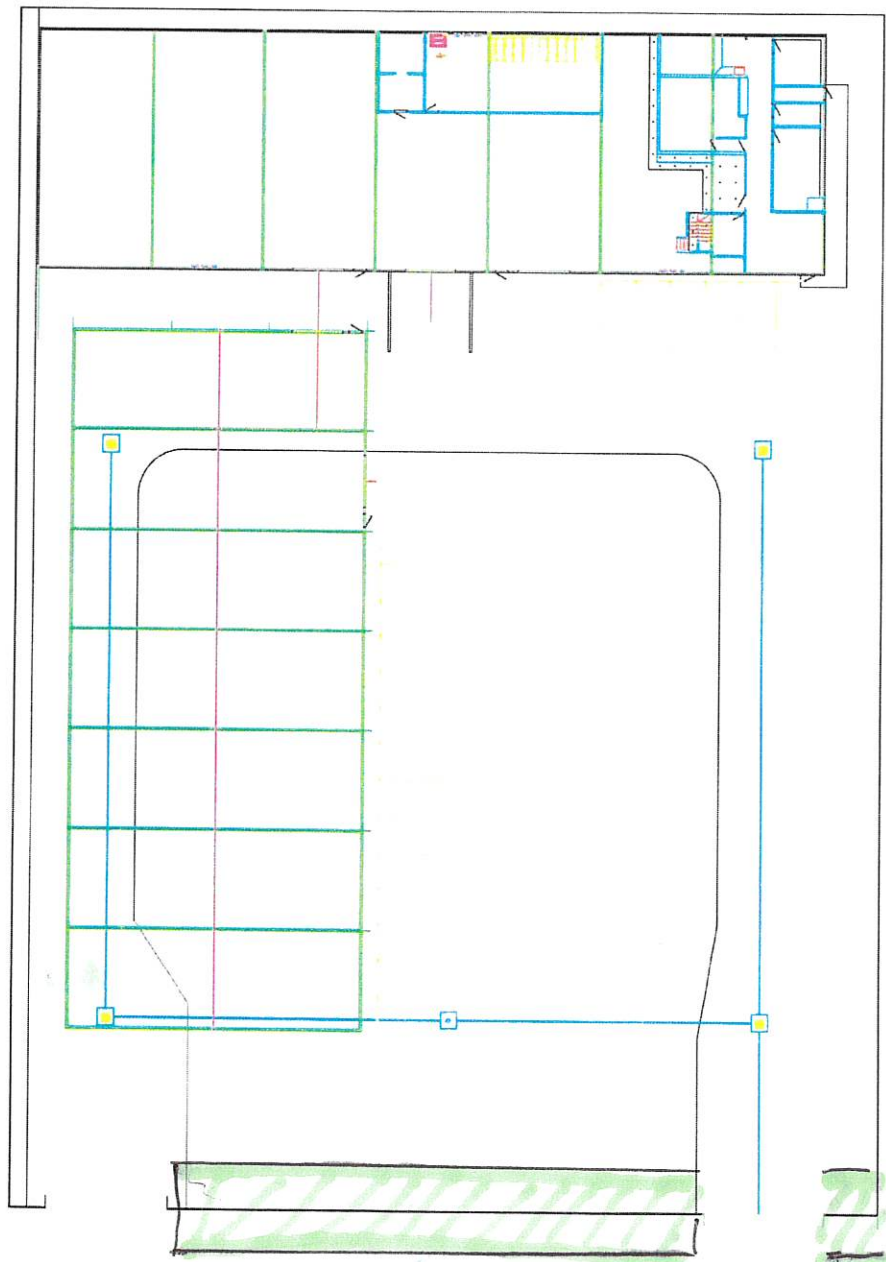


LANDSCAPE

18.75



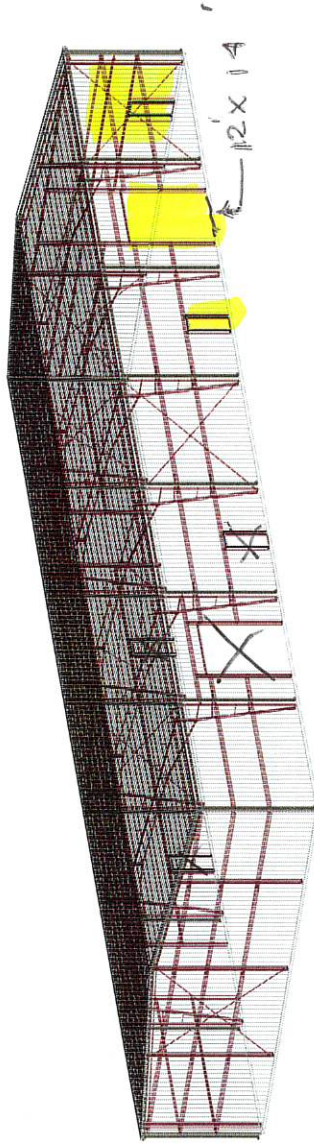
- HEATHER
- ROCK ROSE
- LAVENDER
- MULCH
- ROCK.



LANDSCAPE,
50' 3,000 Sq'. ,

NOT FOR CONSTRUCTION

Created: Sat Nov 18 13:38:08 2023, System: OpenOffice 4.0.1



2700 W. 10th Street Suite 100 Minneapolis, MN 55410 (612) 338-2100 www.mnba.com	CONTRACTOR METAL FABRICATED STEEL BUILDINGS LTD. 1111 1st Avenue S.E. Minneapolis, MN 55414 (612) 338-2100	<input type="checkbox"/> For Approval <input type="checkbox"/> For Distribution/Review <input type="checkbox"/> For Review
Project: 2301000001 System: 1.001 Title: 2301A Date: 11/18/2023	MBA METAL FABRICATED STEEL BUILDINGS LTD. 1111 1st Avenue S.E. Minneapolis, MN 55414 (612) 338-2100 www.mnba.com	

This drawing is not for construction. This drawing is intended to depict general building information and is not a substitute for a contract. It is not to be used for construction purposes. It is intended for informational purposes only. It is not to be used for construction purposes. It is intended for informational purposes only.

3D BACK RIGHT - (A) Production

Linn County
2023 Real Property Assessment Report
 Account 862318

Map 15S04W16-D0-00208
Code - Tax ID 00701 - 862318

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing JERRIT GARY & WANDA
 4018 CORALROOT PL
 ANACORTES WA 98221

Deed Reference # 2022-10797
Sales Date/Price 06-09-2022 / \$1,375,000
Appraiser

Property Class 301 MA SA NH
RMV Class 301 06 07 012

Site	Situs Address	City
	810 S 2ND ST	HARRISBURG

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00701	Land	191,060		Land	0	
	Impr	877,880		Impr	0	
Code Area Total		1,068,940	600,440	600,440	0	
Grand Total		1,068,940	600,440	600,440	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00701	1	<input checked="" type="checkbox"/>			Market	101	1.50 AC		191,060
Code Area Total							1.50 AC		191,060

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00701	100	1999	615	Industrial Warehouse General with Office space	104	12,880			813,380
	101		804	Industrial Improvement Other	100	0			64,500
Code Area Total						12,880			877,880

PP Accounts 00701 - 944927

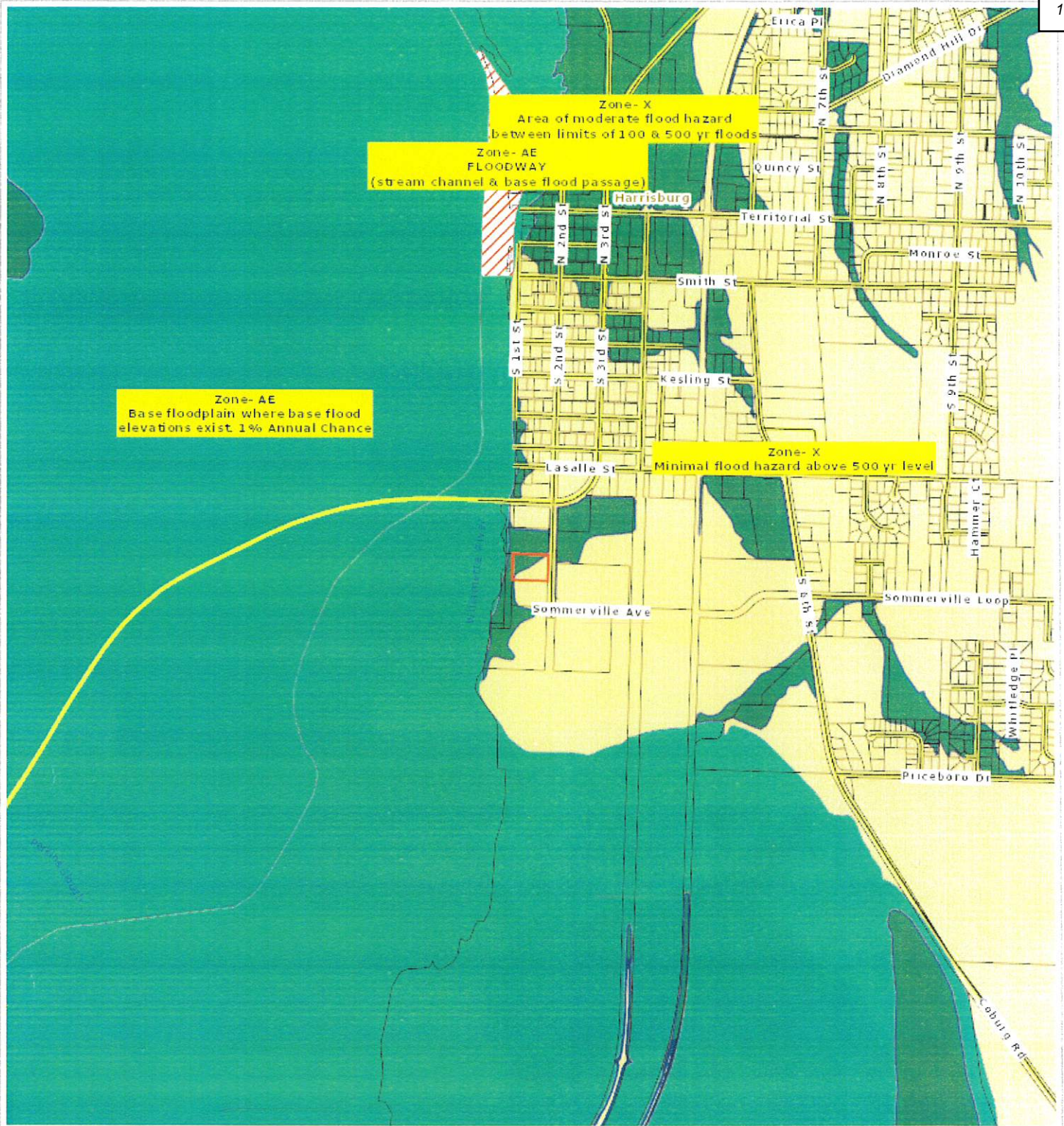
Linn County
2023 Real Property Assessment Report
Account 862318

Comments

***** CAP NOTE - Type I *****
 2000MX:PERMIT FOR TL 200 FOR 60X200 STEEL BLDG(LOOKS LIKE METAL COMPONENT BDLG)
 APPEARS TO BE ON NEW TL 208.NEVER TALKED TO ANYONE & DID'T GO ON PPTY.
 ZONED GENERAL INDUSTRIAL.DUS 11-16-99
 1/2000 New bldg started, check for completion and paving,etc. MI 1/2000
 01MX:ADJUSTED LAND VALUES WITHIN THIS INDUSTRIAL NEIGHBORHOOD TO ESTABLISH
 CONSISTENCY AND TO REFLECT RECENT PARTITIONS AND DEVELOPEMENT GJ 6/01
 8/01 bldg complete ml
 2020: review - updated bldg sf to show in appraisal. 3/2020 // OWNER FILED RPR, NO ADDS OR
 RETIREMENTS. REVALUED LAND AND IMPS. 9/2020 MW
 2022: New 14x40 storage shed (EV Pool). 2/2022 MW
 2022: 14x40 storage shed is gone, removed exception. Re-appraised imps (RMV). 8/2022 MW

***** CAP NOTE - Type J *****
 EV 1999-323: SRG'D THIS 1.50 ACS FROM ACCT No. 328571. 7-8-99 TT.....

***** CAP NOTE - Type X *****
 1/2000 Act should have been balance Mav for 99, then recalc for 2000 ML

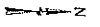


Parcel ID: 0862318

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



FOR ASSESSMENT AND TAXATION ONLY



SEE MAP 15-4W 21

WILLAMETTE RIVER

2000-28

PARTITION PLAT

7-1

2001-25

SECOND ST

7-1

1999-10

1995-30

PARTITION PLAT

1997-45

SEE MAP 15-4W 21

S.E. 1/4 SEC 16 T.15S. R.4W. W.M. 11th County

7-2

JOB

15 @ 15 COR

7-8

PARTITION PLAT

PARTITION PLAT

7-1

7-1

2007-10

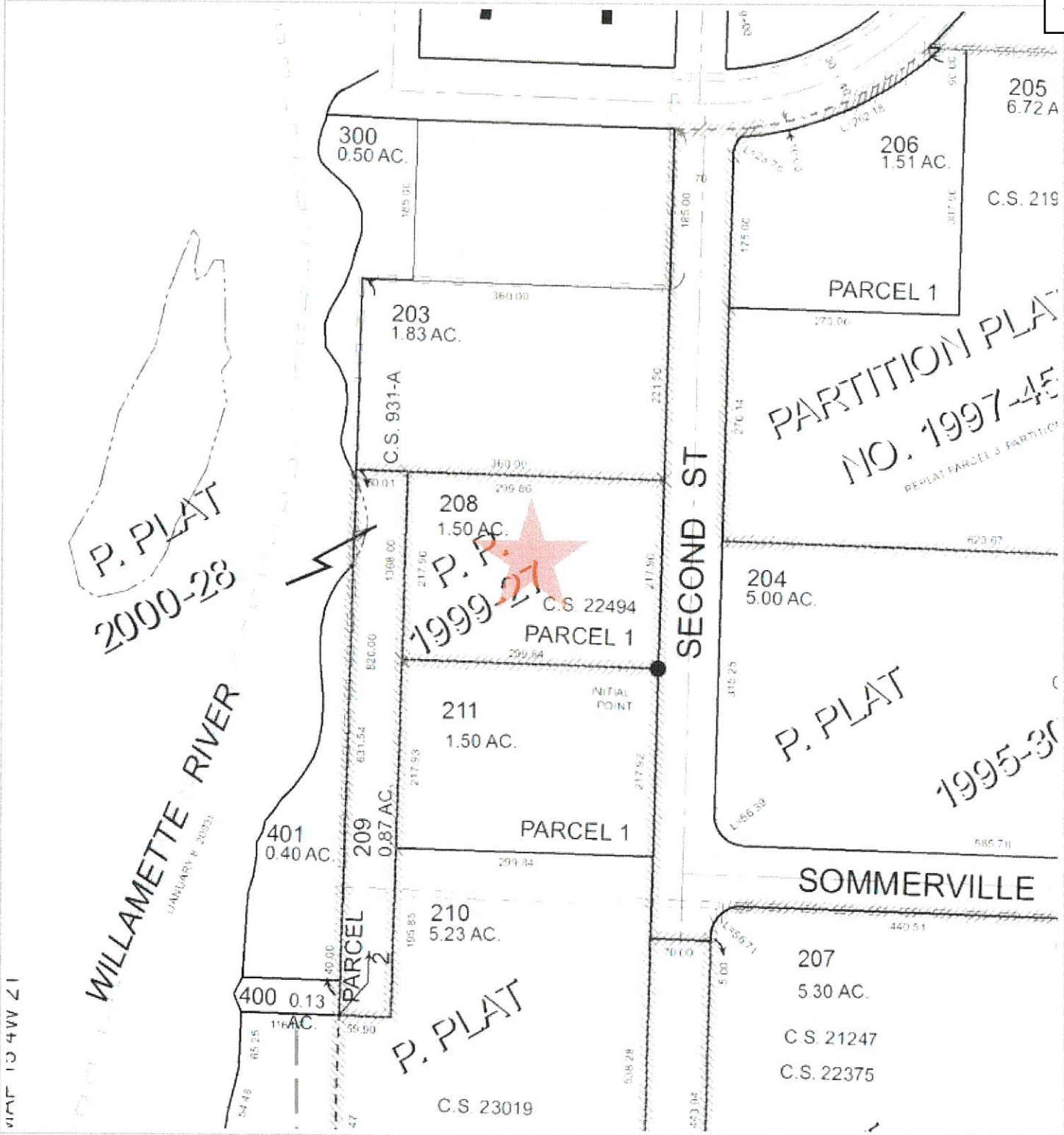
2000-50

N.W. COR. U.S. CLARK D.L.C. 45

SEE MAP 15-4W 15

15504W16D HARRISBURG 11222004

15504W16D HARRISBURG 1001A01 216 217



Parcel ID: 0862318

Site Address: 810 S 2nd St

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 0862318

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

From: [Jason Johannesen](#)
To: [Michele Eldridge](#)
Subject: RE: E-Routing Harrisburg Land Use Application for Comments - Due March 11, 2024 @10:00am
Date: Friday, March 1, 2024 8:01:42 AM

Michele, Thanks for sending this over for me to look at. Please let me know if any clarification is needed for anyone. Here are my comments:

1. When the building permit application comes in, the construction documents to be prepared by a licensed architect
2. At some point in the design process, we will need fire access and water supply information
3. There appears to be an existing storm system beneath the proposed building. Is this to be removed? If it is to remain, we will need to verify that the existing pipe material is suitable for being under a building.
4. The architect will need to confirm that the minimum fire separation distance can be achieved with 15' of separation between the existing building and the proposed building.

JASON JOHANNESSEN

City of Junction City Building Official

jjohannesen@ci.junction-city.or.us

Cell: 541 224-3593

From: Michele Eldridge <meldridge@ci.harrisburg.or.us>
Sent: Monday, February 26, 2024 7:11 PM
To: Chuck Scholz <cscholz@ci.harrisburg.or.us>; Lori Ross <lross@ci.harrisburg.or.us>; Damien Gilbert <damieng@branchengineering.com>; Chief Bart Griffith (bgriff@harrisburgfire.org) <bgriff@harrisburgfire.org>; Harrisburg Fire Rescue District (leogiles@comcast.net) <leogiles@comcast.net>; mwibbens@republicservices.com; sean@longdel.com
Cc: leeann.gates@deq.state.or.us; Jason Johannesen <jjohannesen@ci.junction-city.or.us>
Subject: E-Routing Harrisburg Land Use Application for Comments - Due March 11, 2024 @10:00am

Good Evening;

The City of Harrisburg has received an application for a site plan for HotTech Industries, which is located at 810 S. 2nd St. This property is directly south of the City's water plant on S. 2nd St., and is also known as 15S04W16D00208. The applicant is adding a 13,125 sq. ft. pre-fab steel structure to the property, which already contains a 12,880 sq. ft. structure. The new building will be used to provide more room for assembly. The ROI form, and application is attached to this email.

Please let me know if you have any questions, or comments for the application by 10:00am on March 11, 2024.

Hope your Tuesday starts well!



*Michele Eldridge, CMC
City Administrator
PO Box 378
120 Smith St.
Harrisburg, OR 97446
541-995-2200*

***Confidentiality Notice:** This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee. If you have received this message by mistake, please notify us immediately by replying to this message or calling us.. Please do not review, disclose, copy or distribute it. Thank you.*

***Public Records Law Disclosure:** This e-mail is a public record of the City of Harrisburg and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This e-mail is subject to the State Retention Schedule.*