



Planning Commission Agenda  
January 17, 2023  
7:00 PM

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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. *Masks are not required at this time. The City does ask that anyone running a fever, having an active cough or other respiratory issues, not to attend this meeting.*
8. *If you would like to provide testimony, and are unable to attend, please contact the City Recorder, Lori Ross. 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.)

**APPROVAL OF MINUTES**

- 1. MOTION TO APPROVE THE MINUTES FOR THE JULY 19, 2022 AND THE AUGUST 16, 2022 PLANNING COMMISSION MEETINGS**

**PUBLIC HEARING**

- 2. THE MATTER OF THE HICKMAN MINOR (PRELIMINARY) PARTITION (LU 447-2022)**

**STAFF REPORT EXHIBITS:**

Exhibit A: Application Packet Material

**ACTION: MOTION TO APPROVE/MODIFY/DENY THE HICKMAN MINOR PARTITION REQUEST (LU 447), SUBJECT TO THE CONDITIONS OF APPROVAL IN THE JANUARY 11, 2023, STAFF REPORT. THIS MOTION IS BASED ON FINDINGS PRESENTED IN THE JANUARY 11, 2023 STAFF REPORT TO THE PLANNING COMMISSION AND FINDINGS MADE BY THE COMMISSION DURING DELIBERATIONS ON THE REQUEST AT THE JANUARY 17, 2023 PUBLIC HEARING**

**PUBLIC MEETING**

- 3. THE MATTER OF MAKING A RECOMMENDATION TO THE CITY COUNCIL IN RELATION TO THE HARRISBURG URBAN RENEWAL PLAN AMENDMENT AND ITS CONFORMITY TO THE HARRISBURG COMPREHENSIVE PLAN**

**STAFF REPORT EXHIBITS:**

Exhibit A: Harrisburg Urban Renewal Plan Substantial Amendment

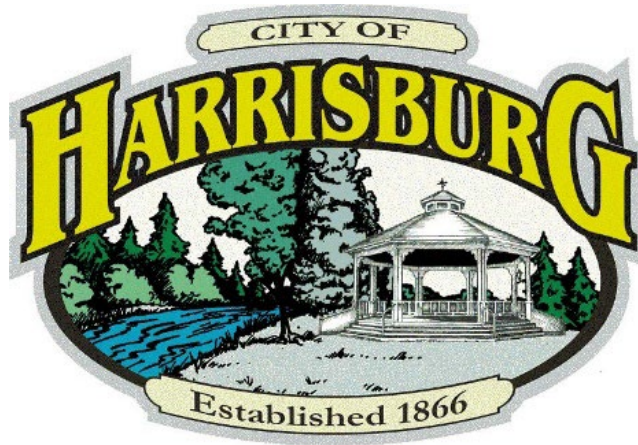
Exhibit B: Report Accompanying the Harrisburg Urban Renewal Plan

Substantial Amendment

**ACTION: MOTION THAT THE HARRISBURG PLANNING COMMISSION FINDS, BASED UPON THE INFORMATION PROVIDED IN THE STAFF REPORT AND THE PROVIDED ATTACHMENTS AND FINDINGS, THAT THE HARRISBURG URBAN RENEWAL PLAN AMENDMENT CONFORMS WITH THE HARRISBURG COMPREHENSIVE PLAN AND RECOMMENDS THE PLAN AMENDMENT'S ADOPTION TO THE HARRISBURG CITY COUNCIL**

**OTHERS**

**ADJOURN**



Planning Commission Meeting Minutes  
 July 19, 2022

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

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

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

**OLD BUSINESS**

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

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

- Kayner motioned to approve the Knebel partition land use approval time-line extension request (LU 437-2021) for a year with a new expiration date of January 26, 2023. He was seconded by Giles. The Planning Commission then voted unanimously to approve the Knebel partition land use approval time-line extension request (LU 437-2021) for a year with a new expiration date of January 26, 2023. This motion is based on findings presented in the July 12, 2022 staff report to the Planning Commission and on findings made by the commission during deliberations on the request.

July 19, 2022

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

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

- **Wullenwaber motioned to approve the Talanton partition and variance land use approval time-line extension request (LU 436-2021 & 438-2021) for a year with a new expiration date of January 26, 2023. He was seconded by Kayner. The Planning Commission then voted unanimously to approve the Talanton partition and variance land use approval time-line extension request (LU 436-2021 & 438-2021) for a year with a new expiration date of January 26, 2023. This motion is based on findings presented in the July 12, 2022 staff report to the Planning Commission and on findings made by the commission during deliberations on the request.**

**WORK SESSION**

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

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

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

**OTHERS**

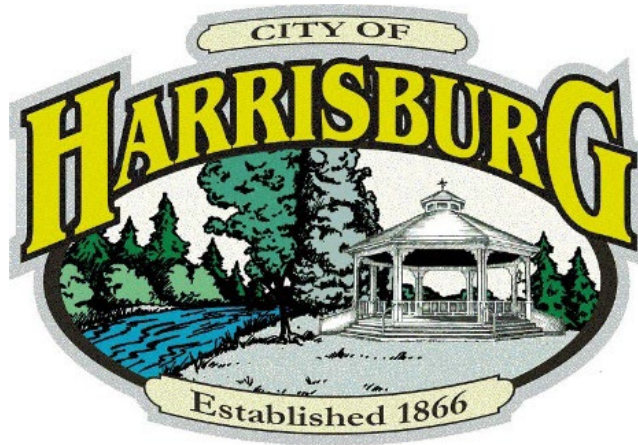
- None discussed.

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

\_\_\_\_\_  
Chairperson

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City Recorder

UNAPPROVED



Planning Commission Meeting Minutes  
August 16, 2022

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

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

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

**APPROVAL OF MINUTES**

Moritz motioned to approve the minutes and was seconded by Wullenwaber. The Planning Commission then voted unanimously to approve the Minutes for June 21, 2022.

**PUBLIC HEARING**

**THE MATTER OF HOLDING A PUBLIC HEARING AND RECOMMENDING APPROVAL OF THE DRAFT HARRISBURG ZONING & DEVELOPMENT CODE AMENDMENT (LU 446-2022) TO THE CITY COUNCIL**

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

At the hour of 7:01PM, the Public Hearing was opened.

Culver asked if there were any Conflicts of Interest.

None stated.

There were no rebuttals in relation to Conflicts of Interest.

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

**STAFF REPORT:** Hitt gave a brief background on the process of developing this code. The city has been working on it for almost 7 years. He thanked Michele, Jamie, and Brian Latta for their hard work in getting this to completion. Hitt pointed out that this is not an amendment or major amendment of the code. It is a whole new code that will replace the other one in its entirety.

Hitt highlighted the following sections:

- Page 22 in the agenda packet describes the purpose of mixed-use development, housing, employment opportunities and enhanced development, flexibility, and efficient administration of code requirements.
- Page 37 defines the difference between permitted outright, special use and conditional permits.
- Page 45 is about lot and development standards. The density in R-1 is being reduced and the density in R-2 and R-3 is being increased. The landscaping standards also increase in the new code.
- Page 72 defined 18.50.150 accessory structure as a type I or type II review.
- Page 115 is where the community design standards are located.
- Page 117 is the beginning of the matrix.
- Page 143 shows the parking standards. The new code has higher standards for off-street parking.
- Page 145-146 gives the standards for parking spaces.
- Page 154 gives the street standards. This code maintains the same street dimensions as the current code and does not allow skinny streets.
- Page 170 is about the General Review Procedure for the four (4) types of levels.
- Page 171 defines the Type I review process.
- Page 172 defines the Type II review process.
- Page 175 defines the Type III review process.
- Page 182 defines the Type IV review process.
- Page 185 is on a site design review.
- Page 193 defines a land division and property line adjustment. There is not a big difference in this section from our current code.
- Page 205 is on conditional use permits.
- Page 208 defines modifications to approve plans and conditions. This is a new section to the code. The Planning Commission can grant a major modification while a minor modification can be granted by the City Administrator.
- Page 212 is on adjustments and variances.
- Page 215 is regarding masted planned developments/planned unit development. This is a new section to the code and is only pertains to large developments.

Hitt stated that technical corrections will come and get further defines as worked out. Hitt explained the this is the first of two (2) different public hearing as required.

- Neely referred to page 129 and asked if 0.5 parking spaces per four bedrooms in a group living situation was enough. Hitt said that this figure does not include the count of spaces for employees. This will be tested on the ground and changed if needed in the future. Neely said he was okay with this requirement because it stated that was the minimum and it can be increased depending on the individual application.

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- Eldridge said that she found out it was illegal to prohibit manufactured homes built before a certain year. This does not stop HOA's from being able to create rules that would.
- Eldridge pointed out that this was the first of the required two public hearings required to adopt the new code. This one is to recommend that the code be sent to City Council for approval.
- Eldridge pointed out that there will not be any changes to the Comp map.
- Eldridge highlighted the criteria found on page 13 and stated they all have been met.
- Moritz asked if a type I review process was without the Planning Commission and if that made it easier for staff and applicant. Eldridge said it was.

**TESTIMONY IN FAVOR, IN OPPOSITION, AND NEUTRAL TESTIMONY WAS ASKED FOR. No testimony of any kind supplied, nor were there any rebuttals.**

**The public hearing was closed at the hour of 7:44 pm.**

- **Moritz motioned to approve the recommendation of the Harrisburg Zoning & Development Code Amendment (LU 446-2022) to the City Council and was seconded by Wullenwaber. The Planning Commission then voted unanimously to approve the recommendation of the Harrisburg Zoning & Development Code Amendment (LU 446-2022) to the City Council. This motion is based on findings contained in the August 9, 2022 staff report, and on findings made during deliberations on the request.**

#### **OTHERS**

- Eldridge thanked John Hitt for being a consultant for the city through this process.
- Staff has received a pre-application from Haden Homes, which is the same property as the Woodhill Crossing development. They will be using the new code. They are proposing duplexes and standard homes. They will be building 43 units instead of 32. There are wetlands on these lots. There might be a possible cul-de-sac instead of two (2) new roads.
- South 9<sup>th</sup> Street extension is out for bid. WE will be extending S. 9<sup>th</sup> down to Summerville Loop.

**With no further discussion, the meeting was adjourned at the hour of 7:52 pm.**

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Chairperson

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City Recorder



Staff Report  
Harrisburg Planning Commission  
Harrisburg, Oregon

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**THE MATTER OF THE HICKMAN MINOR (PRELIMINARY) PARTITION (LU 447-2022)**

**STAFF REPORT- EXHIBITS:**

Exhibit A: Application Packet Materials

**ACTION:**

- 1. MOTION TO APPROVE/MODIFY/DENY THE HICKMAN MINOR PARTITION REQUEST (LU 447), SUBJECT TO THE CONDITIONS OF APPROVAL IN THE JANUARY 11, 2023, STAFF REPORT. THIS MOTION IS BASED ON FINDINGS PRESENTED IN THE JANUARY 11, 2023 STAFF REPORT TO THE PLANNING COMMISSION AND FINDINGS MADE BY THE COMMISSION DURING DELIBERATIONS ON THE REQUEST AT THE JANUARY 17, 2023 PUBLIC HEARING**

**APPLICANT:** Donald & Carolyn Hickman

**LOCATION:** 895 Sommerville Loop, Map 15S-04W-15CA, Tax Lot No. 3000

**HEARING DATE:** January 17, 2023

**ZONING:** R-2, Multi-Family Residential

**OWNER:** Donald & Carolyn Hickman, PO Box 752, Harrisburg, OR 97446

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**BACKGROUND**

The applicant is seeking Planning Commission approval for a Preliminary 3-Parcel Minor Partition. The subject site is 0.93 acres, and therefore approximately 40,639 square feet and is located at 895 Sommerville Loop. The property is zoned Multi-Family Residential R-2. The site contains a single-family residence with a garage, a large shop

that is unattached, and several accessory structures. Parcel No. 1 will be 26,434 sq. ft. While Parcels 2 and 3 will be 7,103 sq. ft. each. The properties will be accessed from the 9th St. extension, which is currently partially developed.

**INTRODUCTION**

The applicant has submitted a Minor Partition Application for three new parcels to be created from one existing lot. The applicant intends for the homes to be single family dwellings at this time.

**EVALUATION**

The following findings demonstrate that the proposed development may not comply with all applicable approval criteria and related standards. The following evaluation includes findings of compliance with the applicable criteria and as HMC 17.50.010 allows Planning Commission discretion to modify certain standards and requirements for partitions. The approval criteria and related standards are listed below in **bold**, with findings addressing each respectively.

**MINOR PARTITION CRITERIA AND FINDINGS**

**19.20.020 GENERAL REQUIREMENTS.**

**1. SUBDIVISION AND PARTITION APPROVAL THROUGH TWO-STEP PROCESS. APPLICATIONS FOR SUBDIVISION OR PARTITION APPROVAL SHALL BE PROCESSED BY MEANS OF A PRELIMINARY PLAT EVALUATION AND A FINAL PLAT EVALUATION, ACCORDING TO THE FOLLOWING TWO STEPS:**

**A. THE PRELIMINARY PLAT MUST BE APPROVED BEFORE THE FINAL PLAT CAN BE SUBMITTED FOR APPROVAL CONSIDERATION; AND**

**B. THE FINAL PLAT MUST DEMONSTRATE COMPLIANCE WITH ALL CONDITIONS OF APPROVAL OF THE PRELIMINARY PLAT.**

**DISCUSSION:** The applicant is required to first obtain approval for this preliminary plat, and must meet all conditions of approval from the preliminary plat prior to filing a final plat.

**FINDING:** By complying with the conditions of approval, the applicant will meet this criterion.

**2. COMPLIANCE WITH ORS CHAPTER [92](#). ALL SUBDIVISION AND PARTITION PROPOSALS SHALL CONFORM TO STATE REGULATIONS IN ORS CHAPTER [92](#), SUBDIVISIONS AND PARTITIONS.**

**DISCUSSION:** The Preliminary Minor Partition Proposal shall conform to state regulations in ORS Chapter 92.

**FINDING: This Minor Partition shall comply with the City of Harrisburg Development Code, which complies with ORS Chapter 92 in relation to subdivisions and partitions. The criteria have been met.**

**3. ADEQUATE UTILITIES. ALL LOTS CREATED THROUGH LAND DIVISION SHALL HAVE ADEQUATE PUBLIC UTILITIES AND FACILITIES SUCH AS STREETS, WATER, SEWER, GAS, AND ELECTRICAL SYSTEMS, PURSUANT TO CHAPTER 18.85 HMC. THESE SYSTEMS SHALL BE LOCATED AND CONSTRUCTED UNDERGROUND WHERE FEASIBLE.**

**DISCUSSION:** The parcels created through this preliminary plat process will have adequate public utilities and facilities by the extension of S. 9<sup>th</sup> St. Water, Sewer, Gas, Storm and Electrical Systems, pursuant to Chapter 18.85HMC, are required to be located and constructed underground in this development request. The development of S. 9<sup>th</sup> St. included planned utility stub-outs for both sewer and water lines. Parcel 1 is currently served by a private well, and as required by HMC 13.15.040, the applicant must connect to the City’s water system within a 6-month time period. Water and Wastewater will both be provided to Parcels 2 and 3 and will be further addressed by staff later in this report.

**Condition No. 1: Underground Utilities** - All Utilities must be located and constructed underground; the owner of Parcel 1 will be required to connect to the City’s water system within six months of the date of approval for this preliminary minor partition.

**FINDING: As conditioned, this criterion has been met.**

**4. ADEQUATE DRAINAGE. ALL SUBDIVISION AND PARTITION PROPOSALS SHALL HAVE ADEQUATE SURFACE WATER DRAINAGE FACILITIES THAT REDUCE EXPOSURE TO FLOOD DAMAGE AND IMPROVE WATER QUALITY. WATER QUALITY OR QUANTITY CONTROL IMPROVEMENTS MAY BE REQUIRED, PURSUANT TO CHAPTER 18.85 HMC.**

**DISCUSSION:** Parcel 1 will continue to have its stormwater routed to the southern east-west ditch that is located on Sommerville Loop. Parcels 2 and 3 will have access to the stormwater system that is proposed to run from south to north on the west line of these parcels. A stormwater easement will be included on the final plat for this minor partition.

The applicant has provided a simplified approach for stormwater management as part of the preliminary plat. The City Engineer must review and determine if this plan is adequate for this property. If the proposed storm plan is not adequate, then prior to the final plat approval, the applicant must submit a 25-year engineered stormwater management and detention plan showing no impact on neighboring properties beyond historical storm water flow. The applicant has noted that stormwater mitigation might be required on Parcels 2 and 3. The City Engineer must approve any mitigation measures prior to Final Plat approval.

**Condition No. 2: Storm Water Easement –** Concurrent to Final Plat approval, the Applicant shall show a private stormwater easement on the final plat for the north/south storm line located on the western edge of Parcels 2 and 3.

**Condition No. 3: Storm Water -** Prior to Final Plat submission, and if the proposed storm plan is not adequate as determined by the City Engineer, the Applicant shall submit a 25-year engineered stormwater management and detention plan, showing no impact on neighboring properties beyond historical storm water flow. This plan must be approved by the City Engineer, taking into consideration any downstream and upstream drainage requirements. The City Engineer must also approve any proposed mitigation measures.

**FINDING: As conditioned, this criterion has been met.**

**5. ADEQUATE ACCESS. ALL LOTS CREATED OR RECONFIGURED SHALL HAVE ADEQUATE VEHICLE ACCESS AND PARKING TO CITY OR PRIVATELY OWNED STREETS, AS MAY BE REQUIRED, PURSUANT TO CHAPTER [18.70](#) HMC.**

**DISCUSSION:** This partition plat is located immediately adjacent to the extension of S. 9<sup>th</sup> St. from Max Hammer Subdivision to the north, through to Sommerville Loop in the south. Adequate parking on Parcels 2 and 3 will be provided, and S. 9<sup>th</sup> St provides a 60’ right-of-way, allowing for parking on the street. There is an existing low-income housing located to the west of Parcel 2 and 3, therefore, there is no need for an access way to the properties located west of these parcels. Driveways will be faced onto S. 9<sup>th</sup> St; the contractor who is working for the City will work with the Applicant to provide the curb cuts needed for Parcels 2 and 3. Chapter 18.70 will be addressed further in this staff report.

**FINDING: This criterion has been met.**

**6. OFF-SITE/PUBLIC IMPROVEMENT. THE CITY MAY IMPOSE OFF-SITE OR ON-SITE PUBLIC IMPROVEMENTS AS A CONDITION(S) OF APPROVAL OF THE PRELIMINARY OR FINAL PLAT PROCESS AS MAY BE NECESSARY TO FULFILL THE PURPOSES OF HMC [19.20.010](#). [ORD. 987 § 1 (EXH. A), 2022.]**

**DISCUSSION:** This Preliminary Plat Design encourages the efficient use of land resources and public services, through orderly and efficient urbanization. The design of Parcels 2 and 3 exceed the minimum standards for the R-2 zone, and therefore meet the requirements of HMC 19.20.010.

**FINDING: This criterion has been met.**

**19.20.040 LOT SIZE AVERAGING, FLAG LOTS, AND INFILL DEVELOPMENT.**

**DISCUSSION:** Because of the 9<sup>th</sup> St. extension from Max Hammer Subdivision to Sommerville Loop, this property is able to be developed without it being a flag lot. The infill development is sufficient and does not require an access drive.

**FINDING:** As designed, this criterion is not applicable to this application.

**19.20.050 PRELIMINARY PLAT SUBMISSION REQUIREMENTS:**

**Discussion:** Under General Submission Requirements, this application is for a preliminary partition plat, which shall be processed as a Type III Review, requiring a public hearing, and notifications to all neighbors. All publications and notification requirements were completed. The applicant has provided the minimum requirements as per HMC 19.20.050(2). Because this is a minor partition application, the City Planner will not require a Public Facilities and Services Impact Study, nor will the City require a traffic impact analysis.

**FINDING:** The preliminary plat submission requirements have been met.

**19.20.060 PRELIMINARY PLAT APPROVAL CRITERIA – PARTITION.**

**A. THE LAND DIVISION APPLICATION MEETS THE REQUIREMENTS OF HMC 19.20.020 AND THIS SECTION.**

**DISCUSSION:** As noted previously the applicant has met the requirements of HMC 19.20.020. This preliminary plat must be approved before the applicant may apply for the final plat, and after the applicant has demonstrated compliance with all conditions of approval as provided in this staff report.

**FINDING:** This criterion has been met.

**B. THE PROPOSED LOTS CONFORM TO APPLICABLE PROVISION REQUIREMENTS OF CHAPTER 18.45 HMC FOR THE ASSIGNED ZONE(S).**

**DISCUSSION:** Single Family Unattached Dwellings are an allowed outright use within the R-2 zone. Density allowances in the R-2 zone are a minimum of 2, and a maximum of 12. This property allows for 3 lots, and therefore meets the minimum standards required by the R-2 zone. The minimum square footage of property for a Single-Family Unattached Dwelling is 5,000 sq. ft., which is exceeded by all lots. The minimum width in the R-2 zone is 45' wide, and 75' long. Parcels 2 and 3 are both 74' wide, and 96' deep. Parcel No. 1 is 96' wide, and 275.26' long, also exceeding the minimum standards required by the R-2 zone. The completion of S. 9<sup>th</sup> St., will render Parcel No 1 into a corner lot, requiring a minimum of 6,000 sq. ft; at 26,434 sq. ft., this parcel again, far exceeds the minimum requirement.

**FINDING:** This criterion has been met.

**C. ALL LOTS ARE SERVED BY PUBLIC FACILITIES INCLUDING WATER, SEWER, ELECTRICITY, SURFACE WATER DRAINAGE, AND STREETS, OR PRIVATE FACILITIES IF APPROVED BY THE CITY ENGINEER.**

**DISCUSSION:** All lots in this minor partition will be served by public facilities, including water, sewer, electricity, surface water drainage, and streets. Surface Water Drainage has conditions applied in Condition No. 2 and 3.

**FINDING:** As conditioned, this criterion has been met.

**D. THE PROPOSED SURFACE WATER DRAINAGE FACILITIES CONFORM TO APPLICABLE ENGINEERING STANDARDS.**

**DISCUSSION:** The applicant has submitted a drainage plan that allows for stormwater from Parcel 1 to continue to drain to Sommerville Loop, while Parcels 2 and 3 will have access to the stormwater system that is planned as part of S. 9<sup>th</sup> St on the west side of those parcels. As noted previously, the applicant has provided a simplified approach for stormwater management as part of the preliminary plat. The City Engineer must review and determine if this plan is adequate for this property, or the applicant must provide a 25-year engineered stormwater plan. Condition No. 2 and 3 shall apply to this criterion as well.

**FINDING:** As conditioned, this criterion has been met.

**E. ALL NECESSARY PUBLIC AND/OR PRIVATE EASEMENTS ARE IN PLACE TO BUILD/SERVICE AND MAINTAIN ALL UTILITIES, AND ANY PRIVATE ACCESS LANES OR STREETS.**

**DISCUSSION:** The City is developing S. 9<sup>th</sup> St. and shall provide for utilities in the public right-of-way. There are no private access lanes required in this partition plat. A storm water easement is required in Condition No. 2 concurrent to the final plat approval. Utilities will also be discussed further in this staff report.

**FINDING:** As conditioned, this criterion has been met.

**F. ALL LOTS DEMONSTRATE COMPLIANCE WITH PUBLIC FACILITIES MASTER PLANS INCLUDING ANY REQUIRED OFF-SITE IMPROVEMENTS, AND EASEMENTS FOR PLANNED TRAILS OR UTILITY IMPROVEMENTS, THAT ARE REQUIRED TO MITIGATE THE IMPACTS OF DEVELOPMENT.**

**DISCUSSION:** All lots demonstrate compliance with Public Facilities Master Plans, and there is no requirement for off-site improvements, or easements, other than that for stormwater on Parcels 2 and 3.

**FINDING:** As such, this criterion has been met.

**19.20.080 FINAL PLAT SUBMISSION AND APPROVAL CRITERIA FOR PARTITIONS.**

**1. Submission.** The applicant shall submit the final plat within two years of final approval of the preliminary plat by the City Administrator. The format of the plat shall conform to ORS Chapter [92](#).

**DISCUSSION:** A condition shall be that the final plat is submitted within a two-year period, and that the final plat must be consistent with the approved preliminary plat, including required conditions of approval.

**Condition No 4: Final Plat** - The Final Plat shall be submitted within two years of final approval of the preliminary plat and must be consistent with the approved preliminary plat including required conditions of approval.

**FINDING:** As conditioned, this criterion has been met.

**Chapter 18.60 DESIGN STANDARDS ADMINISTRATION:**

**18.60.020 Applicability**

**DISCUSSION:** Table 18.60.020 shows applicability of design standards to approvals and permits for Type III and Type IV decisions. In table 18.60.020, Applicability of Design Standards to Approvals and Permits, a minor partition of 1 to 3 lots must comply with the design standards in HMC 18.70, Access Circulation; HMC 18.75, Landscapes and Screening (for Flag Lots); HMC 18.80 Parking and Loading (if use exists), and HMC 18.85 Public Facilities.

**FINDING:** As discussed further, these criteria will each be addressed, and will typically be a building development requirement, rather than a condition of approval. This criterion has been addressed and met.

**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.

**DISCUSSION:** The purpose of a minor partition is to create developable parcels, and as such, all new parcels when developed, will require driveway connections to S. 9<sup>th</sup> St. This will require an approach permit, through a Type I procedure, when the property is developed. The City will work with the applicant on placement of driveway approaches as S. 9<sup>th</sup> St. is constructed.

**A. Driveway Approaches:** Construction of a single-family dwelling will require a Type 1 procedure, which will include the placement of the driveway approaches based upon the design of S. 9<sup>th</sup> St.

**FINDING:** This is a building development concern. As such, the construction of a single-family dwelling will require a Type 1 procedure, which will include the placement of the driveway approaches based upon the design of S. 9<sup>th</sup> St.

**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:** The applicant is filing this minor partition application due to the construction of S. 9<sup>th</sup> St. Therefore, no traffic impact analysis will be required, as the City is responsible for the construction of S. 9<sup>th</sup> St.

**FINDING:** This criterion does not apply.

**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.

**DISCUSSION:** S. 9<sup>th</sup> St. is designed and constructed by the City; the City will therefore work with the Applicant to determine the placement of driveways for Parcels 2 and 3. Parcel 1 will continue to have the connection to Sommerville Loop but will have an



auxiliary driveway near the shop on the existing parcel. This street is a local street, and therefore, does not require minimization of connections. All driveways shall be paved and meet City specifications. This includes the new auxiliary driveway planned for Parcel No. 1. This is a development concern, rather than a condition, and will be required in a Type 1 permit when the homes are constructed.

**B. Paved Driveways:** All new driveways onto S. 9<sup>th</sup> St. are required to be paved. Parcel 1 shall be required to pave the first 25' of auxiliary driveway that is accessed from S. 9<sup>th</sup> St. All driveways are required to be a minimum of 18' x 12', and must match the width of the garage or carport sized opening of each dwelling unit.

**FINDINGS:** As required by Development Concern B, Paved Driveways, this design requirement will be met.

**HMC 18.70.030 (2)(3)(e)(f)(h-t) Vehicular Access and Circulation - Continued**

**DISCUSSION:** Because the City is responsible for design and construction of S. 9<sup>th</sup> St., these particular code requirements do not apply to this applicant's project. The following items do apply:

**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.**

**DISCUSSION:** All plats in this minor partition will have new driveways, accessible from the S. 9<sup>th</sup> St. extension; the fire chief was provided with a copy of this partition application and had no comments. Therefore, no further design changes in relation to emergency vehicle access will be required.

**FINDING:** This criterion is met.

**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.**

**DISCUSSION:** Temporary Driveways established during construction of homes on the new parcels 2 and 3 will be required to follow erosion control requirements. This is a development concern.

**B. Temporary Driveways/Erosion Control:** Any temporary driveways established during the construction of homes on Parcel 2 and 3 will be required to follow erosion control requirements.

**FINDING:** As required by Development Concern No. C, this design standard will be met.

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

**DISCUSSION:** Any development of Parcels No. 1, 2 and 3 that increases impervious surface area will be required to conform to storm drainage and surface water management requirements of HMC 18.85.050. This shall be addressed further in this staff report in the review of HMC 18.85.050.

**FINDING:** As required by HMC 18.85.050 further in this staff report, this requirement will be met.

**HMC 18.70.030(5-7)(9-10) Vehicular Access and Circulation continued:**

**DISCUSSION:** Because the City is responsible for design and construction of S. 9<sup>th</sup> St., these particular code requirements do not apply to this applicant’s project. The following sections of code do apply:

**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 development concern will be applicable to the development of Parcels 2 and 3, and to the auxiliary driveway of Parcel No. 1.

**D. Vision Clearance:** Any development of Parcels 2 and 3, as well as development in relation to the new auxiliary drive in Parcel No.1, will require that vision clearance standards are met.

**FINDINGS:** As required by development concern No. D., when Parcels 2 and 3, and development in relation to the new auxiliary drive in Parcel No. 1, are constructed, vision clearance requirements will be met.

**HMC CHAPTER 18.75 LANDSCAPING, FENCES AND WALLS, OUTDOOR LIGHTING**

**18.75.020 Applicability.**

**DISCUSSION:** HMC 18.75.030 establishes that design standards for landscaping and screening applies to land division approval.

**FINDING:** These design standards shall be applied to this minor partition, and as such, are being met.

**18.75.030 Landscaping and Screening**

**DISCUSSION:** HMC 18.75.020 does apply to this minor partition, and as such, includes the standards in Tables 18.45.040.4. Special use requirements under 18.55 are not applicable to a permitted outright use of a property, such as R-2 zones and planned single family dwellings in this minor partition. Property owners are required to maintain landscaping and screening pursuant to HMC 18.75.030(7). Table 18.45.040.4(2) lists the Minimum Landscape Area, which can include plant areas and some non-plant areas as allowed under HMC 18.75.030. In an R-2 zone, the lesser of the front and side yards, or 25% of the lot shall be landscaped according to standards in HMC 18.75.030(3) Plant Selections. A formal landscape plan shall be submitted as part of the development standard when construction the building permit is submitted. Parcel No. 1 far exceeds the 25% landscaping requirements for the lot at this time, due to extensive gardens, grass, shrubs and trees. This is a development standard.

**E. Landscaping:** Any development of Parcels 2 and 3 will require that a landscape plan is submitted with the building permit, according to the size requirement of 25% of the lot, or the lesser of the front and side yards. The landscape plan shall include the types of plants as required in HMC 18.75.030(3). Amendments to soil, and necessary irrigation shall be provided to allow for healthy plant growth.

**FINDINGS:** As required by Development Related Concern No. E, This design concern has been met.

**18.75.040 Fences and Walls**

**DISCUSSION:** The development of Parcels 2 and 3 does not require fences. However, any fences added to the property will be required to meet the standards in this section, and as required in Table 18.45.040.4. Height is determined by the location of the fence on the residential property.

**F. Fences:** Fences are not required in the R-2 zone, but if installed by the Applicant/owners, will be required to meet the standards in 18.75.040 and as required in Table 18.45.040.4. Height will be determined by the location of the fence on the residential property.

**FINDING: As a Development Related Concern, the Applicant of the property is put on notice as to the design requirements of any fence they decide to install. As such, this development related concern has been met.**

**18.75.050 Outdoor Lighting**

**DISCUSSION:** The development of Parcels 2 and 3 does not require outdoor lighting. However, the installation of any lighting will follow the standards of HMC 18.75.050(3).

**G. Outdoor Lighting:** Outdoor Lighting is not required by the construction of homes on Parcels 2 and 3, but the installation of any lighting shall follow the standards of HMC 18.75.050(3).

**FINDING: As a Development Related Concern, the Applicant of the property is put on notice as to the design requirements of any outdoor lighting they decide to install. As such, this development related concern has been met.**

**HMC CHAPTER 18.80 PARKING AND LOADING**

**18.80.020 Applicability and General Regulations**

**DISCUSSION:** Parking regulations of this chapter apply to residential parking areas in all residential zoning, and as such, apply to Parcels 2 and 3. For a single-family dwelling, as per table 18.80.030.1, there is a minimum parking standard of two spaces required per dwelling. As already noted in this staff report, all driveway and parking pads are required to be paved.

**H. Parking:** A minimum of two parking spaces per residential dwelling shall be provided and detail of such shall be included in the building permit. All parking spaces in the R-2 zone shall be paved.

**FINDING: As a Development Related Concern, the Applicant of the property is required to provide the minimum parking requirements for any dwellings that are constructed. This development related concern has been met.**

**HMC 18.85 PUBLIC FACILITIES**

**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.

**3. Public Works/Engineering Design Standards.** All public facility improvements, including, but not limited to, sanitary sewer, water, transportation, surface water and storm drainage, and parks projects, whether required as a condition of development or provided voluntarily, shall conform to the City of Harrisburg “design manual.” Where a conflict occurs between this code and the manual, the provisions of the design manual shall govern.

**4. Public Improvement Requirement.** No building permit may be issued until all required public facility improvements are in place and approved by the Public Works Director and/or City Engineer, or otherwise bonded. The City may allow deferral of required public improvements and require the applicant to record certification of nonremonstrance in conformance with the provisions of this code and the design manual.

**5. Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on public facilities.** Findings in the development approval shall indicate how the required improvements directly relate to and are roughly proportional to the impact of development. [Ord. 987 § 1 (Exh. A), 2022.]

**DISCUSSION:** This minor partition is possible as a non-flag lot due to the City’s installation and construction of the extension of S. 9<sup>th</sup> St. As such, while this section is applicable to Parcels 1, 2 and 3, the Applicant will be provided with public facility improvements, including the provision of sanitary sewer and water stub-outs, the local street, surface water and storm drainage facilities, to a certain extent. All of this infrastructure shall conform to the City of Harrisburg ‘design manual’. All public facilities required by this section of the code must be accepted and approved by the PW Director and City Engineer for the City of Harrisburg, prior to any building permits being submitted to the City for plan review.

**Condition No. 5: Infrastructure Improvements Approval** – Prior to any Building Permits being submitted for plan review, Infrastructure from the construction on S. 9<sup>th</sup> St., including all transportation and street surfaces, sanitary sewer, and water services, plus surface water and storm drainage facilities in relation to the street and existing facilities must conform to the City of Harrisburg design manual, and be accepted and approved by the PW Director and City Engineer for the City of Harrisburg.

**FINDING: As Conditioned, this criterion has been met.**

**18.85.020 Transportation Standards.**

**DISCUSSION:** Because the City is responsible for the construction and design of S. 9<sup>th</sup> St., the Applicant is not responsible for meeting these standards. In relation to HMC 18.85.020(4)(b) Access Ways, and HMC 18.85.020(4)(c), Connectivity to Abutting Lands, this minor partition is abutted by an existing low-income housing facility to the immediate west of parcels 2 and 3, with another private residence located on Sommerville Loop, adjacent to Parcel No. 1. There is no need for access ways, or

connectivity to abutting lands in relation to the development of this minor partition. In relation to HMC 18.85.020(6) Fire Code Standards, the City has provided information to the Harrisburg Fire/Rescue District, who has had no comments in relation to this partition. HMC 18.85.020(15) Mailboxes, does require that the mailboxes installed must conform to the requirements of the United States Postal Services and the State of Oregon Structural Specialty Code. The applicant will need to consult with the City in relation to the location of the mailboxes, and the type of mailboxes will need to conform to the requirements of the local USPS office.

**Condition No. 6: Mailbox Receptacle** – Prior to the occupancy of any of the residential dwelling units on Parcel No. 2 and 3, a receptacle for the delivery of mail, in a design approved by USPS shall be installed. The applicant will consult with the City on the location of the mailbox prior to installation or can include the location on the building permit.

**Finding: As conditioned, this criterion has been met.**

**18.85.030 Public Use Areas.**

**DISCUSSION:** This minor partition is not required to dedicate any property for public uses, nor is it large enough for the City to consider purchasing property for a public use.

**Finding: This criterion is not applicable to this Minor Partition**

**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.**

**DISCUSSION:** Sewer and Water Laterals will be provided for this Applicant, but the Applicant will be responsible for extending services from the stub out to any dwelling unit constructed. Connection Fees, Meter Drop Fees, and Utility Deposits will be the responsibility of the Applicant. The final plat may not be submitted until all infrastructure serving parcels 2 and 3, are installed, and are approved by the PW Director and City Engineer. The payment for water and sewer service connections are required prior to recording the final plat.

As required by HMC 13.15.040, the applicant must connect Parcel 1 to the City’s water system within a 6-month time period. The payment of the water connection fee, water meter drop, and utility deposit may be paid at the time of connection.

**Condition No. 7: Water Services** – Prior to recording the final plat, the applicant shall pay to have water service extended to Parcels 2 and 3.

**Condition No. 8: Water Services for Parcel No. 1** – Within a six-month period, the applicant/owner of Parcel No. 1 must connect Parcel 1 to the City’s water system. The payment of the water connection fee, water meter drop and utility deposit may be paid at the time of connection.

**Condition No. 9: Sewer Services** – Prior to recording the final plat, the applicant shall pay to have sewer service extended to Parcels 2 and 3.

**Finding: As conditioned, the standards required by HMC 18.85.040 have been met.**

**HMC 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:** As noted previously, the applicant has provided the City with a form called a simplified approach for stormwater management. The City Engineer must determine if that is adequate, otherwise, the Applicant shall abide by the requirements of Condition No. 3. The City Engineer must approve any proposed mitigation measures prior to final plat approval.

The 25-year storm plan must factor in the effects on downstream, and upstream drainage. If the additional runoff resulting from the development will overload an existing drainage facility, then prior to recording the Final Plat, provisions shall be made for retention in accordance with city standards, as determined by the City Engineer.

**FINDING: As required in Condition No. 3, this criterion has been met.**

**4. Over-Sizing.** The City may require as a condition of development approval that sewer, water, or storm drainage systems serving new development be sized to accommodate future development within the area as projected by the applicable facility master plan. In these instances, the City may authorize cost-recovery or cost-sharing methods as provided under State law.

**DISCUSSION:** There is an existing subdivision to the north of this minor partition, and properties immediately to the west have already been improved. As such, no over-sizing is required.

**FINDING:** This criterion does not apply.

**5. Existing Watercourse.** Where a proposed development is traversed by a watercourse, drainage way, swale, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for conveyance and maintenance to protect the public health and safety. All applications for site plan review, subdivision, and partitions must submit a specific storm water plan with their application unless waived by the City Engineer. [Ord. 987 § 1 (Exh. A), 2022.]

**DISCUSSION:** As previously discussed, applicant has submitted a stormwater management form, which must be approved by the City Engineer, or the applicant will need to provide a 25-year engineered storm plan. This is addressed in Condition No. 3. There is a drainage way along the northern property line of Parcel No. 3, which might require the addition of a dry well, or bio-retention system in order to account for drainage into this area. This is again, addressed in Condition No. 3. In addition, Condition No. 2 requires that concurrent to Final Plat approval, the Applicant shall show a private stormwater easement on the final plat for the north/south storm line located on the western edge of Parcels 2 and 3.

**FINDING:** As already required in Conditions of Approval No. 2 and 3, this criterion has been met.

**18.85.060 Utilities**

The following standards apply to new development where extension of electric power, natural gas or communication lines is required:

**1. General Provision.** The Applicant of a property is responsible for coordinating the development plan with the applicable utility providers and paying for the extension and installation of utilities not otherwise available to the subject property.

**2. Underground Utilities.**



**a. General Requirement.** The requirements of the utility service provider shall be met. All utility lines in new subdivisions, including, but not limited to, those required for electric, communication, lighting, and related facilities, shall be placed underground, except where the City Administrator or Planning Commission determines that placing utilities underground would adversely impact adjacent land uses. The City Administrator or Planning Commission may require screening and buffering of aboveground facilities to protect the public health, safety, or welfare.

**b. Subdivisions and Partitions.** In order to facilitate underground placement of utilities, the following additional standards apply to all new subdivisions:

(1) The Applicant shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that no aboveground equipment obstructs vision clearance areas for vehicular traffic, per Chapter [18.70](#) HMC, Access and Circulation.

(2) The City Engineer reserves the right to approve the location of all surface-mounted facilities.

(3) All underground utilities installed in streets must be constructed and approved by the applicable utility provider prior to the surfacing of the streets.

(4) Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

**3. Exception to Undergrounding Requirement.** The City or Planning Commission may grant exceptions to the undergrounding standard where existing physical constraints, such as geologic conditions, streams, or existing development conditions make underground placement impractical. [Ord. 987 § 1 (Exh. A), 2022.]

**DISCUSSION:** The applicant is responsible for utilities being installed on private property. As already required in Condition No. 1, all utilities will be located underground. The City will work with the applicant, and the PW Director or City Engineer can make exceptions based upon field conditions during planning and installation.

**FINDING:** As conditioned, this criterion has been met.

**18.85.070 Easements.**

**1. Provision.** The Applicant shall coordinate with the City and applicable utility providers in meeting the needs of each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development.

**2. Standards.** Utility easements shall conform to the requirements of the utility service provider. All other easements shall conform to the City of Harrisburg engineering design standards/public works design standards.

**3. Recordation.** All easements for sewers, storm drainage and water quality facilities, water mains, electric lines, natural gas lines, or other utilities shall be recorded and referenced on a survey or final plat, as applicable. See Chapter [19.15 HMC](#), Site Design Review, and Chapter [19.20 HMC](#), Land Divisions and Property Line Adjustments. [Ord. 987 § 1 (Exh. A), 2022.]

**DISCUSSION:** This minor partition will not be required to install public utility easements, other one for storm drainage, as already conditioned in Condition No. 2

**FINDING:** As conditioned, this criterion has been met.

**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 modifications/conditions; or,
- 3. Deny the request.

**PLANNERS RECOMMENDATION:**

The Planner recommends that the Planning Commission review the materials submitted in response to direction and make a determination on the Hickman Minor Partition.

**RECOMMENDED CONDITIONS OF APPROVAL**

**Condition No. 1: Underground Utilities** – All Utilities must be located and constructed underground; the owner of Parcel 1 will be required to connect to the City’s water system within six months of the date of approval for this preliminary minor partition.

**Condition No. 2: Storm Water Easement** – Concurrent to Final Plat approval, the Applicant shall show a private stormwater easement on the final plat for the north/south storm line located on the western edge of Parcels 2 and 3.

**Condition No. 3: Storm Water** - Prior to Final Plat submission, and if the proposed storm plan is not adequate as determined by the City Engineer, the Applicant shall submit a 25-year engineered stormwater management and detention plan, showing no impact on neighboring properties beyond historical storm water flow. This plan must be approved by the City Engineer, taking into consideration any downstream and upstream drainage requirements. The City Engineer must also approve any proposed mitigation measures.

**Condition No 4: Final Plat** - The Final Plat shall be submitted within two years of final approval of the preliminary plat and must be consistent with the approved preliminary plat including required conditions of approval.

**Condition No. 5: Infrastructure Improvements Approval** – Prior to any Building Permits being submitted for plan review, Infrastructure from the construction on S. 9<sup>th</sup> St., including all transportation and street surfaces, sanitary sewer, and water services, plus surface water and storm drainage facilities in relation to the street and existing facilities must conform to the City of Harrisburg design manual, and be accepted and approved by the PW Director and City Engineer for the City of Harrisburg.

**Condition No. 6: Mailbox Receptacle** – Prior to the occupancy of any of the residential dwelling units on Parcel No. 2 and 3, a receptacle for the delivery of mail, in a design approved by USPS shall be installed. The applicant will consult with the City on the location of the mailbox prior to installation or can include the location on the building permit.

**Condition No. 7: Water Services** – Prior to recording the final plat, the applicant shall pay to have water service extended to Parcels 2 and 3.

**Condition No. 8: Water Services for Parcel No. 1** – Within a six-month period, the applicant/owner of Parcel No. 1 must connect Parcel 1 to the City’s water system. The payment of the water connection fee, water meter drop and utility deposit may be paid at the time of connection.

**Condition No. 9: Sewer Services** – Prior to recording the final plat, the applicant shall pay to have sewer service extended to Parcels 2 and 3.

**DEVELOPMENT RELATED CONCERNS**

(These are not conditions of approval, but will be required with building permits)

**A. Driveway Approaches:** Construction of a single-family dwelling will require a Type 1 procedure, which will include the placement of the driveway approaches based upon the design of S. 9<sup>th</sup> St.

**B. Paved Driveways:** All new driveways onto S. 9<sup>th</sup> St. are required to be paved. Parcel 1 shall be required to pave the first 25’ of auxiliary driveway that is accessed from S. 9<sup>th</sup> St. All driveways are required to be a minimum of 18’ x 12’, and must match the width of the garage or carport sized opening of each dwelling unit.

**C. Temporary Driveways/Erosion Control:** Any temporary driveways established during the construction of homes on Parcel 2 and 3 will be required to follow erosion control requirements.

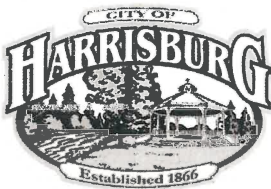
**D. Vision Clearance:** Any development of Parcels 2 and 3, as well as development in relation to the new auxiliary drive in Parcel No.1, will require that vision clearance standards are met.

**E. Landscaping:** Any development of Parcels 2 and 3 will require that a landscape plan is submitted with the building permit, according to the size requirement of 25% of the lot, or the lesser of the front and side yards. The landscape plan shall include the types of plants as required in HMC 18.75.030(3). Amendments to soil, and necessary irrigation shall be provided to allow for healthy plant growth.

**F. Fences:** Fences are not required in the R-2 zone, but if installed by the Applicant/owners, will be required to meet the standards in 18.75.040 and as required in Table 18.45.040.4. Height will be determined by the location of the fence on the residential property.

**G. Outdoor Lighting:** Outdoor Lighting is not required by the construction of homes on Parcels 2 and 3, but the installation of any lighting shall follow the standards of HMC 18.75.050(3).

**H. Parking:** A minimum of two parking spaces per residential dwelling shall be provided and detail of such shall be included in the building permit. All parking spaces in the R-2 zone shall be paved.



RECEIVED  
DEC 19 2022

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

BY: *[Signature]*

APPLICATION COMPLETE

**LAND USE APPLICATION**

STAFF USE ONLY

File Number: 447-2022

Date Received: 11/30/22

Fee Amount: \$1,500

12-5-22 2.021323

APPLICATION TYPE

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Property Line Adjustment   |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Partition / Replat <input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major |
| <input type="checkbox"/> Conditional Use Permit       | <input type="checkbox"/> Site Plan Review   |
| <input type="checkbox"/> Historic Permit              | <input type="checkbox"/> Site Plan Review - Parking Only  |
| <input type="checkbox"/> Resource Alteration          | <input 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 Mape Change   |
| <input type="checkbox"/> Measure 37 Claim             | <input type="checkbox"/> Zoning Ordinance Text Amendment  |

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL

Project Description

Request for Preliminary Minor Partition Approval for purposes of partitioning the existing parcel into three single-family residential parcels.

Project Name

Minor Partition of 895 Sommerville Loop

INCORRECT NARRATIVE  
PRE CONCEPTUAL 11-22-22

REVISED NARRATIVE → 12-19-22  
11-7

PRIMARY CONTACT AND OWNER INFORMATION	
Applicant's Name	Donald & Carolyn Hickman
Phone	541-214-8267
Email	N/A
Mailing Address	P.O. Box 752, Harrisburg, OR 97446
Applicant's Signature	<i>Donald Hickman Carolyn Hickman</i>
Date	11-7-22
Property Owner Name	Donald & Carolyn Hickman
Phone	541-214-8267
Email	N/A
Mailing Address	P.O. Box 752, Harrisburg, OR 97446
Owner's Signature	<i>Donald Hickman Carolyn Hickman</i>
Date	11-7-22

\*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	895 Sommerville Loop, Harrisburg, OR 97446
General Location Description	Property lies on North side of Sommerville Loop, directly West of the new extension of 9th Street.
Assessor's Map Number(s)	Related Tax Lot(s)
Map # 15S04W15CA	Tax Lot(s) # 3000
The Assessor's Map Number (Township, Section, and Range) and the Tax Lot Number (parcel) can be found on your tax statement, at the Linn County Assessor's Office, or online at: <a href="http://linn-web.co.linn.or.us/propertywebquerypublic/">http://linn-web.co.linn.or.us/propertywebquerypublic/</a>	
Lot Area	40,639 Square Feet

**LAND USE AND OVERLAY ZONES**

Existing Zone(s)

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                       Wetlands
- Floodplain                                       Riparian Corridors

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

**CHECK THE BOX NEXT TO INCLUDED EXHIBITS**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Narrative</li> <li><input checked="" type="checkbox"/> Assessor's Map with Applicable Tax Lots Highlighted</li> <li><input checked="" type="checkbox"/> Site Plan</li> <li><input type="checkbox"/> Survey / ALTA</li> <li><input checked="" type="checkbox"/> Aerial Photograph / Existing Land Use(s) Map</li> <li><input checked="" type="checkbox"/> Zoning Map (if applicable, show proposed changes)</li> <li><input checked="" type="checkbox"/> Comprehensive Plan Map (if applicable, show proposed changes)</li> <li><input type="checkbox"/> Subdivision or Partition Plat</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Architectural Elevations</li> <li><input type="checkbox"/> Architectural Floor Plans</li> <li><input type="checkbox"/> Utilities Plan</li> <li><input checked="" type="checkbox"/> Electronic Versions of Exhibits</li> <li><input type="checkbox"/> Geotechnical Report/Site Assessment</li> <li><input checked="" type="checkbox"/> Application Fee</li> <li><input checked="" type="checkbox"/> Other</li> </ul> |
|---|---|

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

PLEASE TELL US MORE ABOUT THE PROPOSAL AND ITS SITE

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

An existing single-family home and a shop are located on the site. These will be retained on a single new parcel.

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

The proposed use is single-family residential and customary single-family related activities.

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

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

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

AUTHORIZATION FOR STAFF & DECISION MAKERS TO ENTER LAND

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

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

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



**APPLICANT'S STATEMENT AND FINDINGS OF FACT  
PRELIMINARY MINOR PARTITION  
OF  
895 SOMMERVILLE LOOP,  
CITY OF HARRISBURG, OREGON**

**APPLICATION DATE:** December 16, 2022

**APPLICANT:** Donald & Carolyn  
Hickman  
  
Harrisburg, OR  
97446 Phone (541)  
554-3253

**LOCATION:** Assessor's Map 15S04W15CA, Tax Lot 3000  
895 Sommerville Loop, Harrisburg

**REQUEST:** Preliminary Minor Partition Approval

**I BACKGROUND**

The applicant is requesting preliminary partition approval of a 3-parcel partition. The subject project area of approximately 40,639 square feet is contained inside the UGB and has been annexed into the City of Harrisburg corporate limits and is currently zoned R-2 (multi-family residential). The property has an existing home and outbuildings that are proposed to remain on a single parcel.

**Site Location and Description**

**Location**

The proposed project is lies on the North side of Sommerville Loop, directly West of the intersection with the extended portion of 9<sup>th</sup> Street. The legal description of the property is attached to this narrative as Exhibit "A". Adjoining lands north of the proposed development, and adjoining Tax Lots 2100 and 3500 to the West, are developed with residential structures. Adjoining Tax Lot 3100 to the East is an undeveloped property owned by the City of Harrisburg soon to be the extension of 9<sup>th</sup> Street.

**Zoning**

The subject property falls within the jurisdiction of the City of Harrisburg, Oregon as the project area is located within a tax lot that has been annexed into the City corporate limits. The *Harrisburg Comprehensive Land Use Plan* designates the zoning of the subject property as Medium Density Residential. Current zoning maps show the subject property as being zoned R-2 Multi-Family Residential. Adjoining properties to the North and West are also zoned R-2.

**Site Access and Traffic Patterns**

The property is accessed from Sommerville Loop that is to the South. Sommerville Loop as it fronts the property is a 60.00-foot-wide local street with 26 feet of paving width. The existing driveway for 895 Sommerville Loop will continue to be utilized for the proposed Parcel 1. Parcels 2 and 3 will be accessed from the 9<sup>th</sup> Street extension.

**19.20.020 General Requirements**

A final Plat will not be drafted until approved by the City of Harrisburg and will demonstrate compliance with all conditions of approval of the preliminary plat. The Plat will be in compliance with ORS Chapter 92 at time of submittal. This application addresses 19.20.020 Subsections C-F herein.

**19.20.050 Public Facilities and Services Impact Study**

Following are brief descriptions of the existing utility locations and proposed utility service connections.

**Wastewater System:** An existing public wastewater pipe runs adjacent to and just Westerly of the West line of this partition. This line flows Southerly to its connection with a wastewater line the lies along the South margin of Sommerville Loop which flows to the West. Proposed connections from Parcels 2 & 3 will be made into the existing line that runs along the West line of this partition. The existing wastewater connection that runs Southerly from the existing residential structure to the line that lies along the east margin of Sommerville Loop will continue to service Parcel 1.

**Water System:** Parcel 1 is currently served by a private well and does not currently have hook-ups to the City water system. For this project, the client will connect to the City’s system upon approval. New meters and service lines are proposed along the West side of the extension of 9<sup>th</sup> Street extension and will service Parcels 2 and 3. There is an existing fire hydrant that lies on the Northeast side of the intersection of 9<sup>th</sup> Street Extension and Sommerville Loop and 60 feet, more or less, Easterly of the subject property.

**Storm Water System:** An existing East-West open ditch along the North line of the paved portion of Sommerville Loop that lies just North of the pavement currently services the parent parcel and would continue to serve Parcel 1. Parcel 2 & 3 would be serviced by a ditch/line running North-South along the west margin of the extension of 9<sup>th</sup> Street . Individual connections from each parcel to the proposed private storm are proposed to handle general roof and site drainage.

**Transportation System:** Parcel 1 will continue to have access from the existing driveway off of Sommerville Loop. Parcels 2 & 3 will have access from the newly constructed S. 9<sup>th</sup> Street extension. The City of Harrisburg has confirmed that a traffic impact analysis will not be required at this time.

## **APPROVAL CRITERIA AND ANALYSIS**

### **19.20.060 Preliminary Plat Approval Criteria: Partition**

**Approval Criteria:**

1. See page 1, 2, 3, of this application for how this application meets the requirements of a land division.
2. See Page 3 for how the proposed lots conform to applicable provision requirements of Chapter 18.45 for the assigned zone
3. See Pages 1, 2, 10-12 for descriptions of how all parcels are served by public facilities.
4. See Pages 10-12 for proposed surface water drainage facilities.
5. See Pages 12 for descriptions of how all necessary public/private easements are, or will be, in place to service the proposed parcels.

### **19.20.080 Final Plat Approval and Approval Criteria for Partition**

**A.Submission:** The final plat shall be submitted within two years of the final approval of the preliminary plat by a Oregon Professional Licensed Surveyor and will conform with the Oregon Reserved Statutes Section 92

**B. Approval Process and Criteria:** The final Plat will be submitted as required by this section in a type 1 review.

### **Medium Density Residential Zone R-2 (Harrisburg Code Chapter 18.45.04)**

**Density.**

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

For the area of this partition, 4 residential units would be the maximum allowed. Two new (2) residential units are proposed along with the 1 existing, which is 1 less than the maximum.

**Lot size and frontage.**

**In an R-2 zone: For single-family and multifamily dwellings: The minimum lot size shall be 5,000 square feet.**

The smallest parcel proposed contains 7,103 square feet which exceeds the minimum.

**The minimum lot width at the front building line shall be 45 feet.**

Lot widths at the front building line are as follows: Parcel 1 with a proposed front building line that faces Sommerville Loop is 96 feet; Parcel 2 with a proposed front line that faces to the East is 74 feet; and Parcel 3 with a proposed front line that faces east towards 9<sup>th</sup> Street is 74 feet. All three parcels exceed the 45- foot minimum.

**The minimum lot depth shall be 75 feet.**

Lot depths are as follows: Parcel 1 that is proposed to face Sommerville Loop is 275 feet; Parcel 2 that is proposed to face to the East is 96 feet; and Parcel 3 that is proposed to face to the east is 96 feet. All three parcels meet or exceed the minimum lot depth.

### **18.70.030 Vehicular Access and Circulation**

**A. Purpose and Intent.** Section 18.70.030 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.

**B. 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.

*At the time of development, permits will be applied for and obtained before new access will be created.*

**C. 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 Section 18.85.020, to determine compliance with this code.

*After meeting with the City of Harrisburg Planning department on 11/22/2022, it did not sound like a traffic study would be required. However, if it becomes necessary, the owner will meet this requirement.*

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

1. 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.

*Access for this partition shall be taken from 9<sup>th</sup> street which is not a collector or arterial street.*

2. Approaches shall conform to the spacing standards of subsections E and F, below, and shall conform to minimum sight distance and channelization standards of the roadway authority.

*This item shall be met and more specifically detailed at time of building development application.*

3. Driveways shall be paved and meet applicable construction standards.

*This item shall be met and more specifically detailed at time of building development application.*

4. a. 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.

*This item shall be met and more specifically detailed at time of building development application.*

5. 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.

*for If applicable at time of building development application, the roadway authority will be consulted guidance on driveway construction.*

6. 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 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).

*This item shall be met if deemed necessary and more specifically detailed at time of building development application.*

7. 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.

*This item shall be met if deemed necessary and more specifically detailed at time of building development application.*

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

*This item shall be met and more specifically detailed at time of building development application.*

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

*This item shall be met and more specifically detailed at time of building development application.*

10. 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.

*This item shall be met and more specifically detailed at time of building development application.*

11. 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.

*This item shall be met and more specifically detailed at time of building development application.*

12. 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.

*This item shall be met if deemed necessary and would be more specifically detailed at time of building development application.*

- 13. 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.

*This item is not applicable to this application*

- 14. 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.

*This item shall be met and more specifically detailed at time of building development application.*

- 15. 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.

*This item shall be met and more specifically detailed at time of building development application.*

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

*This item shall be met and more specifically detailed at time of building development application.*

- 17. 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.

*This item shall be met if deemed necessary and more specifically detailed at time of building development application*

- 18. 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.

*This item is not applicable to this application as there will be no access to or from a State Highway*

19. 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.

*This item shall be met if deemed necessary and more specifically detailed at time of building development application* 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.

*This item shall be met if deemed necessary and more specifically detailed at time of building development application*

20. 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.

*This item shall be met if deemed necessary and more specifically detailed at time of building development application*

Development that increases impervious surface area shall conform to the storm drainage and surface water management requirements of Section 18.85.050.

*This item shall be met if deemed necessary and more specifically detailed at time of building development application*

E. Internal, on site, circulation of cars and persons on development in excess of 40,000 square feet or 1.5 acres shall conform to the following standards:

*This item is not applicable to this application as the lot sizes are well below the size requirements*

F. **Approach Separation from Street Intersections.** Except as provided by Section 18.70.030.H, 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:

- 1. On an arterial street: 100 feet, except as required by ODOT, pursuant to Oregon Administrative Rule (OAR) 734-051, for state highways
- 2. On a collector street: 50 feet
- 3. On a local street: 20 feet

*The new proposed driveways will be more than 20 feet apart (local street) at time of development application.*

- 4. Where existing conditions and easements limit separation distances, the City Engineer may grant reductions of up to 25%.

G. **Approach Spacing.** Except as provided by Section 18.70.030.H 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:

- 1. On an arterial street: 150-250 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
- 2. On a collector street: 50-100 feet
- 3. 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)

*The new proposed driveways will be more than 20 feet apart (local street) at time of development*

**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.

*This item is not applicable to this application as there are not any corner lots with proposed new development*

**H. Exceptions and Adjustments to Spacing Standards.** The City Engineer may approve adjustments to the spacing standards of subsections E and F, above, where an existing connection to a City street does not meet the standards of the roadway authority and the proposed development moves in the direction of better code compliance. The City Engineer through a Type I procedure may also approve a deviation to the spacing standards on City streets where it finds that mitigation measures, such as consolidated access (removal of one access), joint use driveways (more than one property uses same access), directional limitations (e.g., one-way), turning restrictions (e.g., right-in/right-out only), or other mitigation alleviate all traffic operations and safety concerns.

*This item is not applicable to this application*

**I. Joint Use Access Easement and Maintenance Agreement.** Where the City requires and approves a joint use driveway, the property owners shall record an easement with the deed allowing joint use of and cross access between adjacent properties. The owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to the City for its records, but the City is not responsible for maintaining the driveway or resolving any dispute between property owners.

*This item is not applicable to this application*

## Chapter 18.75 - Landscaping, Fences and Walls, Outdoor Lighting

### 18.75.020 Applicability

**A.** Section 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 Table 18.45.040 and any Special Use requirements under Chapter 18.55, and the requirements



of this chapter. Property owners are required to maintain landscaping and screening pursuant to subsection 18.75.030.G.

*This item shall be met and more specifically detailed at time of building development application. The exact details of proposed landscaping and screening will be dependent upon the future plans for building single family dwellings and will be the responsibility of the owner/developer at that time.*

- B.** Section 18.75.040 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 Section 18.75.040 supplement the development standards in Table 18.45.040 and any applicable Special Use requirements under Chapter 18.55.

*This item shall be met and more specifically detailed at time of building development application. The exact details of proposed landscaping and screening will be dependent upon the future plans for building single family dwellings and will be the responsibility of the owner/developer at that time.*

- C.** Section 18.75.050, Outdoor Lighting, applies to all new outdoor lighting, i.e., located in new developments that require site design review approval.

*This item shall be met and more specifically detailed at time of building development application. The exact details of proposed landscaping and screening will be dependent upon the future plans for building single family dwellings and will be the responsibility of the owner/developer at that time.*

- D.** The City Administrator, through a Type II procedure, may grant adjustments to this chapter, pursuant to the criteria of Chapter 19.40 Adjustments and Variances.

*If at the time of development it is found that a variance or adjustment will be needed to comply with the City development code, the City Administrator will be consulted.*

**18.80.030 Automobile Parking**

- A. Minimum Number of Off-Street Automobile Parking Spaces.** Except as provided by subsection 18.80.030.A, or as required for Americans with Disabilities Act compliance under subsection 18.80.030.G, off-street parking shall be provided pursuant to one of the following three standards:

- A.** standards in Table 18.80.030.A;

*Given the size of the proposed lots the parking standards should be achieved, This item shall be met and more specifically detailed at time of building development application*

**18.80.040 Loading Areas**

- E. Purpose.** The purpose of Section 18.80.050 is to provide adequate loading areas for commercial and industrial uses that do not interfere with the operation of adjacent streets.

- F. Applicability.** Section 18.80.050 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.

*This section is not applicable as the proposed development will be strictly that of single family dwellings in a residential setting.*

## Chapter 18.85 - Public Facilities

### 18.85.020 Transportation Standards

*Many of the items listed in this section are not applicable as there are not any changes proposed in the current 9<sup>th</sup> street and sommerville loop roads and right of ways, nor are there any dedications proposed. Any items that are applicable will be met and verified when the owner/developer applies for permits for building.*

### 18.85.030 Public Use Areas

*There are not any public use areas proposed for dedication with this application.*

### 18.85.040 Sanitary Sewer and Water Service Improvements.

**A. 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.

*Sewer and Water mains will be installed per development code to connect Parcels 2 & 3 to City of Harrisburg utilities*

**B. 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.

*Sewer and Water laterals will not be installed until permits are approved by the City of Harrisburg.*

**C. Over-Sizing.** The City may require as a condition of development approval that sewer and water lines serving new development be sized to accommodate future development within the area as projected by the applicable facility master plans. In these instances, the City may authorize cost-recovery or cost-sharing methods as provided under state law.

*Not applicable unless otherwise stated by City of Harrisburg Planning Department*

**D. Inadequate Facilities.** Development permits may be restricted or rationed by the Planning Commission where a deficiency exists in the existing water or sewer system that cannot be rectified by the development and which, if not rectified, will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. The City Administrator may require water booster pumps, sanitary sewer lift stations, and other critical facilities be installed with backup power.

*Not applicable unless otherwise stated by City of Harrisburg Planning Department*

**18.85.050 Storm Drainage and Surface Water Management Facilities**

**A. 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.

*The applicant proposes to improve the north south drainage along the north side of Parcel 3 at the time of development to accommodate the increase in impervious surfaces. If additional mitigation is necessary a stormwater mitigation system such as a dry well or bioretention area is proposed.*

**B. 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.  
*Not applicable unless otherwise stated by City of Harrisburg Planning Department*

**C. 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.

*Not applicable unless otherwise stated by City of Harrisburg Planning Department*

**E. Over-Sizing.** The City may require as a condition of development approval that sewer, water, or storm drainage systems serving new development be sized to accommodate future development within the area as projected by the applicable facility master plan. In these instances, the City may authorize cost-recovery or cost-sharing methods as provided under state law.

*Not applicable unless otherwise stated by City of Harrisburg Planning Department*

**E. Existing Watercourse.** Where a proposed development is traversed by a watercourse, drainage way, swale, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for conveyance and maintenance to protect the public health and safety. All applications for site plan review, subdivision, and partitions must submit a specific storm water plan with their application unless waived by the City Engineer.

*A stormwater easement is reserved along the west line of Parcels 2 & 3 as shown on the Tentative plan for the benefit of both parcels.*

**18.85.060 Utilities**

**A. General Provision.** The developer of a property is responsible for coordinating the development plan with the applicable utility providers and paying for the extension and installation of utilities not otherwise available to the subject property.

**B. Underground Utilities.**

**1. General Requirement.** The requirements of the utility service provider shall be met. All utility lines in new subdivisions, including, but not limited to, those required for electric, communication, and lighting, and related facilities, shall be placed underground, except where the City Administrator or Planning Commission determines that placing utilities underground would adversely impact adjacent land uses. The City Administrator or Planning Commission may require screening and buffering of above ground facilities to protect the public health, safety, or welfare.

*Utilities in the form of Gas, Electricity, etc. will be installed underground and with respect to City of Harrisburg Development Code at the time of building development.*

**2. Subdivisions and Partitions.** In order to facilitate underground placement of utilities, the following additional standards apply to all new subdivisions:

- The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that no above ground equipment obstructs vision clearance areas for vehicular traffic, per Chapter 18.70 Access and Circulation.
- The City Engineer reserves the right to approve the location of all surface-mounted facilities.
- All underground utilities installed in streets must be constructed and approved by the applicable utility provider prior to the surfacing of the streets.
- Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

*The owner/developer will comply with the items listed in this section at the time of building development.*

**18.85.70 Easements**

**A. Provision.** The developer shall coordinate with the City and applicable utility providers in meeting the needs each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development.

*There are not any utility easements proposed for this development, but if required by the City of Harrisburg they will comply with this item.*

**B. Standard.** Utility easements shall conform to the requirements of the utility service provider. All other easements shall conform to the City of Harrisburg Engineering Design Standards / Public Works Design Standards.

*There are not any utility easements proposed for this development, but if required by the City of Harrisburg they will comply with this item.*

**C. Recordation.** All easements for sewers, storm drainage and water quality facilities, water mains, electric lines, natural gas lines, or other utilities shall be recorded and referenced on a survey or final plat, as applicable. See Chapter 19.25 Site Plan Review, and Chapter 19.20, Land Divisions.

*Any proposed easements for this application will either be created on the face of the partition plat, or by separate recorded document if necessary.*

**18.85.080 Construction Plan Approval**

*The owner/developer will comply with this section at the time of building development application and with approval from the City of Harrisburg and with the proper Permits in hand.*

**EXHIBIT A LEGAL DESCRIPTION**  
(Tax Map/Lot 15S04W15CA – 03000)

Real property in the County of Linn, State of Oregon, described as follows:

BEGINNING AT A POINT ON THE NORTH LINE OF SUMMERVILLE AVENUE, 302.78 FEET WESTERLY FROM THE SOUTHEAST CORNER OF TRACT 14, HIGHVIEW ADDITION TO THE CITY OF HARRISBURG, IN THE CITY OF HARRISBURG, LINN COUNTY, OREGON; THENCE NORTHERLY 421.96 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14, 297.11 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID TRACT 14; THENCE WESTERLY ALONG SAID NORTH LINE, 96 FEET TO A POINT 393.11 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 14; THENCE SOUTH 421.96 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 14, 398.78 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID TRACT 14; THENCE EASTERLY 96 FEET TO THE PLACE OF BEGINNING.

MAP 15-04-15-CA TL 3000

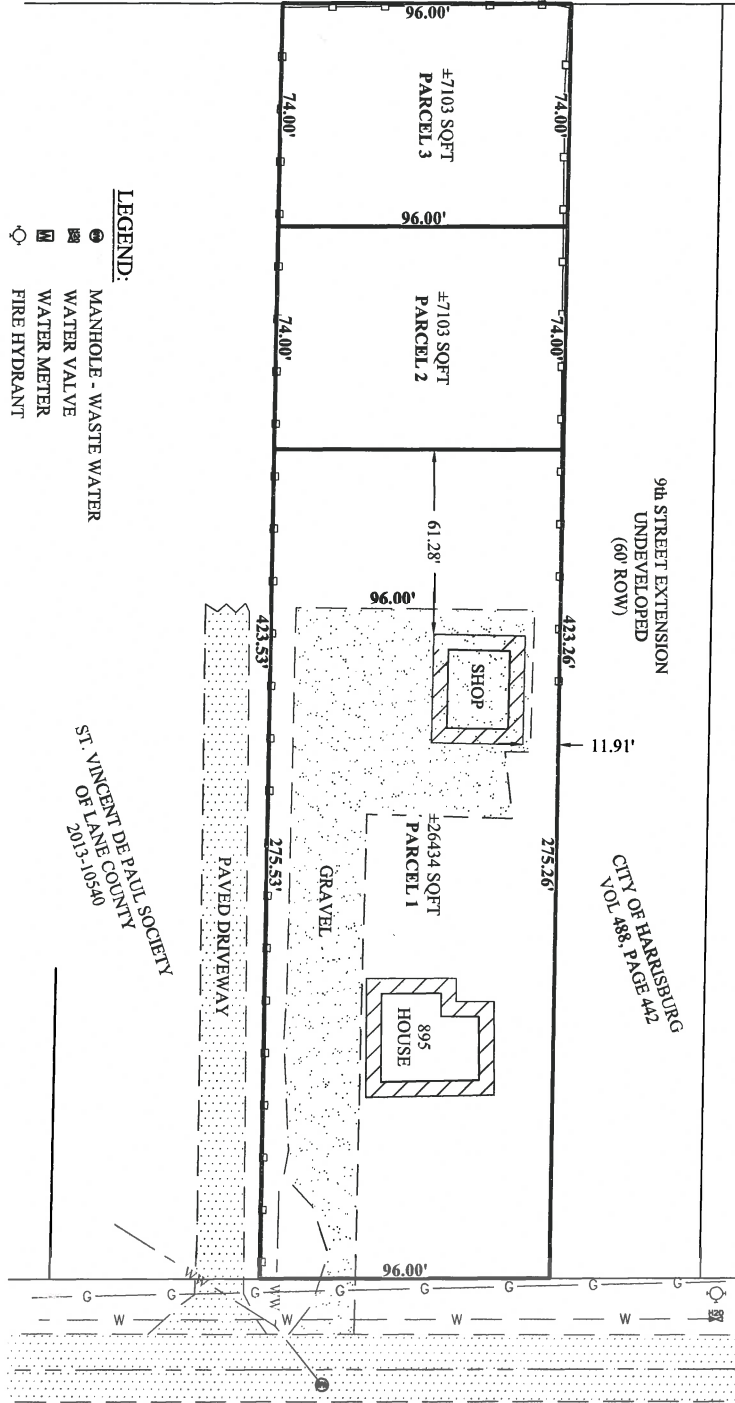
BRIAN & DARBI FRANSSEN  
2018-8111

### TENTATIVE PARTITION EXHIBIT

HICKMAN  
15-04-15-CA TAXLOT 3000  
895 SOMMERVILLE LOOP  
10/03/2022

9th STREET EXTENSION  
UNDEVELOPED  
(60' ROW)

CITY OF HARBESBURG  
VOL 148-8 PAGE 6442



- LEGEND:**
- ⊙ MANHOLE - WASTE WATER
  - ⊙ WATER VALVE
  - ⊙ WATER METER
  - ⊙ FIRE HYDRANT
  - ⊙ UTILITY POLE
  - WASTE WATER LINE
  - WATER LINE
  - ELECTRICAL POWER LINE
  - OVERHEAD ELECTRICAL POWER LINE
  - FENCELINE - CYCLONE FENCING (TYP.)

NOTE: UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO DEVELOPMENT.

S.T. VINCENT DE PAUL SOCIETY  
2013-10540

SOMMERVILLE LOOP (60' ROW)

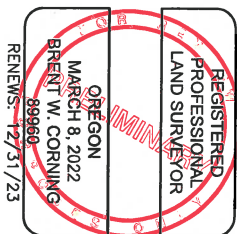


**EGR & Associates, Inc.**

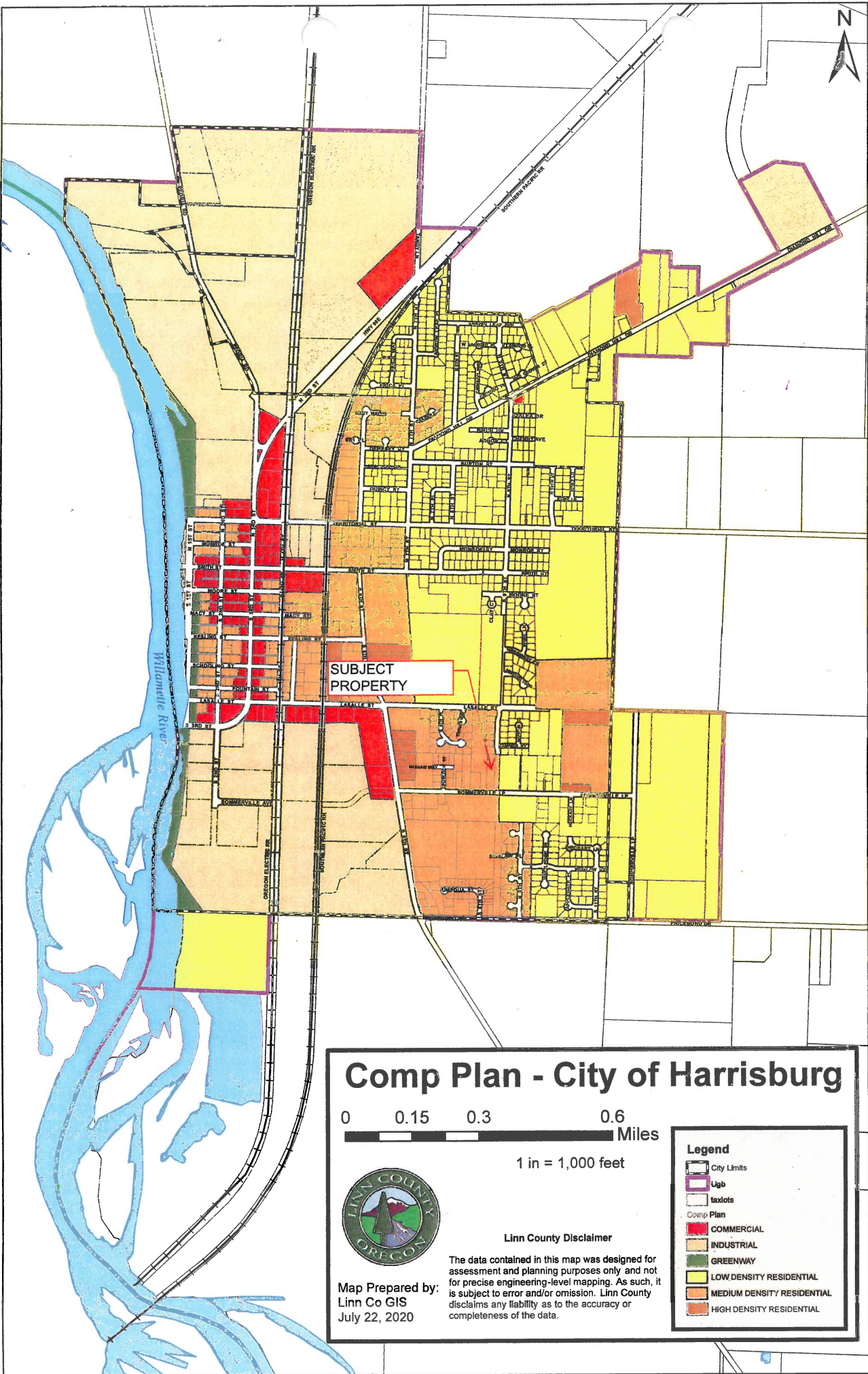
Engineers, Geologists, and Surveyors

2535B Prairie Road  
Eugene, Oregon 97402

(541) 688-8322  
Fax (541) 688-8087









15S04W15CA

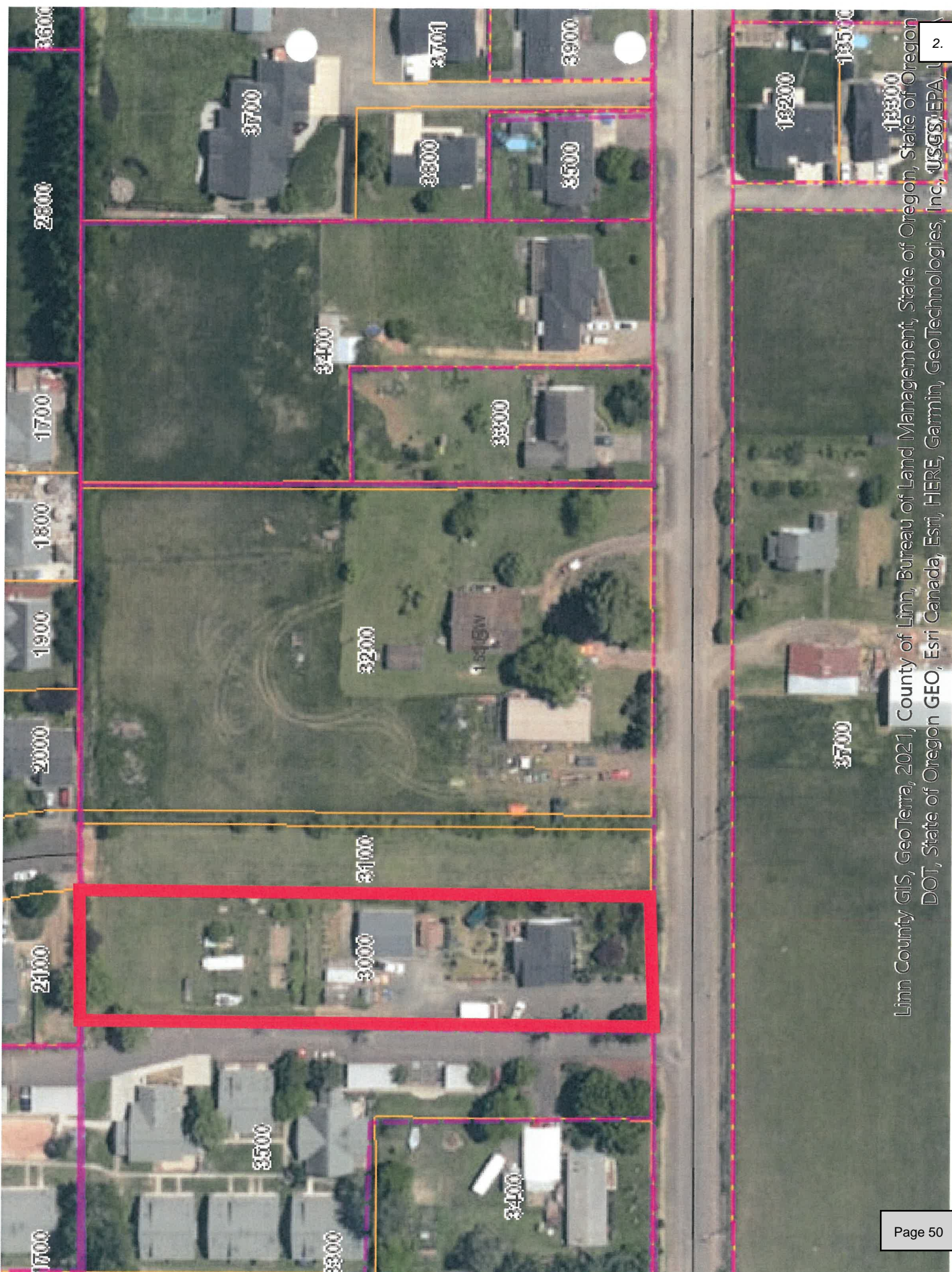
FOR ASSESSMENT AND TAXATION ONLY

N.E. 1/4 S.W. 1/4 SEC. 15 T. 15S. R. 4W. W.M. Linn County

15S04W15CA HARRISBURG

15S04W15CA HARRISBURG 18010218





Linn County GIS, GeoTerra, 2021, County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, U

After Recording Return To:  
Western Title & Escrow Company  
497 Oakway Rd. Suite 340, Eugene, OR 97401

**Western** Title & Escrow  
Order Number: **124631-AB**

LINN COUNTY, OREGON	<b>2016-19642</b>
D-WD	11/16/2016 12:18:00 PM
Stn=0 K. PETERSON	\$10.00 \$11.00 \$10.00 \$20.00 \$19.00
	<b>\$70.00</b>

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the Instrument Identified herein was recorded in the Clerk records.  
Steve Druckenmiller - County Clerk

<b>Grantor</b>
Gregory M. Wilcox Michele L. Wilcox 40005 Little Fall Creek Road Fall Creek, OR 97438
<b>Grantee</b>
Donald G. Hickman Carolyn M. Hickman 895 Sommerville Loop Harrisburg, OR 97446-9556
Until a change is requested, all tax statements shall be sent to the following address:
Donald G. Hickman Carolyn M. Hickman PO Box 752 Harrisburg, OR 97446

Reserved for Recorder's Use

TICOR 471816054740

### STATUTORY WARRANTY DEED

Gregory M. Wilcox and Michele L. Wilcox, as tenants by the entirety, Grantor(s), convey and warrant to Donald G. Hickman and Carolyn M. Hickman, as tenants by the entirety, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

Beginning at a point on the North line of Sommerville Avenue, 302.78 feet Westerly from the Southeast corner of Tract 14, HIGHVIEW ADDITION TO THE CITY OF HARRISBURG, in the City of Harrisburg, Linn County, Oregon; thence Northerly 421.96 feet to a point on the North line of said Tract 14, 297.11 feet Westerly from the Northeast corner of said Tract 14; thence Westerly along said North line, 96 feet to a point 393.11 feet from the Northeast corner of said Tract 14; thence South 421.96 feet to a point on the South line of said Tract 14, 398.78 feet Westerly from the Southeast corner of said Tract 14; thence Easterly 96 feet to the place of beginning.

Account: **325197**  
Map & Tax Lot: **15S04W15-CA-03000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$156,750.00**. (Here comply with requirements of ORS 93.030.)

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Executed this 15 day of November, 2016

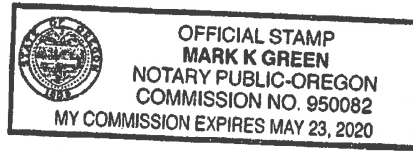
Gregory M. Wilcox  
Gregory M. Wilcox

Michele L. Wilcox  
Michele L. Wilcox

State of **Oregon**, County of **Lane** ) ss.

This instrument was acknowledged before me on this 15 day of November, 2016 by **Gregory M. Wilcox** and **Michele L. Wilcox**.

[Signature]  
Notary Public for the State of Oregon  
My commission expires: 5-23-2020



# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

May 25, 2022 3:33:05 pm

<b>Account #</b> 325197 <b>Map #</b> 15S04W15CA 03000 <b>Code - Tax #</b> 00701-325197  <b>Legal Descr</b> Metes & Bounds - See legal report for full description.  <b>Mailing Name</b> HICKMAN DONALD G & CAROLYN M <b>Agent</b> <b>In Care Of</b> <b>Mailing Address</b> PO BOX 752 HARRISBURG, OR 97446  <b>Prop Class</b> 101 <b>MA</b> <b>SA</b> <b>NH</b> <b>Unit</b> <b>RMV Class</b> 101      06   07   003   30747-1	<b>Tax Status</b> ASSESSABLE <b>Acct Status</b> ACTIVE <b>Subtype</b> NORMAL  <b>Deed Reference #</b> 2016-19642 <b>Sales Date/Price</b> 11-15-2016 / \$156,750.00 <b>Appraiser</b> GARTON, JOSHUA
--	--

Situs Address(s)	Situs City
ID# 1 895 SOMMERVILLE LP	HARRISBURG

Code Area		RMV	MAV	Value Summary		RMV Exception	CPR %
				AV			
00701	Land	139,630				Land	0
	Impr.	157,330				Impr.	0
<b>Code Area Total</b>		296,960	116,150	116,150			0
<b>Grand Total</b>		296,960	116,150	116,150			0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	Trended RMV
						TD%	LS			
00701					CITY OSD - AVERAGE	100				17,500
00701					LANDSCAPE - AVERAGE	100				5,000
00701	1		<input checked="" type="checkbox"/>		Residential Site	106	A	0.93		117,130
<b>Grand Total</b>								0.93		139,630

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV	
					TD%	Total Sq. Ft.	Ex% MS Acct #		
00701	101	2008	110	Residential Other Improvements	112	0		3,240	
00701	102	2017	317	GP BUILDING	112	1,080		23,940	
00701	100	1911	138	RES One story with attic	112	1,512		130,150	
<b>Grand Total</b>							2,592		157,330

**Comments:**

\*\*\*\*\* CAP NOTE - Type R \*\*\*\*\*

2003MX:SALE QUESTIONAIRE SAID HOUSE TRASHED BY RENTORS,BUYER EXPLAINS LOT WORTH MORE THAN SALE PRICE.CK % GOOD..DAMAGE NOT BY ACT OF GOD,CAN'T CHANGE MAV BUT RMV FALLS BELOW MAV.SOME OF LOT VERY WET AND HOUSE IN POOR CONDITION.ADJUSTED LAND & IMP.S.(LOTS OF JUNK HAS BEEN REMOVED & SOME WORK BEEN DONE)SEE 2004.DUS1/02/03

2004MX:SOME STUDS STILL SHOWING & SOME NEW DRY WALL UP BUT NOT DONE,NO NEW VALUE FOR MAV,SEE 05 DUS4/04

2005MX:FURNISHED & LIVED IN BUT STILL SOME DEFERRED MAINTENANCE IS VISIBLE, NEW VALUE 11930(NOW 19530-7600 FOR 04)DUS3/31/05

08MX:STILL WORKING ON SFD,NO NEW VALUE DUS12/14/07

2017 Sale Review: Cleaned up 110's, removed functional adjustment on residence, updated from class 2+-3-, 1898-1940 all as RMV, 1940-1960 EV. 3/10/2017-JG

18MX: Interior with owner, adding new GPB at 100% for 18'. 1/26/2018-JG

# SIM FORM: 2014 (Simplified Approach for Stormwater Management)

Application Don & Carolyn Hickman

Building Permit # \_\_\_\_\_

Address 895 Sommerville Loop

Harrisburg, OR 97446

Residential/Commercial

Tax Lot # 15S04W15CA TL 3000

(Circle One)

NRCS Soil Type or

Measured Infiltration Rate \_\_\_\_\_

Note: Impervious surface area estimated for parcels 2 & 3 of proposed partition

## Facility Sizing

Total Proposed New or Replaced Impervious Surface Area → 6000 sq ft Box 1

### Impervious Area Reduction

Permeable Pavements \_\_\_\_\_ sf

Eco-Roof \_\_\_\_\_ sf

Contained Planter \_\_\_\_\_ sf

Tree Credit \_\_\_\_\_ sf

Total Impervious Area Reduction → 0 Box 2

Total Impervious Area Requiring Stormwater Management → 6000 sq ft Box 3

(Box 1 - Box 2)

### Facility Sizing for Water Quality Only

Surface Facilities	Impervious Area Managed	Sizing Factor	Facility Surface Area
Rain Garden	_____ sf x 0.05 =		_____
Stormwater Planter	<u>6000</u> sf x 0.03 =		<u>180 sq ft</u>
Swale	_____ sf x 0.06 =		_____
Vegetated Filter Strip	_____ sf x 0.2 =		_____
Sand Filter	_____ sf x 0.03 =		_____

### Facility Sizing for Water Quality and Flow Control

Surface Facilities	Impervious Area Managed	Sizing Factor	Facility Surface Area
Rain Garden	_____ sf x 0.11 =		_____
Stormwater Planter	_____ sf x 0.07 =		_____
Sand Filter	_____ sf x 0.07 =		_____

### Facility Sizing for Water Quality, Flow Control and Flood Control \*\*\* Only for use in Type A & B Soils

Surface Facilities	Impervious Area Managed	Sizing Factor	Facility Surface Area
Rain Garden	_____ sf x 0.13 =		_____
Stormwater Planter	_____ sf x 0.11 =		_____
Sand Filter	_____ sf x 0.11 =		_____

Sum of Total Impervious Area Managed   Box 4

(Box 4 must be equal or greater than Box 3)

Point of Discharge (check one)

- Overflow to gutter (weephole)
- Overflow to public storm drain pipe
- Overflow to Open Drainage
- Subsurface Infiltration

**2014 SIM FORM: Tree Credit and Rainwater Harvesting Worksheet**

See "Tree Credits" section for more information regarding the use of trees to meet Stormwater Impervious Area Reduction.

**New Evergreen Trees**

To receive Impervious Area Reduction Credit, new evergreen trees must be planted within 25 feet of the new or replaced impervious surfaces. New trees cannot be credited against rooftop areas. Minimum tree height **(at the time of planting)** to receive credit is 6 feet

Enter number of new evergreen trees that meet qualification requirements in Box A

	Box A
	Box B

**Multiply Box A by 200 and enter result in Box B**

**New Deciduous Trees**

To receive Impervious Area Reduction Credit, new large deciduous trees must be planted within 25 feet of the new or replaced impervious surfaces and new small deciduous trees must be planted within 10 feet of new or replaced impervious surfaces. New trees cannot be credited against rooftop areas. Minimum tree caliper **(at the time of planting)** to receive credit is 2 inches.

Enter number of new deciduous trees that meet qualification requirements in Box C

	Box C
	Box D

**Multiply Box C by 100 and enter result in Box D**

**Existing Tree Canopy**

To receive Impervious Area Reduction Credit, existing large tree canopies must be within 25 feet and existing small tree canopies must be within 10 feet of ground-level impervious surfaces (cannot be credit against roof top surfaces). Existing tree canopy credited towards Impervious Area Reduction must be preserved during and after construction throughout the life of the development. Minimum tree caliper to receive credit is 4 inches. No credit will be given to existing tree canopy located within environmental conservation areas.

Enter square footage of existing tree canopy that meet qualification requirements in Box E.

	Box E
	Box F

**Multiply Box E by 0.5 and enter result in Box F.**

**Total Tree Credit**

Add Boxes B, D and F and enter the result in Box G

	Box G
	Box H
	Box I

Multiply Box 1 of Form SIM by 0.1 and enter the result in Box H.

Enter the lesser of Box G and H in Box I. (This is the amount to be entered as "Tree Credit" on Form SIM.)

**SIM FORM 2014 Instructions**

1. Enter square footage (sf) of total impervious area being developed into BOX 1.
2. Enter square footage (sf) for impervious area reduction techniques.
3. Enter sum of the impervious area reduction techniques into BOX 2.
4. Subtract BOX 2 from BOX 1 to find BOX 3, the amount of impervious area that requires stormwater management.
5. Select appropriate stormwater management facilities.
6. Enter the square footage of impervious area managed that will flow into each facility type.
7. Multiply each impervious area managed by the corresponding sizing factor. Enter this area as the facility surface area, This is the size of facility required to manage runoff
9. Where selecting facilities that will overflow, select the point of discharge location.
10. Enter the sum of the total of all the impervious area managed into BOX 4. BOX 4 must be greater than or equal to BOX 3.

Staff Report  
Harrisburg Planning Commission  
Harrisburg, Oregon

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**THE MATTER OF MAKING A RECOMMENDATION TO THE CITY COUNCIL IN RELATION TO THE HARRISBURG URBAN RENEWAL PLAN AMENDMENT AND ITS CONFORMITY TO THE HARRISBURG COMPREHENSIVE PLAN.**

**STAFF REPORT EXHIBITS:**

Exhibit A: Harrisburg Urban Renewal Plan Substantial Amendment

Exhibit B: Report Accompanying the Harrisburg Urban Renewal Plan Substantial Amendment

**ACTION: MOTION THAT THE HARRISBURG PLANNING COMMISSION FINDS, BASED UPON THE INFORMATION PROVIDED IN THE STAFF REPORT AND THE PROVIDED ATTACHMENTS AND FINDINGS, THAT THE HARRISBURG URBAN RENEWAL PLAN AMENDMENT CONFORMS WITH THE HARRISBURG COMPREHENSIVE PLAN AND RECOMMENDS THE PLAN AMENDMENT’S ADOPTION TO THE HARRISBURG CITY COUNCIL**

---

**BACKGROUND**

The Harrisburg Planning Commission is being asked to make a recommendation to the City Council regarding the Council’s consideration and adoption of the proposed Harrisburg Urban Renewal Plan Substantial Amendment (Plan Amendment).

**INTRODUCTION**

The projects to be added are the water quality improvement (bond) projects for Harrisburg’s water supply. This is a top priority for our community and our voters have previously approved a bond to help pay for these improvements. We will be leveraging the urban renewal funding existing in the HRA budget with the funding from this bond. The projects include upgrades to both our north facility and the south facility. In addition to two storage tanks, one two million gallons and the other is .5 million gallons, there are also two water filtration system plants that will be constructed. The water contains high



levels of iron, manganese, hydrogen sulfide, dissolved solids and chlorides. These elements can cause taste, odor, discoloration and other aesthetic issues. The proposed improvements will address these issues. The City has already paid for engineering and design work, as well as \$1 million in parts for the filtration systems. In addition, the City has already replaced almost 10,000 linear feet of water lines. Steep increases to the costs of PVC, steel, and electronic systems have increased the prices of the final steps of this project beyond what could have been anticipated.

The focus of the Planning Commission’s review is the conformance of the Amendment with the Harrisburg Comprehensive Plan. This action does not require a public hearing, and the Planning Commission is not being asked to approve the Amendment, but rather make a recommendation to the Harrisburg City Council on the conformance to the Harrisburg Comprehensive Plan issue. There are no explicit review criteria for a Planning Commission for the review of an urban renewal amendment. The Oregon Revised Statute (ORS) ORS 457.085(4) states that “An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendations, prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095”. The generally accepted practice is for the Planning Commission to provide input on the relationship of the Plan and particularly to its conformance to the City of Harrisburg Comprehensive Plan.

**PLAN AMENDMENT:**

The Plan Amendment will add new projects to the plan, change the boundary by adding property that is exempt from taxation and adding parcels to help facilitate the completion of the water quality projects.

The proposed Plan Amendment would make the following changes to the Plan:  
Summary of changes to the Harrisburg Urban Renewal Plan

**SECTION 100. INTRODUCTION**

Added new information describing this amendment including the addition of projects, parcels and right of way.

**SECTION 500. PROPOSED LAND USES**

Added new information in the parcels being added to the Plan.

**SECTION 700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN**

Updated project list to provide full descriptions of projects to be undertaken.

**PUBLIC NOTICE**

A Public Hearing is not required; instead, this process requires a standard public meeting in the form of this agenda.

**RELATIONSHIP TO LOCAL OBJECTIVES**

The Plan relates to local planning and development objectives contained within the Harrisburg Comprehensive Plan.

**City of Harrisburg Comprehensive Plan**

All existing findings are sufficient. Goal 11 is updated as shown in the double underline below. This addition reflects the projects being considered.

**GOAL 11: PUBLIC FACILITIES AND SERVICES**

**GOALS:** To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development.

**POLICIES:**

- 1. Encourage the development of public and private facilities that meet the community’s economic, social, cultural, health, and educational needs.
- 4. Public facilities and services shall be provided to permit the development of an adequate housing supply.
- 5. High quality water supply and distribution systems shall be maintained to meet current and future domestic, commercial and industrial needs.
- 6. Future Street shall be planned in a manner that will ensure city water mains can be looped so that adequate water pressure can be provided in all parts of the city.

**FINDING:**

The projects being added to the plan include looped water systems, and a library and community center that will help facilitate social cultural health and educational needs of the community. Excellent recreational and library facilities help promote housing development. The water quality project being added to the Plan will address the Public Facilities policy of having a high-quality water supply and distribution system and plays an important part in marketing both commercial and residential properties in Harrisburg.

**PLANNING COMMISSION RECOMMENDATION AND VOTE**

Based upon the criteria, discussion, and findings of fact above, Staff recommends that the Planning Commission:

- 1. Review and discuss the proposed Plan Amendment
- 2. Find that the Harrisburg Urban Renewal Plan Amendment conforms to the Harrisburg Comprehensive Plan, and recommend the Plan Amendment’s adoption to the Harrisburg City Council.

**RECOMMENDED MOTION(S)**

Consistent with staff’s recommendation to the Planning Commission, the following motion is recommended:

**Motion that the Harrisburg Planning Commission finds, based upon the information provided in the staff report and the provided attachments and findings, that the Harrisburg Urban Renewal Plan Amendment conforms with the Harrisburg Comprehensive Plan and recommends the Plan Amendment’s adoption to the Harrisburg City Council**

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# Exhibit A

## Harrisburg Urban Renewal Plan

### 2023 Substantial Amendment

Proposed new text is shown in double-underline.

Deleted text is shown in ~~striketrough~~.

#### **SECTION 100. INTRODUCTION**

This 2023 Substantial Amendment to the Harrisburg Urban Renewal Plan (Plan) adds parcels and right of way and the following new projects: water quality upgrades as described below in Section 700.

The following are updates to specific portions of the Plan:

#### **SECTION 500. PROPOSED LAND USES**

The parcels inside the City, and to be included in this amendment have an industrial comprehensive plan designation.

Within the City Limits, the southern property is zoned as General Industrial District (M-2) at this time.

- General Industrial District (M-2). The M-2 zoning district accommodates a mix of industrial, manufacturing, processing, and related activities, including intensive uses. The district is intended to provide for efficient use of land and public services, employment opportunities, a variety of parcel sizes and locations for industrial uses.

Outside the City Limits, the northern city-owned property is zoned as EFU, Exclusive Farm Use,

Linn County Rural Resource Zone Code Section 928.320(B)(5)

- Utility facilities necessary for public service, including associated transmission lines as defined by ORS 469.300 and wetland waste treatment systems but not including commercial facilities for the purpose of generating power for public use by sale or transmission towers over 200 feet in height.

#### **SECTION 700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN**

6. North Project Site includes approximately 703,685 sq. ft., or 16.15 acres of property at 23914 Peoria Rd, which includes a portion of both 15S04W040000600 & 15S04W0900700:

CMU Building, Pressure Filters (Already purchased), Chlorine Generator (Already purchased), Degasser, Miscellaneous Chemical Piping, Booster Pumps, Fire Pumps, Electrical, Restrooms, HVAC

1,500,000 Gallon Steel Reservoir and Foundation System, Piping, Coatings, Civil Sitework and Landscaping, Yard Piping, Underground Utilities, Landscaping, Drainage Improvements, Instrumentation and Controls Instruments, Controls, Analyzers, PLC, Emergency Generator Engine Generator, and a new Water production Well and Wellhouse.

**7. South Project Site is 1.5 acres, and the address is 790 S. 2<sup>nd</sup> St., or otherwise known as 15S04W16D, Tax Lot 203:**

CMU Building, Pressure Filters (Already purchased), Chlorine Generator (Already purchased), Degasser, Miscellaneous Chemical Piping, Booster Pumps, Fire Pumps, Electrical, Restrooms, HVAC

500,000 Gallon Steel Reservoir and Foundation System, Piping, Coatings, Civil Sitework and Landscaping, Yard Piping, Underground Utilities, Landscaping, Drainage Improvements, Instrumentation and Controls Instruments, Controls, Analyzers, PLC, and Emergency Generator Engine Generator.

- Exhibit 1 Map - Boundary Replaced in its Entirety
- Exhibit 3 Planning Commission Findings 2023
- Exhibit 4b Location of Proposed Public Improvements

**Exhibit 1. Urban Renewal Boundary Map**



**Exhibit 3. Planning Commission Findings 2023**

**GOAL 11: PUBLIC FACILITIES AND SERVICES**

**GOALS:** To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development.

**POLICIES:**

- 1. Encourage the development of public and private facilities that meet the community’s economic, social, cultural, health, and educational needs.
- 4. Public facilities and services shall be provided to permit the development of an adequate housing supply.
- 5. High quality water supply and distribution systems shall be maintained to meet current and future domestic, commercial and industrial needs.
- 6. Future Street shall be planned in a manner that will ensure city water mains can be looped so that adequate water pressure can be provided in all parts of the city.

The projects being added to the plan include looped water systems, and a library and community center that will help facilitate social cultural health and educational needs of the community. Excellent recreational and library facilities help promote housing development. The water quality project being added to the Plan will address the Public Facilities policy of having a high-quality water supply and distribution system, and plays an important part in marketing both commercial and residential properties in Harrisburg.

Exhibit 4b Location of Proposed Public Improvements – Water Quality Projects shown by Blue Stars





EXHIBIT B  
REPORT ACCOMPANYING THE HARRISBURG  
URBAN RENEWAL PLAN  
SUBSTANTIAL AMENDMENT  
AMENDMENT NO. 6

DRAFT

Harrisburg Urban Renewal Area Plan

2023 Substantial Amendment

Approved by the City of Harrisburg

DATE

Ordinance No. \_\_\_\_\_

DRAFT

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I. DEFINITIONS

“Agency” or “HRA” means the Harrisburg Redevelopment Agency (HRA). The HRA is responsible for administration of the tax increment plan.

“Area” means the properties and rights-of-way located with the Harrisburg Urban Renewal Area boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the tax increment plan.

“City” means the City of Harrisburg, Oregon.

“City Council” or “Council” means the Harrisburg City Council.

“Comprehensive Plan” means the City of Harrisburg comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Linn County, Oregon.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a tax increment area at the time of adoption. The county assessor certifies the assessed value after the adoption of a tax increment plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an tax increment area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal, also called tax increment in this document.

“Planning Commission” means the Harrisburg Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the tax increment area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding tax increment projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of a tax increment plan.

“Tax increment finance revenues” means the funds allocated by the assessor to a tax increment area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Tax increment area” (TIA) or “Tax Increment Finance Area” means a blighted area included in an tax increment plan or an area included in an tax increment plan under ORS 457.160.

“Tax increment plan” or “Plan” or “Tax Increment Finance Plan” means a plan, as it exists or is changed or modified from time to time, for one or more tax increment areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Tax increment project” or “Tax Increment Project” or “Project” means any work or undertaking carried out under ORS 457 in a tax increment or tax increment finance area.

“Tax increment report” or “Tax Increment Report” or “Report” means the official report that accompanies the tax increment plan pursuant to ORS 457.08

DRAFT

## II. INTRODUCTION

The Report Accompanying the Harrisburg Urban Renewal Plan (Report) contains background information and project details that pertain to the Harrisburg Urban Renewal Area Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Harrisburg City Council as part of the approval of the Plan. The Harrisburg Urban Renewal Plan was established in December of 1992, and has an existing maximum indebtedness of \$8,177,674. To date, there have been four amendments, with the most recent being passed in 2015. These amendments are summarized below:

Amendment 1: Established Maximum Indebtedness of \$2,977,674.

Amendment 2: Authorized expenditures on Public Facilities.

Amendment 3: Authorized acquisition of property

Amendment 4: Increased Maximum Indebtedness to \$3,627,674.

Amendment 5: Increased MI to \$8,177,674 (2015)

Amendment 6: Added property and projects (2023)

This is considered a substantial amendment as it is an increase in acreage over 1% of the existing acreage, and, therefore, will require a City Council vote on a non-emergency ordinance.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.087(8))
- A relocation report. (ORS 457.087(9))

The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

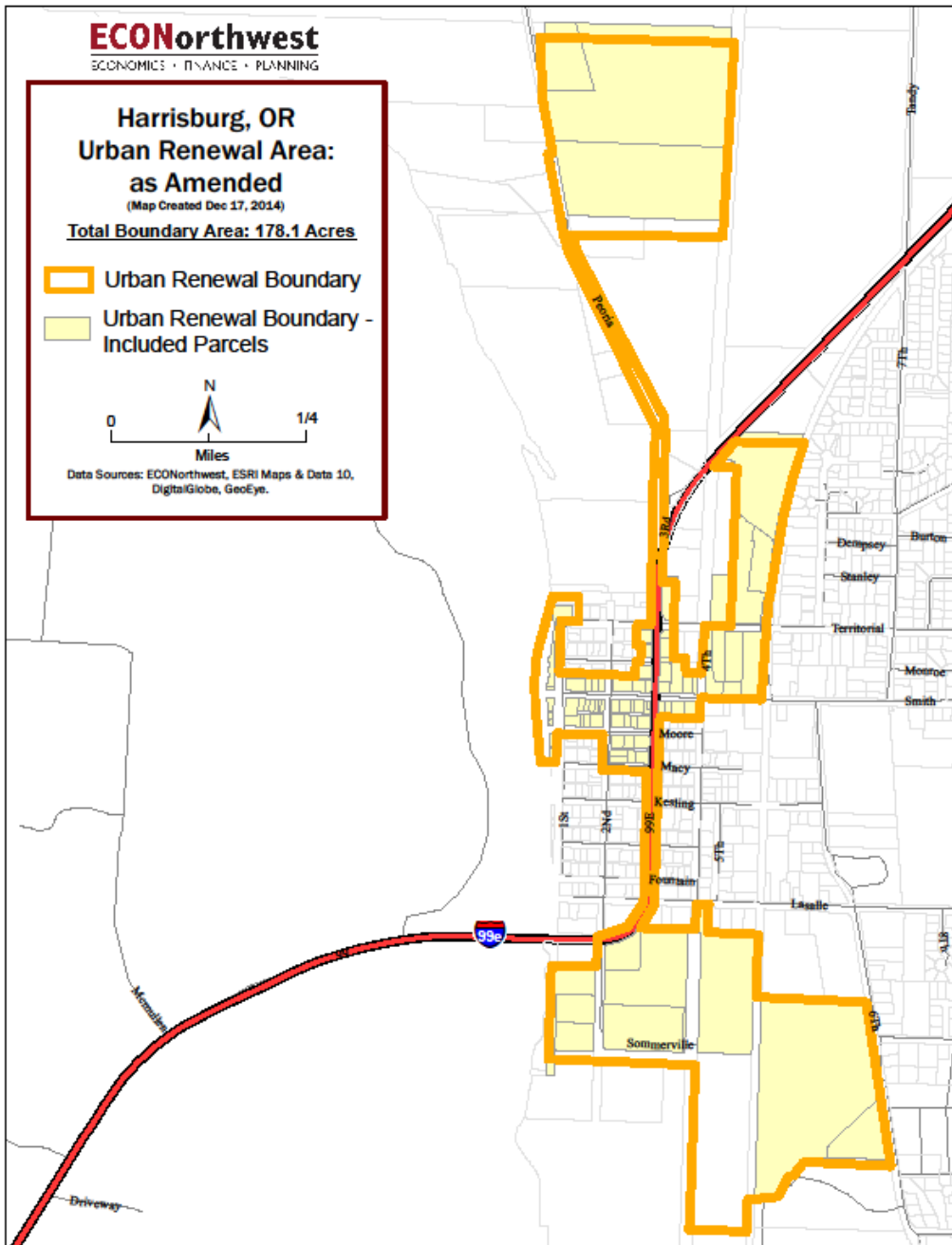
Table 1. Statutory References

<b>Statutory Requirement</b>	<b>Report Section</b>
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V,VI
ORS 457.087 (7)	V,VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

The Report provides guidance on how the Plan might be implemented. As the Harrisburg Redevelopment Agency (HRA) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The HRA may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the HRA. The HRA may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

Figure 1 shows the Area prior to the Amendment. Figures 2, 3 and 4 show the added parcels and Figure 5 shows the Area after the Amendment.

Figure 1. Harrisburg Urban Renewal Area Boundary Prior to Amendment



Source: 2014 Amendment





Figure 3. North Site



Source: City of Harrisburg

Figure 4. South Site



Source: City of Harrisburg

Figure 5. Harrisburg Urban Renewal Area Boundary After Amendment



III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The new projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

The projects include: New 400 and 800 gpm iron and manganese removal and water storage facilities, which will treat potable water prior to entering the City’s distribution system. In general, includes the following elements:

**North Project Site includes approximately 703,685 sq. ft., or 16.15 acres of property at 23914 Peoria Rd, which includes a portion of both 15S04W040000600 & 15S04W0900700:**

CMU Building, Pressure Filters (Already purchased), Chlorine Generator (Already purchased), Degasser, Miscellaneous Chemical Piping, Booster Pumps, Fire Pumps, Electrical, Restrooms, HVAC

1,500,000 Gallon Steel Reservoir and Foundation System, Piping, Coatings, Civil Sitework and Landscaping, Yard Piping, Underground Utilities, Landscaping, Drainage Improvements, Instrumentation and Controls Instruments, Controls, Analyzers, PLC, Emergency Generator Engine Generator, and a new Water production Well and Wellhouse.

**South Project Site includes 1.5 acres; the address is 790 S. 2<sup>nd</sup> St., or otherwise known as 15S04W16D, Tax Lot 203:**

CMU Building, Pressure Filters (Already purchased), Chlorine Generator (Already purchased), Degasser, Miscellaneous Chemical Piping, Booster Pumps, Fire Pumps, Electrical, Restrooms, HVAC

500,000 Gallon Steel Reservoir and Foundation System, Piping, Coatings, Civil Sitework and Landscaping, Yard Piping, Underground Utilities, Landscaping, Drainage Improvements, Instrumentation and Controls Instruments, Controls, Analyzers, PLC, and Emergency Generator Engine Generator.

*Existing Conditions:*

**The following information is from the Harrisburg Water System Master Plan Water Treatment Executive summary, pages 6,7.**

The City's wells have differing levels of secondary water quality contaminants, some of which contribute to taste and odor issues. Pilot testing determined that breakpoint chlorination followed by manganese dioxide filtration was effective in reducing hydrogen sulfide, manganese, and iron to below the secondary maximum contaminant level from the wells. Because manganese dioxide filtration is not effective at reducing total dissolved solids, the 2008 alternatives evaluation further recommended treating a portion of the well water with reverse osmosis to remove dissolved solids and blending treatment streams to achieve a palatable treated water. Reverse osmosis treatment adds considerable complexity and cost to treatment. Because water from Well 5 has the highest concentrations of total dissolved solids including chlorides which can contribute to taste. If the City can replace this water source with water from Well 8 and a future Well 9, treatment to remove total dissolved solids may be unnecessary. Well 5 can be maintained as an emergency water source, or it may be decommissioned in the future.

Proposed water treatment processes and treatment plant site infrastructure including manganese dioxide filtration systems, on-site hypochlorite generation systems, new distribution pump stations, a new 0.5-MG welded steel storage tank in the south, and a new 1.5-MG welded steel storage tank in the north are described in Chapter 8 of the Harrisburg Water Master Plan.

These projects are identified in Table ES04. Water Treatment Plan Site Capital Improvement Plan.

**The following information is from the City of Harrisburg website from a 2015 Town Hall presentation:**

- There are two storage tanks, one two million gallons and a .5 million gallon tank.
- The water contains high levels of iron, manganese, hydrogen sulfide, dissolved solids and chlorides.
- These elements can cause taste, odor, discoloration and other aesthetic issues.
- The Master Plan recommendation was to replace the 2 million gallon storage tank and to install a water treatment facility.

From this meeting, the City Council moved forward on the formal process of a municipal water study. The City Council received the first draft in March of 2016 and the final water tests and study results in February of 2017. These findings were shared with our citizens and it was decided to ask the voters if they wanted to fund a large water improvement project. There were several town hall meetings, in which citizens were invited to see what improvements were recommended. In November 2017 voters approved to move forward with water system improvements. In early 2018, the city started the pre-design work which will take several months. It took approximately 3 different engineering firms a little over two years in order to complete the design and engineering work required to go out to public bid for the water reservoir and water filtration systems. The City went out for bid in early fall 2021, and again, in April of 2022.

**IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS**

The total cost estimates for projects are shown in Table 2 below. Table 2 presents the estimated costs of the projects today (FYE 2023 constant dollars) and the estimated cost of those projects in the future (year of expenditure dollars). The year of expenditure dollars assumes annual 3% inflation rates. These are all estimates acknowledging that the urban renewal portions of these project activities must fit within the maximum indebtedness. Project dollar allocations may be changed between projects and may be allocated to other projects within the Plan. This is typically done in the annual budgeting process.

The Plan assumes that the HRA/City will use other funds to assist in the completion of the projects within the Area. The Water Quality Project is a city-wide benefit project, and the costs will be shared with other funding sources. The proportion of urban renewal funds will be established once the full cost is known. The HRA/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the projects or programs.

The HRA will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 2. Estimated Cost of Each Project

<b>Project Title</b>	<b>Constant FYE 2023</b>	<b>Year of Expenditure Project Cost</b>
Materials and Services	(23,400)	(23,400)
Water Quality Project - Capital Outlay	(1,979,118)	(1,979,118)
Special Payments	(50,000)	(50,000)
Community Center	(1,787,818)	(2,166,757)
Financing Fees	(7,767)	(8,000)
<b>Total Expenditures</b>	<b>(3,848,104)</b>	<b>(4,227,275)</b>

Source: City of Harrisburg and Tiberius Solutions

## V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2035 are calculated based on projections of growth in assessed value due to new development and appreciation within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2024 and beyond assume an annual growth rate of 4.4% for real, personal and utility assessed value in the Area (equal to 3% maximum annual appreciation for existing property plus 1.4% exception value from new development). These projections of growth are the basis for the projections in the Area.

These projections of growth were informed by historical growth trends in the Area.

Table 3 and Figure 6 show the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, and delinquencies.

In Table 3 below, gross tax increment financing (TIF).<sup>1</sup> is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which will not be impacted by this Plan.

Figure 6 shows expected TIF revenues over time and the projected tax revenues after termination of the Area. Definitions for Table 3 are shown below:

- Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes only permanent tax rates. General obligation bonds and local option levies are excluded and will not be impacted by this Plan. Total AV is the projected total assessed value.
- Frozen base is the estimate of the assessed value of the Area at its formation.
- Increment used is the total assessed value minus the frozen base.
- Increment shared is the amount that will be distributed to all taxing districts according to their permanent rate due to revenue sharing. This is more thoroughly discussed in the Revenue Sharing section of this Report.
- Tax rate is the total permanent rate levy for the Area.
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- TIF Current Year reflects subtracting the 5% adjustment factor from Gross TIF.
- TIF Prior Years is the tax increment revenue that was delinquent the prior year and is paid by the assessor’s office once it is received. It is estimated that this amount is 1.5% of total TIF.
- Net TIF is the amount of tax increment revenues estimated to be received by the HRA.

<sup>1</sup> TIF is also used to signify tax increment revenues

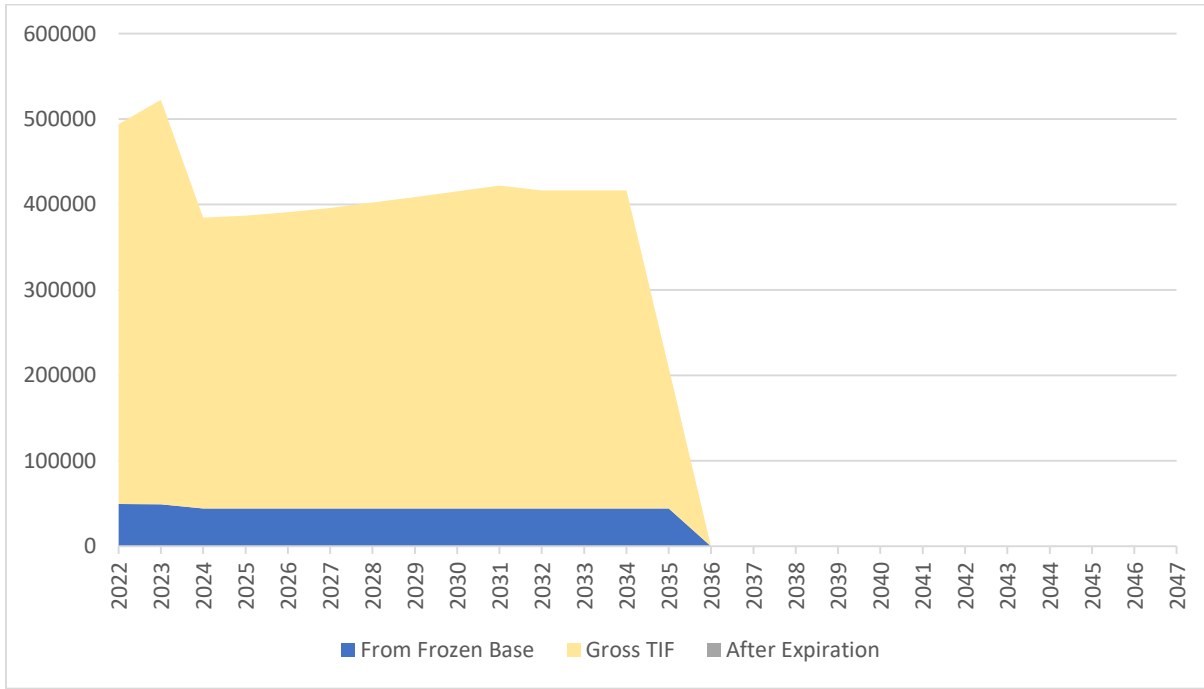
Table 3. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, page 1

FYE	Total AV	Frozen Base AV	Increment Applied	Increment Shared	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2022	39,344,957	3,936,405	35,408,552	0	\$12.5566	444,610	(22,231)	422,380	6,669	429,049
2023	41,836,975	3,936,405	37,900,570	0	\$12.4941	473,535	(23,677)	449,858	6,336	456,194
2024	43,677,802	3,936,405	30,324,484	9,416,913	\$11.2348	340,691	(17,035)	323,656	6,748	330,404
2025	45,599,625	3,936,405	30,496,587	11,166,633	\$11.2349	342,625	(17,131)	325,494	4,855	330,349
2026	47,606,008	3,936,405	30,874,541	12,795,062	\$11.2349	346,872	(17,344)	329,528	4,882	334,411
2027	49,700,671	3,936,405	31,323,187	14,441,079	\$11.2349	351,913	(17,596)	334,317	4,943	339,260
2028	51,887,501	3,936,405	31,869,821	16,081,275	\$11.2349	358,055	(17,903)	340,152	5,015	345,167
2029	54,170,551	3,936,405	32,440,512	17,793,634	\$11.2349	364,467	(18,223)	346,244	5,102	351,346
2030	56,554,056	3,936,405	33,036,436	19,581,215	\$11.2350	371,163	(18,558)	352,605	5,194	357,799
2031	59,042,434	3,936,405	33,658,468	21,447,561	\$11.2350	378,152	(18,908)	359,244	5,289	364,534
2032	61,640,301	3,936,405	33,129,442	24,574,454	\$11.2350	372,209	(18,610)	353,599	5,389	358,987
2033	64,352,474	3,936,405	33,129,398	27,286,671	\$11.2350	372,209	(18,610)	353,599	5,304	358,903
2034	67,183,983	3,936,405	33,129,356	30,118,222	\$11.2350	372,209	(18,610)	353,599	5,304	358,903
2035	70,140,078	3,936,405	14,686,511	51,517,162	\$11.2350	165,003	(8,250)	156,753	5,304	162,057
<b>TOTAL:</b>						<b>5,053,713</b>	<b>(252,686)</b>	<b>4,801,028</b>	<b>76,333</b>	<b>4,877,361</b>

Source: Tiberius Solution



Figure 6. TIF Projections



Source: Tiberius Solutions

### VI.THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 4 shows the projected borrowing for the Area. Table 7 and Table 8 show more detailed tables on the allocation of tax revenues to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the URA in FYE 2035, an additional 12 years including FYE 2024. The Plan stipulates that the Area must terminate in FYE 2036 unless 95% of the taxing districts agree to an extension. This financial analysis meets the requirement of termination prior to FYE 2036.

The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If growth in assessed value is slower than projected, the HRA may take division of taxes for a longer time period. If growth in assessed value is more robust than the projections, the HRA may take division of taxes for a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness (MI) is \$8,177,674 (eight million, one hundred seventy seven thousand six hundred seventy-four dollars). The remaining MI as of FYE 2023 is \$2,120,757. The estimated total amount of tax increment revenues required to service the remaining maximum indebtedness from FYE 2024 forward is \$4,402,331 and is from permanent rate levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings.

Because the Plan is being substantially amended, ORS 457.010 (B)(10) requires that it be changed into a permanent rate plan which means it will no longer collect any division of tax revenues from bonds. This is a change to ORS 457 that occurred in 2019.

This financial analysis shows borrowings as identified in Table 4 This is only one scenario for how the HRA may decide to implement this Plan, and this scenario is financially feasible. The HRA may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the Area in FYE 2036 as stipulated in the Plan. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 5.

Table 4. Estimated Borrowings and Amounts

Loan	Loan A
Principal Amount	\$ 400,000
Interest Rate	5.00%
Loan Term	12
Loan Year	2024
Interest Payment Start	2024
Principal Payment Start	2024
Annual Payment	(\$45,130.26)

Source: Tiberius Solutions

Table 5. Tax Increment Revenues and Allocations to Debt Service, page 1

	TOTAL	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
<b>Resources</b>								
Beginning Balance		213,934	-	-	-	-	-	-
Interest Earnings	9,980	9,980	-	-	-	-	-	-
TIF: Current Year	\$4,378,648	449,858	323,656	325,494	329,528	334,317	340,152	346,244
TIF: Prior Years	\$69,664	6,336	6,748	4,855	4,882	4,943	5,015	5,102
Total Resources	\$4,458,292	680,107	330,404	330,349	334,411	339,260	345,167	351,346
<b>Expenditures</b>								
Debt Service								
Scheduled Payments								
Loan A, 2025	(541,562)		(45,130)	(45,130)	(45,130)	(45,130)	(45,130)	(45,130)
Full Faith and Credit Obligations Series 2017	(1,943,600)	(213,800)	(216,400)	(216,400)	(216,200)	(215,800)	(215,200)	(214,400)
Revenue Sharing repayment	(104,976)	(104,976)						
Total Debt Service, Scheduled Only	(2,590,138)	(318,776)	(261,530)	(261,530)	(261,330)	(260,930)	(260,330)	(259,530)
Total Debt Service	(2,590,138)	(318,776)	(261,530)	(261,530)	(261,330)	(260,930)	(260,330)	(259,530)
Debt Service Coverage Ratio		1.43	1.26	1.26	1.28	1.30	1.33	1.35
Transfer to URA Projects Fund	(2,082,088)	(361,331)	(68,874)	(68,818)	(73,081)	(78,330)	(84,837)	(91,816)
Total Expenditures	(4,672,226)	(680,107)	(330,404)	(330,349)	(334,411)	(339,260)	(345,167)	(351,346)
Ending Balance			-	-	-	-	-	-

Source: Tiberius Solutions

Table 6. Tax Incremental Revenues and Allocations to Debt Service, page 2

	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035
<b>Resources</b>						
Beginning Balance	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-
TIF: Current Year	352,605	359,244	353,599	353,599	353,599	156,753
TIF: Prior Years	5,194	5,289	5,389	5,304	5,304	5,304
Total Resources	357,799	364,534	358,987	358,903	358,903	162,057
<b>Expenditures</b>						
Debt Service						
Scheduled Payments						
Loan A, 2025	(45,130)	(541,562)	(45,130)	(45,130)	(45,130)	(45,130)
Full Faith and Credit Obligations Series 2017	(218,400)	(217,000)	-	-	-	-
Total Debt Service, Scheduled Only	(263,530)	(262,130)	(45,130)	(45,130)	(45,130)	(45,130)
Total Debt Service	(263,530)	(262,130)	(45,130)	(45,130)	(45,130)	(45,130)
Debt Service Coverage Ratio	1.36	1.39	7.95	7.95	7.95	3.59
Transfer to URA Projects Fund	(94,268)	(102,403)	(313,857)	(313,772)	(313,772)	(116,927)
Total Expenditures	(357,799)	(364,534)	(358,987)	(358,903)	(358,903)	(162,057)
Ending Balance	-	-	-	-	-	-

Source: Tiberius Solutions

## VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the HRA and City.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2035, twelve additional years of tax increment revenues projections and within the limits of the Plan.

The amount of money available for projects in 2023 constant dollars for the Area is \$3,848,104. See Table 2 for the individual project analysis. This equates to \$4,227,275 in year of expenditure dollars.

Table 7 and Table 8 show the \$3,848,104 of 2023 project dollars inflated over the life of the Area including administrative expenses. All costs shown in Table 7 and Table 8 are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation.

The 3% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470. The HRA may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, or if other outside funding sources are secured, including but not limited to developer contributions, the timing on projects can be moved up.

Table 7. Programs and Costs in Year of Expenditure Dollars, Page 1

	TOTAL	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Beginning Balance		1,673,818 <sup>2</sup>	-	-	-	-	-	-
Interest Earnings	8,369	8,369	-	-	-	-	-	-
Transfer from TIF Fund	2,082,088	361,331	68,874	68,818	73,081	78,330	84,837	91,816
Bond/Loan Proceeds	400,000	-	400,000	-	-	-	-	-
HRA Loan Program Payments	63,000	9,000 <sup>3</sup>	9,000	9,000	9,000	9,000	9,000	9,000
Total Resources	2,553,457	2,052,518	477,874	77,818	82,081	87,330	93,837	100,816
<b>Expenditures (YOE \$)</b>								
Materials and Services	(23,400)	(23,400)						
Capital Outlay	(1,979,118)	(1,979,118)						
Special Payments	(50,000)	(50,000)						
Community Center	(2,166,757)	-	(469,874)	(77,818)	(82,081)	(87,330)	(93,837)	(100,816)
Financing Fees	(8,000)		(8,000)					
Administration								
Total Expenditures	(4,227,275)	(2,052,518)	(477,874)	(77,818)	(82,081)	(87,330)	(93,837)	(100,816)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

<sup>2</sup> Harrisburg MI Tracker

<sup>3</sup> URA Budget

Table 8. Programs and Costs in Year of Expenditure Dollars, Page 2

	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035
Beginning Balance	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-
Transfer from TIF Fund	94,268	102,403	313,857	313,772	313,772	116,927
Bond/Loan Proceeds	-	-	-	-	-	-
HRA Loan Program Payments	-	-	-	-	-	-
Total Resources	94,268	102,403	313,857	313,772	313,772	116,927
<b>Expenditures (YOE \$)</b>						
Materials and Services	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Special Payments	-	-	-	-	-	-
Community Center	(94,268)	(102,403)	(313,857)	(313,772)	(313,772)	(116,927)
Financing Fees	-	-	-	-	-	-
Administration	-	-	-	-	-	-
Total Expenditures	(94,268)	(102,403)	(313,857)	(313,772)	(313,772)	(116,927)
Ending Balance	-	-	-	-	-	-

Source: Tiberius Solutions

## VIII. REVENUE SHARING

As stipulated in ORS 457, revenue sharing begins for existing plans once the maximum indebtedness is increased.

Revenue sharing means that at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$297,767). At the 10% threshold, the HRA will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness (\$372,209). If this threshold is met, revenue for the area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

Revenue sharing thresholds were established in the 2015 Amendment which increased the maximum indebtedness. This Area actually reached revenue sharing thresholds in FYE 2019. The HRA Administrator has met with the key taxing districts and has sent information to all taxing districts about this issue. The resolution of that issue is not a part of this Amendment other than knowing that proceeds that are in the HRA account will be used to repay the taxing districts their past revenue sharing payments. These payments are indicated in the Finance Plan on Table 7. Programs and Costs in Year of Expenditure Dollars, Page 1 in the row on revenue sharing payments in FYE 2023. The City of Harrisburg and the Harrisburg School District did not require that the back revenue sharing payments be made. Payments are being made to all other taxing districts in FY 2022/2023.

Revenue sharing will be an annual component of future tax increment collections. This will be accomplished by filling out the UR 50 form for the county assessor on an annual basis designating the amount of tax increment proceeds which will go to the HRA. The remainder of the tax increment proceeds will be distributed to the taxing districts by the county assessor. This revenue sharing is projected to be in the following amounts:

Table 9 shows the revenue sharing amounts through FYE 2023. Table 10 shows projected future revenue sharing amounts.

Table 9. Revenue Sharing Analysis 2019 through FYE 2023

Taxing District	Rate Type	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	TOTAL
Linn County	Permanent	1,885	4,216	8,977	11,171	13,102	<b>39,352</b>
Harrisburg RFD	Permanent	1,672	3,741	7,964	9,911	11,623	<b>34,912</b>
4H Extension District	Permanent	104	232	493	614	720	<b>2,163</b>
ESD Linn-Benton-Lincoln	Permanent	451	1,009	2,149	2,674	3,137	<b>9,421</b>
Lane Community College	Permanent	916	2,050	4,364	5,430	6,369	<b>19,129</b>
<b>Total</b>		<b>5,029</b>	<b>11,248</b>	<b>23,948</b>	<b>29,801</b>	<b>34,951</b>	<b>104,976</b>

Source: Tiberius Solutions - These will be paid in FYE 2023.



Table 10. Projected Revenue Sharing FYE 2023 - FYE 2035

FYE	TOTAL	Shared - Mandatory	Max Allowable TIF w/ Requirements	TIF to URA after Requirements	Shared TIF Voluntary	Final Gross TIF for URA
2024	446,488	105,798	340,691	340,691		340,691
2025	468,081	125,456	342,625	342,625		342,625
2026	490,623	143,751	346,872	346,872		346,872
2027	514,157	162,244	351,913	351,913		351,913
2028	538,727	180,672	358,055	358,055		358,055
2029	564,378	199,910	364,467	364,467		364,467
2030	591,157	219,994	371,163	371,163		371,163
2031	619,115	240,963	378,152	378,152		378,152
2032	648,303	276,094	372,209	372,209		372,209
2033	678,775	306,566	372,209	372,209		372,209
2034	710,588	338,379	372,209	372,209		372,209
2035	743,801	371,592	372,209	372,209	207,206	165,003
TOTAL	444,610	110,138	372,209	334,472		444,610

Source: Tiberius Solutions

The Voluntary Shared TIF is due to the urban renewal area meeting the maximum indebtedness in FYE and not needing all of the projected tax increment revenues that year. Again, these are projections and actual TIF revenues may vary.

### IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area. **These impacts do not reflect additional years of impacts of the existing urban renewal plan, just updated financial projections.**

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2035.

The Harrisburg School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 11 and Table 12 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 11 shows the general government levies, and Table 12 shows the education levies.

Table 11. Updated Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	Linn County	City of Harrisburg	Harrisburg RFD	4H Extension District	Subtotal
2023	(\$46,502)	(\$116,188)	(\$41,256)	(\$2,556)	(\$206,502)
2024	(\$37,455)	(\$93,583)	(\$33,229)	(\$2,059)	(\$166,326)
2025	(\$37,449)	(\$93,568)	(\$33,223)	(\$2,058)	(\$166,298)
2026	(\$37,909)	(\$94,719)	(\$33,632)	(\$2,084)	(\$168,344)
2027	(\$38,459)	(\$96,093)	(\$34,120)	(\$2,114)	(\$170,785)
2028	(\$39,128)	(\$97,766)	(\$34,714)	(\$2,151)	(\$173,759)
2029	(\$39,829)	(\$99,517)	(\$35,335)	(\$2,189)	(\$176,870)
2030	(\$40,560)	(\$101,345)	(\$35,984)	(\$2,229)	(\$180,118)
2031	(\$41,324)	(\$103,253)	(\$36,661)	(\$2,271)	(\$183,509)
2032	(\$40,695)	(\$101,682)	(\$36,103)	(\$2,237)	(\$180,717)
2033	(\$40,685)	(\$101,659)	(\$36,095)	(\$2,236)	(\$180,675)
2034	(\$40,685)	(\$101,659)	(\$36,095)	(\$2,236)	(\$180,675)
2035	(\$18,371)	(\$45,903)	(\$16,298)	(\$1,010)	(\$81,581)
<b>TOTAL:</b>	<b>(\$499,051)</b>	<b>(\$1,246,936)</b>	<b>(\$442,744)</b>	<b>(\$27,429)</b>	<b>(\$2,216,160)</b>

Source: Tiberius Solutions

Table 12. Updated Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	ESD Linn-Benton-Lincoln	Lane Community College	Harrisburg SD #7	Subtotal	Total
2023	(\$11,133)	(\$22,605)	(\$169,974)	(\$203,711)	(\$410,213)
2024	(\$8,967)	(\$18,207)	(\$136,904)	(\$164,078)	(\$330,404)
2025	(\$8,965)	(\$18,204)	(\$136,881)	(\$164,050)	(\$330,349)
2026	(\$9,075)	(\$18,428)	(\$138,564)	(\$166,067)	(\$334,411)
2027	(\$9,207)	(\$18,695)	(\$140,573)	(\$168,475)	(\$339,260)
2028	(\$9,367)	(\$19,020)	(\$143,020)	(\$171,408)	(\$345,167)
2029	(\$9,535)	(\$19,361)	(\$145,580)	(\$174,476)	(\$351,346)
2030	(\$9,710)	(\$19,716)	(\$148,254)	(\$177,680)	(\$357,799)
2031	(\$9,893)	(\$20,088)	(\$151,044)	(\$181,024)	(\$364,534)
2032	(\$9,742)	(\$19,782)	(\$148,746)	(\$178,270)	(\$358,987)
2033	(\$9,740)	(\$19,777)	(\$148,710)	(\$178,228)	(\$358,903)
2034	(\$9,740)	(\$19,777)	(\$148,710)	(\$178,227)	(\$358,903)
2035	(\$4,398)	(\$8,930)	(\$67,148)	(\$80,476)	(\$162,057)
<b>TOTAL:</b>	<b>(\$119,473)</b>	<b>(\$242,590)</b>	<b>(\$1,824,108)</b>	<b>(\$2,186,172)</b>	<b>(\$4,402,331)</b>

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section .

Table 13 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2036

Table 13. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2036

<b>Taxing District</b>	<b>Tax Rate</b>	<b>From Frozen Base</b>	<b>From Excess Value</b>	<b>Total</b>
<b>General Government</b>				
Linn County	1.2736	5,013	88,248	93,261
City of Harrisburg	3.1875	12,547	220,504	233,051
Harrisburg RFD	1.1299	1,1299	78,291	82,739
4H Extension District	0.0700	0,0700	4,850	5,126
<i>Subtotal General Government</i>	<i>5.6610</i>	<i>22,284</i>	<i>391,893</i>	<i>414,177</i>
<b>Education</b>				
ESD Linn-Benton-Lincoln	0.3049	1,200	21,126	22,326
Lane Community College	0.6191	2,437	42,897	45,334
Harrisburg SD #7	4.6552	18,325	322,558	340,883
<i>Subtotal Education</i>	<i>5.5792</i>	<i>21,962</i>	<i>386,581</i>	<i>408,543</i>
<b>TOTAL:</b>	<b>11.2402</b>	<b>44,246</b>	<b>778,474</b>	<b>822,720</b>

Source: Tiberius Solutions

## X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2023 values), including all real, personal, manufactured, and utility properties in the Area, is \$3,936,405. The FYE 2023 excess value is \$37,900,570. The total assessed value of the City of Harrisburg in FYE 2023 is \$271,957,585. The percentage of total City assessed value in the urban renewal area is 1.68%, below the 25% threshold.

The Area contains 168.6 acres, including public rights-of-way. The amendment adds 17.65 acres. The total acreage will be 186.25 acres and the City of Harrisburg contains 916.8 acres. This equates to 20.31% of the City’s acreage in an urban renewal area, which is below the 25% threshold.

Table 14. Urban Renewal Area Conformance with Assessed Value and Acreage Limits\*

	<b>Acreage</b>	<b>Assessed Value</b>
A. Harrisburg Urban Renewal Area frozen base	168.6	\$ 3,936,405
B. Harrisburg Urban Renewal Area increment		\$37,900,570
Added Acreage in Amendment	17.65	
Total Acreage	186.25	
C. City of Harrisburg	916.8	\$271,957,585
% of City Acreage	20.31%	1.68%
% of City Assessed Value (formula) =A/(C-B)		

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Harrisburg, Linn County Department of Assessment and Taxation (FYE 2023) \*Table 14 might be further adjusted as final numbers are analyzed.

# XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Harrisburg Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

## A. Physical Conditions

### 1. Land Use

The Area is 186.25 acres, which is composed of 115 individual parcels encompassing 156.33 acres, and an additional 29.92 acres in public rights-of-way. An analysis of FYE 2023 property classification data from the Linn County Assessor’s Office were used to determine the land use designation of parcels in the Area. By acreage, Industrial accounts for the most prevalent land use within the area (76%). This was followed by Commercial (11%). Detailed land use designations in the Area are shown in Table 15.

Table 15. Land Use in the Area

Land Use	Parcels	Acres	Percent of Acres
Industrial	23	116.6	74.59%
Commercial	55	16.66	10.66%
Public Use	2	16.39	10.48%
Single-family residential	30	5.88	3.76%
Residential Manufactured	2	0.24	0.15%
Residential 2-4 units	3	0.56	0.36%
<b>TOTAL:</b>	<b>115</b>	<b>156.33</b>	<b>100.00%</b>

Source: Compiled by Elaine Howard Consulting with data from the Linn County Assessor’s office. \*Table 15 and rights-of-way acreage will be further adjusted as the boundaries are updated by the surveyors office.

### 2. Zoning and Comprehensive Plan Designations

The parcels to be added have designations of M-2, Industrial for property located in the City, which is an industrial comprehensive plan designation and EFU, Exclusive Farm Use, under the Linn County Code, with an approved Conditional Use Permit for the use planned for the water bond project from Linn County.

### 3. Comprehensive Plan Designations

The most prevalent comprehensive plan designation by acreage in the Area is General Industrial (63%) followed by Residential (16%). Detailed comprehensive plan designations in the Area are shown in Table 16.

Table 16 Comprehensive Plan Designations in the Area

<b>Comprehensive Plan Designation</b>	<b>Tax Lots</b>	<b>Acres</b>	<b>Percent of Acres</b>
General Industrial	15	98.82	63.22%
Limited Industrial	8	24.3	15.55%
Exclusive Farm Use	2	16.39	10.48%
Commercial	64	12.73	8.14%
Residential Medium Density	20	3.49	2.23%
Greenway	6	0.59	0.38%
<b>TOTAL:</b>	<b>115</b>	<b>156.32</b>	<b>100.00%</b>

Source: Compiled by Elaine Howard Consulting with data from the Linn County Assessor's office

### 4. Zoning Designations

The most prevalent zoning designation by acreage in the Area is M2 General Industrial (74%) followed by M1 Limited Industrial (16%). Detailed zoning designations in the Area are shown in Table 17. The two parcels that have Comprehensive Plan designations of Exclusive Farm Use in the table above are zoned M2 in the zoning table below.,

Table 17. Zoning Designations in the Area

<b>Zoning Designations</b>	<b>Tax Lots</b>	<b>Acres</b>	<b>Percent of Acres</b>
M-2 General Industrial	17	115.21	73.70%
M-1 Limited Industrial	8	24.3	15.55%
C-1 Commercial	64	12.73	8.14%
R-2 Multi-Family Residential	20	3.49	2.23%
Greenway Special Purpose	6	0.59	0.38%
<b>TOTAL:</b>	<b>115</b>	<b>156.32</b>	<b>100.00%</b>

Source: Compiled by Elaine Howard Consulting with data from the Linn County Assessor's office

5. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects listed in several City of Harrisburg’s infrastructure master plans that relate to these existing conditions. The projects below are a compilation by Harrisburg staff of these projects. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections II and III of this Report.

**i. Transportation: Street and Sidewalk Conditions**

There are sections of road and sidewalk that do not adequately serve the community. These sections need to be upgraded to provide a safe and appealing transportation network that will encourage efficient pedestrian and vehicular travel and make the Area an attractive location for business owners. Some of the streets in the downtown core that require improvements are listed below, as identified by the Harrisburg City Engineer. The conditions of these streets indicate the Area is blighted per ORS 457.010(1)(e).

**The following streets need to be resurfaced:**

- Territorial Street between Burlington Northern Santa Fe (BNSF) railroad tracks and Southern Pacific Railroad (SPRR) tracks
- Monroe Street, 100 feet west of 3<sup>rd</sup> Street
- Smith Street from 3<sup>rd</sup> Street to SPRR

**The following streets have inadequate or deficient sidewalks:**

- Territorial Street, 100 feet west of 3<sup>rd</sup> Street
- Monroe Street, 100 feet west of 3<sup>rd</sup> Street
- Smith Street from 3<sup>rd</sup> Street to SPRR
- 4<sup>th</sup> Street north from Smith Street approximately 200 feet
- East side of 3<sup>rd</sup> Street from S. 2<sup>nd</sup> Street to LaSalle Street
- 1<sup>st</sup> Street from Smith Street to Territorial Street

**ii. Storm water**

The Harrisburg City Engineer has identified the following deficiencies in storm water lines in the Area. The conditions of the storm water lines indicate the Area is blighted per ORS 457.010(1)(e).

**Deficiencies:**

- Territorial Street 100 feet west of 3<sup>rd</sup> Street
- Territorial Street between BNSF railroad tracks and SPRR tracks
- Monroe Street, 100 feet west of 3<sup>rd</sup> Street
- Smith Street from 3<sup>rd</sup> Street to SPRR
- 3<sup>rd</sup> Street from S. 2<sup>nd</sup> Street to Territorial Street

**iii. Sanitary Sewer**

The Harrisburg City Engineer has identified the following deficiencies in sanitary sewer lines in the Area. The conditions of the sanitary sewer lines indicate the Area is blighted per ORS 457.010(1)(e).

Deficiencies:

- Territorial Street 100 feet west of 3<sup>rd</sup> Street
- Territorial Street between BNSF railroad tracks and SPRR tracks
- East to West -Between BNSF and SPRR rails in-line with Stanley Street
- Smith Street from 3rd Street to SPRR

**iv. Water**

The Harrisburg City Engineer has identified the following deficiencies in water lines in the Area. The conditions of the water lines indicate the Area is blighted per ORS 457.010(1)(e).

- Territorial between BNSF railroad tracks and SPRR tracks
- Monroe Street, 100 feet west of 3<sup>rd</sup> Street
- Smith Street from 3rd Street to SPRR

**North Water Treatment Plant and Pump Station**

- Deaeration, 800 gpm capacity Pressure Filters, On-site Hypochlorite Generation System, and Pump Station in CMU Building
- 1.5 MG Storage--North
- Steel Tank
- Well 9
- Drill well and install pump station and pipeline to storage tank

**South Water Treatment Plant and Pump Station**

- Deaeration, 400 gpm capacity Pressure Filters, Onsite Hypochlorite Generation System, and Pump Station in CMU Building
- 0.5 MG Storage Tank- South
- Steel Tank

**Water System CIP - Jacobs**

- Territorial Street
  - 2,600 ft of 10-in PVC from 12-in PVC near 4th Street to 12-in PVC near 10th Street
- Smith Street
  - 800 ft of 12-in PVC from 12-in ci at 4th street to 12-in PVC at 6th
- Monroe Street
  - 300 ft of 2-in to 6-in between 1st and 2nd Streets
- Smith Street
  - 1,100 ft of 4-in to 12-in between 1st and 4th Streets.



**B. Social Conditions**

Approximately two percent of the Area is zoned for residential uses. There are very few residents within the urban renewal area, accounting for 35 parcels.

**C. Economic Conditions**

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Linn County Departments of Assessment and Taxation for FYE 2023, including all real, personal, manufactured, and utility properties, is \$41,836,975.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property’s improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the “Improvement to Land Value Ratio,” or “I:L.” The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 18 shows the improvement to land ratios (I:L) for properties within the Area. Fifty-three percent of the acreage is exempt, which means no property taxes are paid on those properties. These are typically government or non-profit owned properties. Thirteen tax lots representing 6% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Forty-nine percent of the 115 tax lots in the Area, totaling 31% of the acreage have I:L ratios of 2.0 or more in FYE 2022.

Table 18. Improvement to Land Ratios in the Area

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	34	83.66	53.51%
0.01-0.50	10	8.47	5.42%
0.51-1.00	3	0.59	0.38%
1.01-1.50	6	2.07	1.32%
1.51-2.00	13	13.6	8.70%
2.01-2.50	11	6.15	3.93%
2.51-3.00	10	3.67	2.35%
3.01-4.00	5	7.45	4.77%
> 4.00	23	30.68	19.62%
TOTAL:	115	156.34	100.00%

Source: Compiled by Elaine Howard Consulting with data from the Linn County Departments of Assessment and Taxation (FYE 2023)

**D. Impact on Municipal Services**

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. **This impact is of the existing maximum indebtedness and not any new maximum indebtedness.** This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The **new** projects being considered for future use of urban renewal funding are for water quality upgrades. Urban renewal will fund a portion of the costs. Water quality has been a significant detrimental issue for Harrisburg and the ability to undertake the project will be key in increasing the livability and economic vitality of the city.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

**XII.REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The new parcels contain the property where the water quality upgrade projects will be completed.

**XIII.RELOCATION REPORT**

When the HRA acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the HRA shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The HRA will comply with all applicable state law in providing these potential benefits.