



Planning Commission Meeting Agenda  
December 15, 2020  
7:00 PM

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Chairperson: Todd Culver  
Commissioners: Roger Bristol, Rhonda Giles, Jeremy Moritz, Kurt Kayner, Kent Wullenwaber and Susan Jackson.  
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 Recorder/Assistant City Administrator Michele Eldridge, at 541-995-6655.*
7. *The Municipal Center is disinfected prior to meetings. Seating is staged 6' apart, but if there are multiple people in the room, there is a chance that seating could be closer together.*
8. *Masks are required, and the City asks for anyone running a fever, having an active cough or respiratory difficulties to not attend the meeting.*
9. *If you would like to provide testimony, and are unable to attend, please contact the City Recorder. We can accept written testimony up until 5:00 on the day of the meeting, and can also call someone during the meeting if verbal testimony is needed.*

**CALL TO ORDER AND ROLL CALL**

**CONCERNED CITIZEN(S) IN THE AUDIENCE.** (Please limit presentation to two minutes per issue.)

**APPROVAL OF MINUTES.**

- 1. MOTION TO APPROVE THE PLANNING COMMISSION MINUTES OF OCTOBER AND NOVEMBER 2020**

**PUBLIC HEARING**

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

**STAFF REPORT EXHIBITS:**

Exhibit A: Application Materials dated November 3<sup>rd</sup> &  
November 16, 2020

Exhibit B: Public Notice

Exhibit C: Public Testimony/Comments received prior to noon,  
December 8, 2020

**ACTION: MOTION TO APPROVE/APPROVE WITH AMENDED CONDITIONS/DENY THE BUTTERFLY GARDENS SITE PLAN (LU 420-2020) SUBJECT TO CONDITIONS OF APPROVAL CONTAINED IN THE DECEMBER 8, 2020 STAFF REPORT AND AFTER DUE CONSIDERATION OF WRITTEN AND ORAL PUBLIC TESTIMONY AND FINDINGS MADE BY THE COMMISSION DURING DELIBERATIONS ON THE APPLICATION**

**APPLICANT:** Tim Walter

**LOCATION:** 770 & 776 N. 7<sup>TH</sup> ST., OTHERWISE KNOWN AS  
15S04W10CA00200

**OTHERS**

**ADJOURN**



Planning Commission Meeting Minutes  
 October 20, 2020

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

**CALL TO ORDER AND ROLL CALL:** Because both the Chair and Vice-Chair were absent, the Planning Commission quickly determined that Jeremy Moritz would be the pro-tem chairperson. Order was called at 7:00pm by Chairperson Pro-tem Jeremy Moritz.

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

**APPROVAL OF MINUTES**

- Kayner motioned to approve the minutes and was seconded by Wullenwaber. The Planning Commission then voted unanimously to Approve the Minutes for September 30, 2020.

**WORK SESSION**

**THE MATTER OF DISCUSSION OF REVISIONS TO HMC 18.110 – CONDITIONAL USES**

**STAFF REPORT:**

- Hitt discussed the differences between HMC 18.110 found in exhibit A and the draft Revised Model Code – Chapter 4.4 – Conditional Use Permits found in exhibit B.
- Commission requested to have reference points for current code during the next discussion of the draft Revised Model Code for clarification.
- Hitt referred to the draft Zoning Matrix to help explain the differences between zones R-1 through zones M-2.
- Commission requested a big copy of the current zoning map for the next discussion of the draft Revised Model Code for comparison and clarification.

October 20, 2020

- Commissioner Kurt Kayner volunteered to review zones M-1 and M-2 in the draft Revised Model Code and draft Zoning Matrix and bring back suggestions during the next discussion.
- Hitt explained the reasons for the suggested changes are to prevent conflicts and control and limit land over use. An example given was outright use in an industrial zone can turn into residential use over several years causing conflict with neighboring landowners.
- Hitt explained that due to the sub-division public hearing on the next month's agenda, more discussion on the code review will be held during the December meeting. The Commission was asked to review the zoning matrix before the next discussion in December.

**With no further discussion, the meeting was adjourned at the hour of 7:49pm.**

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**Chairperson**

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**City Recorder**

UNAPPROVED



**Planning Commission Meeting Minutes  
November 17, 2020**

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Chairperson: Todd Culver, Presiding  
 Commissioners Present: Rhonda Giles, Jeremy Moritz, Kurt Kayner, and Susan Jackson  
 Absent: Roger Bristol and Kent Wullenwaber  
 Staff Present: City Planner Jordan Cogburn, City Administrator/Planner John Hitt (Via Zoom), Asst. City Administrator/City Recorder Michele Eldridge, Public Works Director Chuck Scholz, and Finance Officer/Deputy City Recorder Cathy Nelson

Meeting Location: Harrisburg Municipal Center located at 354 Smith St.

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

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

**APPROVAL OF MINUTES**

- The minutes for October 20, 2020 are not yet available.

**PUBLIC HEARING**

**THE MATTER OF THE WOODHILL CROSSING PRELIMINARY 31-LOT SUBDIVISION APPLICATION (LU 424-2020)**

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

At the hour of 7:02PM, the Public Hearing was opened.

Culver asked if there were any Conflicts of Interest, or Ex Parte contacts. Moritz stated that he had had brief discussions with neighbors. He did not feel that it would hinder his ability to vote on the application in a fair and unbiased manner. There were no rebuttals in relation to Conflicts of Interest, or Ex Parte Contacts.



**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 conferred discussion over to Cogburn. Cogburn informed the commission that the applicant submitted suggestions for street names (Please see Addendum No. 1). Cogburn read the staff report as submitted and drew attention to the following items:

- Applicant requested an exception from the current maximum block length of 630ft to 700ft and 740ft block lengths to allow for physical and environmental constraints of developing the infill site, specifically the probable wetlands throughout the project site, and existing right of way facilities to the southeast.
- Applicant requested an additional exception to the pedestrian access standard that states, "When an exception to maximum block lengths is approved, pedestrian access ways will be required in order to provide direct access to the sidewalk". If the Commission grants the request to allow for the increase to maximum block lengths and the exception to not require the pedestrian walkways, then Condition 13 will not be required and can be removed.
- Cogburn stated that the Department of State Lands approved delineation and potential fill/removal permit for wetlands has not been completed. Condition No. 10 makes a completed wetland delineation report and approval from the Department of State Lands a requirement prior to Final Plat approval.
  - Hitt addressed the conditions of approval in the process of the application.
  - Eldridge stated that the Department of State Lands might place more restrictions and might cause plan changes to the Final Plat approval. Staff and the Planning Commission Chair would bring it back to the Board for considerations. A public hearing would not be required for this process.
  - Scholz had no immediate concerns.
- Culver asked about the suspension pond. He was concerned because of the cost to the city to maintain.
  - Hitt stated that the applicant is required by State Codes to maintain detention ponds. City staff has maintained other detention ponds 1-2 times a year at an estimated cost of \$2,000 a year. He suggested that the City and the Applicant enter a DDA for funding costs for long-term care.
- Moritz asked about drainage and if the sewer and water lines are getting replaced.
  - Scholz stated that they will use existing lines which will require some streets to get ripped up to tap into them. The existing lines are large enough to handle multiple phases and future growth. Most of the towns storm water drainage flows from open ditches to culverts, this development will not be any different. The developers will have to address the water issue.
  - Jackson wanted to clarify that the applicant was paying for the improvements. Scholz stated they were.

**APPLICANTS TESTIMONY:** Laura LaRoque and Brian Vandetta representing Udell Engineering and Land Surveying, LLC presented a slide show to the Planning Commission covering the following:

- Plan set for the 31 lot Woodhill Crossing project. The project will be completed in two (2) phases. Phase 1 – Lot 1. Phase 2 – Lots 2-31.
- Street extensions including 9<sup>th</sup> Street. The developer will build streets and dedicate the right-of-way to the City. The new streets will allow for pedestrian connection.
- Harrisburg wetlands and mitigation. The applicant is proposing single family lots, which is using half the density that code allows in the R-2 zone.
- Water and sewer. Each lot will have its own sewer and water line for the current main line on Sommerville Loop, which has adequate capacity. Hydrants will be placed at intersections and mid-block.
- Storm water drainage. The city standards set the rates for drainage. The applicant will follow Federal and State standards which are more stringent. Applicant stated that there are three (3) levels of review for storm water with oversight from four (4) entities.

Chair Culver asked if any Planning Commission Member had a question for the applicant. Moritz asked where the driveways were located for the lots adjacent to Sommerville Loop. Applicant replied that lots 1-6 would have driveways that had access from Sommerville Loop. Moritz followed-up by asking if the sidewalks and gutters would cover the ditch. The applicant said they would. Moritz stated he was concerned about the parking situation that is already present on Sommerville Loop, which currently does not allow parking, and felt the new development project would only add to the parking issues. Applicant stated that each lot would allow for two cars in each driveway. Hitt replied that more development was coming, and the TSP needed to be updated to include Sommerville Loop.

Moritz asked for more information on the DDA regarding the maintenance of the detention pond. Hitt replied that negotiations would need to be at a later time, but “Other Development Considerations: c.” on page 17 of the staff report could include verbiage to address a maintenance fee for the pond. Moritz also asked about streetlights and mailbox clusters. Cogburn referred to page 18, section 9 of the staff report, which stated that prior to the Final Plat approval, the preliminary plat shall be revised to show the locations of streetlights. Applicant stated that streetlights will be placed on internal streets and on Sommerville Loop. He also noted that placement of mailbox cluster was decided upon by the Postmaster.

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

Written public testimony received before November 10 was included in the agenda packet. The other three written testimonies from Lee and Ann Heckart, Allison Long, and Kristina Lenhard, were handed out at the beginning of the meeting, and are attached as Addendum 2 to 4 to the minutes

**In Favor:**

- Wayne Hayner – 764 Sommerville Loop. Stated he was in favor of growth for single family dwellings. He is concerned about storm water and flooding. Submitted pictures of area being discussed during flood levels. (Please see Addendum No. 5)
- Matt Dockery – 972 Sommerville Loop. Stated he was in favor as long as there was due diligence from the city and applicant regarding the storm water detention pond.
- Culver replied that it was a challenge to move water throughout all of Harrisburg.

**In Opposition:**

- None present.

**Neutral:**

- Gordon Moritz. Concerned about 9<sup>th</sup> Street not lining up. When it curves over the addresses already assigned to the 900 block will be wrong. Eldridge replied that she would have to talk to Linn County and the Fire District regarding addresses.

**No rebuttal of testimony or additional questions for the public.**

**The public hearing was closed at the hour of 8:08pm.**

- Kayner asked about how we deal with the parking issue.
  - Hitt replied that the City needs to develop a plan and that Scholz would need to help with the plan. He is not sure how to address the short-term issue.
  - Kayner suggested using a lot in the middle as overflow parking.
  - Moritz stated that cars are parking on Sommerville Loop, even though it is not allowed with our current code. There were eight (8) cars parked on it last night, and when you add the garbage cans on the road it makes it a one-lane road.
  - Hitt replied that there is no reason to not include Sommerville Loop in the next STP-CIP.
  - Applicant showed the board that they are two (2) feet shy from allowing parking on both sides of Sommerville. He suggested that the City pay for the extra costs or reduce the SDC fees to allow for two (2) more feet during the road portion of the project.
  - Kayner asked when the proposed start date was for the first phase of the project.
  - Applicant replied that there are many more steps to complete before starting; but it is estimated in July of 2021 if they are lucky.
  - Moritz suggested making parking a condition of approval.
  - Cogburn cautioned the Planning Commission and reminded them that conditions must address the criteria as stated in the current code. He directed attention to page 5 of the staff report, subsection 2. Minimum Right-of-Way and Roadway Widths. He read "The City Engineer has confirmed that paving widths of 32 feet are appropriate for the intended use and essential service providers. Therefore, these criteria have been met."
  - Kayner pointed out that Sommerville Loop is a 25-mph road making it residential, and a residential street is required to have nine (9) feet of travel and seven (7) feet for parking on each side of the center line. This section of Sommerville Loop is currently twenty-two (22) feet.
  - Resident Gordon Moritz confirmed that there have been no repairs on this section of road in over 30 year.
  - Scholz confirmed that the way the street was presented in the application fits into Harrisburg's long-term plans.
  - Moritz asked about walking safety on Sommerville Loop.
  - Scholz confirmed that the application meets standards as proposed.



- Kayner asked for verification that Sommerville Loop was residential and not a collector street which would require sixty (60) feet.
- Cogburn once again stated that the City Engineer stated that the criteria had been met as set by code.
- Applicant stated they would be willing to meet requirements for a collector street as a conditional addition.
- Chairperson Culver stated that an addition needed to be made to page 17 of the staff report under "Other Development Considerations, sub-section c. to include "the DVA will include an agreement to fund maintenance on the storm detention area referred to as Tract B" at the end.
- Chairperson Culver then asked for opinions from the Planning Commission on granting exceptions as requested which include increasing the maximum block lengths from 630 feet to 700 feet and 740 feet, and not requiring the pedestrian access standard. The Planning Commissions opinion was in favor of granting the exceptions. Therefore, Condition 13 found on page 9 of the staff report is no longer required and will be removed.
- Moritz motioned to add **Condition No. 13** which states **"The applicant shall revise the preliminary plan to meet the City minimum right-of-way for collector streets and paving standards for Sommerville Loop prior to final plat approval"** to the conditional approval of the **Woodhill Crossing preliminary 31-lot subdivision application (LU 424-2020)**. He was seconded by Giles. The Planning Commission then voted unanimously to add **Condition No. 13** which states **"The applicant shall revise the preliminary plan to meet the City minimum right-of-way for collector streets and paving standards for Sommerville Loop prior to final plat approval"** to the conditional approval of the **Woodhill Crossing preliminary 31-lot subdivision application (LU 424-2020)**.
- Moritz then motioned to conditionally approve the **Woodhill Crossing Preliminary 31-Lot Subdivision Application (LU 424-2020)**, subject to the conditions of approval contained in the **November 17, 2020 Staff Report as amended**. After consideration of public testimony, this motion is based on findings presented in the staff report to the Planning Commission on **November 17, 2020**, and findings made by the commission during deliberations on the request. He was seconded by Giles. The Planning Commission then voted unanimously to conditionally approve the **Woodhill Crossing Preliminary 31-Lot Subdivision Application (LU 424-2020)**, subject to the conditions of approval contained in the **November 17, 2020 Staff Report as amended**. After consideration of public testimony, this motion is based on findings presented in the staff report to the Planning Commission on **November 17, 2020**, and findings made by the commission during deliberations on the request.

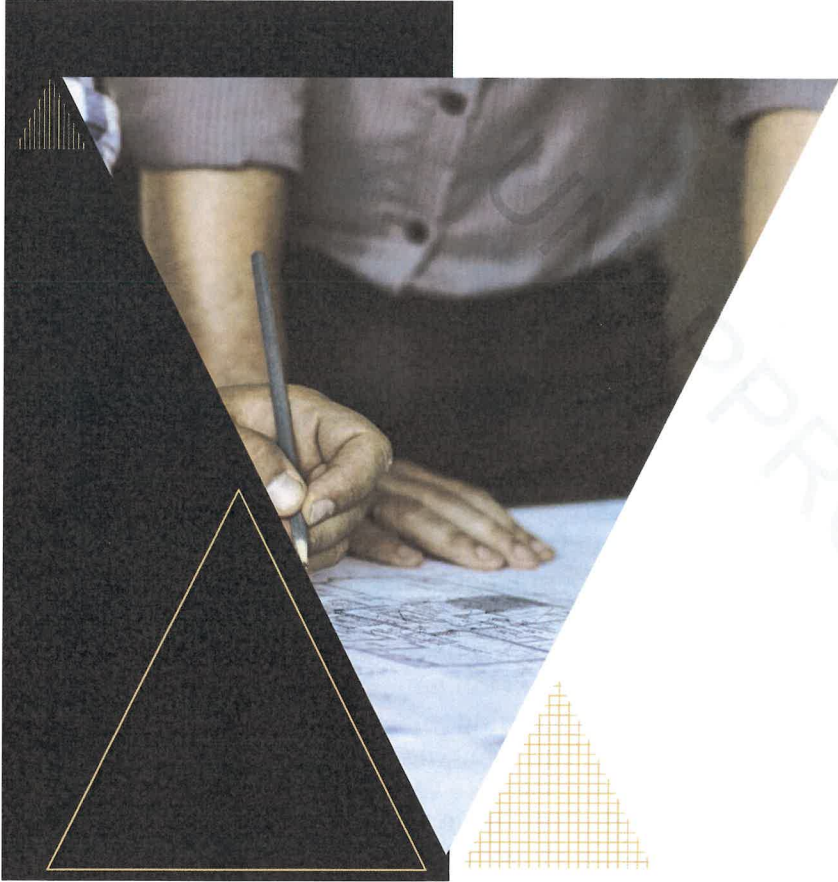
With no further discussion, the meeting was adjourned at the hour of 9:22pm.

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Chairperson

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City Recorder



# Woodhill Crossing

Woodhill Homes

George Hale

Udell Engineering and Land Surveying, LLC

Brian Vandetta & Laura LaRoque

# Site Location

SITE VICINITY



930 SOMMERVILLE LOOP



# Proposed Improvements



**Lots:**  
31-lot residential subdivision  
Phase one – Lot One  
Phase two – Lots 2 -31



**Streets:**  
S. 9<sup>th</sup> Street Extension  
Secondary internal street



**Water /Sewer:**  
Public and private utility services



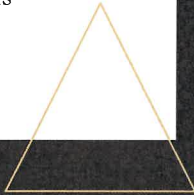
**Stormwater:**  
Stormwater quality and detention



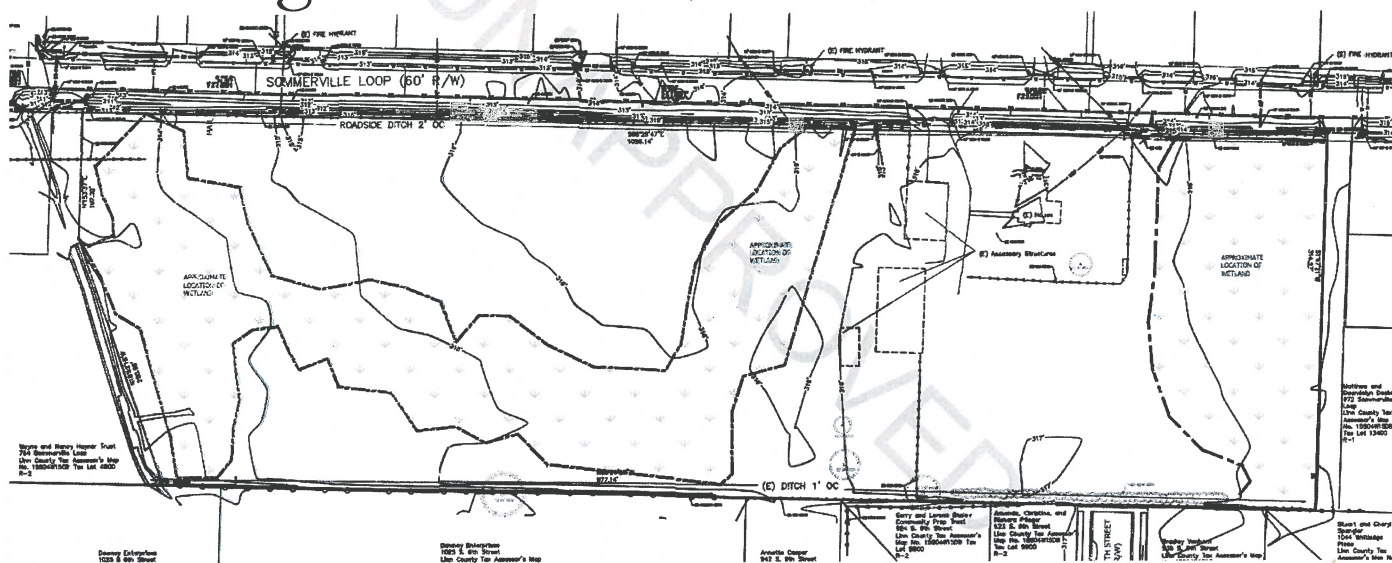
**Wetlands:**  
Wetland delineation, permitting, and mitigation



**Streetscape:**  
Sidewalks, landscaping planter strips, water quality planters

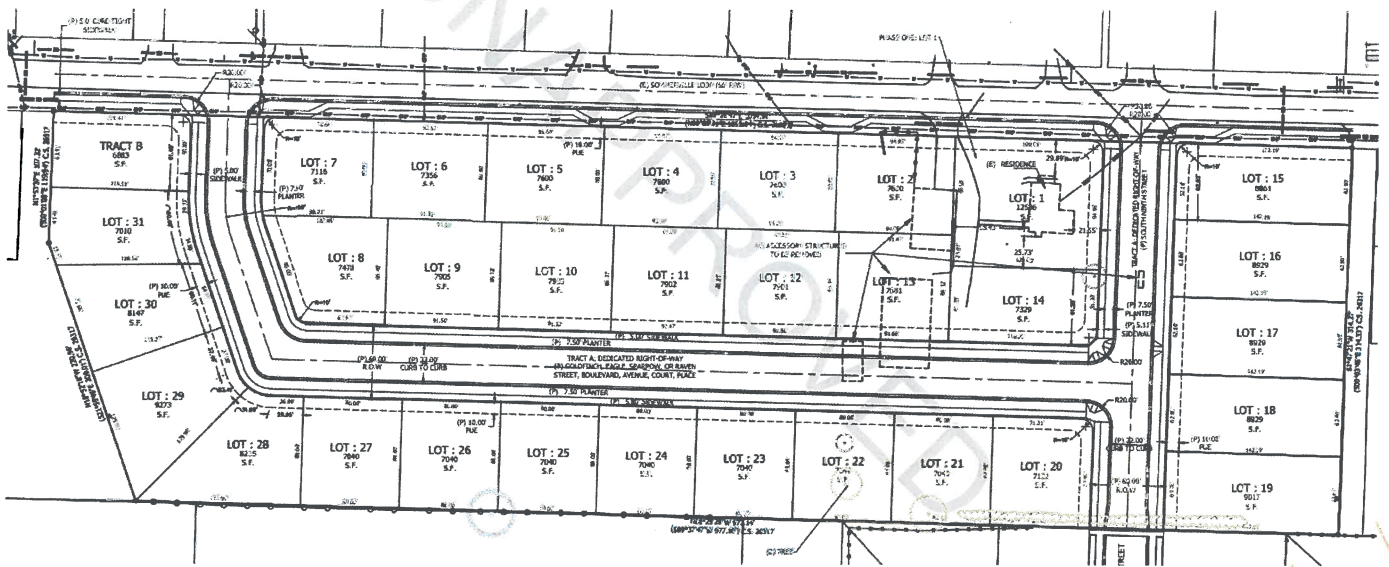


# Existing Conditions (Sheet C1.0)





# Preliminary Lot Layout (Sheet C2.0)



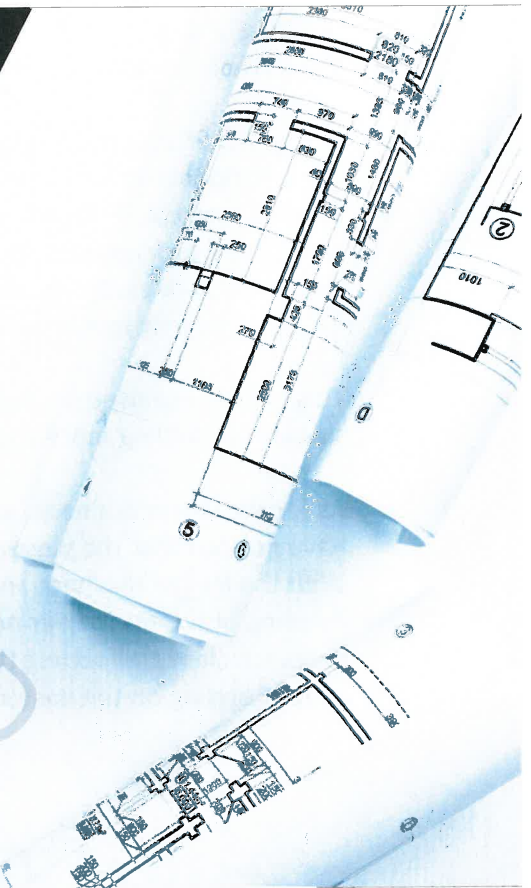


# Preliminary Grading-Drainage Plan – Sheet C4.0



Questions?

MOVED





11-10-2020

TO: City of Harrisburg Planning Commission  
Harrisburg, Oregon

RE: Woodhill Crossing Subdivision – LU424-2020

FROM: Lee and Ann Heckart  
1025 Heckart Lane  
Harrisburg, OR.  
541-995-8174

We have 2 concerns with the development of the Woodhill Crossing Subdivision – those being the increased traffic on Sommerville Loop and storm drainage.

The width of Sommerville Loop and condition of the road itself does not reasonably allow for the additional traffic that will come from the new subdivision and increased traffic with the extension of the 9<sup>th</sup> Street. Currently, it is difficult to have two cars pass each other, especially on garbage pick up day. As it is now, the houses the front Sommerville Loop have no place for visitors to park except on the road, which, again, narrows the road down. By adding more houses, this only increases this problem.

This area is also used by walkers and students. So safety is also an issue since there are no sidewalks. Adding more traffic to the an already narrow road is a concern.

As for the storm drainage, while we have no problems at the east end of Sommerville Loop, we have noticed that the west end comes very close to over flowing after any heavy rainstorm. With the loss of the “wetlands” to housing, which will create additional runoff, this may cause flooding problems for our neighbors. We have found that when the culvert to the west becomes close to flooding this backs the water up the ditch. With additional runoff this could cause flooding on the eastern end of Sommerville Loop.

Sincerely,

  
Lee Heckart

  
Ann Heckart

**RECEIVED**  
NOV 10 2020

BY: .....



**Cathy Nelson**

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**From:** Allison <allison.long1111@gmail.com>  
**Sent:** Tuesday, November 17, 2020 3:37 PM  
**To:** Michele Eldridge  
**Subject:** 11-17-20 STATEMENT FOR PLANNING COMMISSION MEETING

Dear Chairperson and Commissioners:

I recently learned of the application to build a subdivision on Sommerville Loop and I appreciate you taking the time to hear my concerns regarding this matter.

My husband, Jeremy Long and I have lived on Sommerville Loop since February of 2007. We are both invested in this community and are employed in Harrisburg. We bought a home built in the 1960's and have been able to see many changes and improvements to our neighborhood over the years. Sommerville Loop has no sidewalks, speed limit signage or paint. When we first moved to Harrisburg that was not much of an issue. However, the progress and change to our street has drastically increased our traffic as numerous new homes have been built over the past several years. The addition of 31 more homes proposed in this new subdivision would conservatively bring an additional 62 vehicles that could potentially be driving down the street every week day to go to and from work, drop children off at school and/or run errands. I would like to ask the Commission to consider that the entire road within the city limits (on both sides of the street) be required to have sidewalks, be painted and have proper drainage before these additional homes are added.

Sommerville Loop as it connects to Priceboro and 6th Street is a popular loop to walk, run, ride bikes and walk dogs for residents in the area. As a mother of two small children, it has become increasingly difficult to walk and ride bikes in the street as the street is narrow, has no sidewalks and on trash day, it is quite difficult to navigate when cars are going both directions. My opinion is that if we are to grow as a community specifically on Sommerville Loop, that we be given the benefits and advantages of living in a city like the large subdivisions that are south of us with proper paving, sidewalks and other amenities that will make our street safer for those driving and walking. Additionally, many people speed down our street and when there are cars parked on the side of the road and trash cans, the visibility is compromised and could lead to tragic ramifications.

I am excited for Harrisburg to be growing and thriving and for more people to join our community and bring much needed tax revenue to our city and schools, but I feel that those of us who have been taxpayers living on Sommerville Loop for many years deserve to see our street treated with the same planning and development of other subdivisions in town.

Thank you for your time and I appreciate you listening to my concerns.

Allison Long

November 17, 2020

Dear Planning Commission,

I appreciate the ability to voice my opinion regarding the housing development being planned on Sommerville Loop.

I have been a resident of Harrisburg (in the Marcus Landing development) since 2007 and have walked the loop from my street on South 9<sup>th</sup> to Priceboro, Sommerville Loop, and Coburg Road literally hundreds of times since I moved to this area.

The impact that this new development will have on my neighborhood and walking route will be a negative one. The traffic will greatly increase (consider that each new home that is built will have a minimum of 2 more cars on the roads) and there is no other way into downtown Harrisburg except on Coburg Road to the 4-way stop at LaSalle. That area will become much more crowded, especially during business hours and school pick-up and drop-off times. In addition, the intersection at La-Salle and Highway 99 that leads either over the bridge to Junction City or into downtown Harrisburg is nearly *impossible* to use during business hours. I can't imagine another 62-plus cars tying up that very dangerous and frustrating intersection. I have seen people almost get into an accident and near-misses at that intersection more times than I can count. We simply cannot take more of a traffic load on Highway 99 leading to Sommerville Loop.

I am asking that the Planning Commission would not grant the new development to be built on Sommerville Loop for the sake of the residents already living on Sommerville as well as those residents that live in the Marcus Landing Development.

Respectfully,

Kristina Lenhard



Feb 24, 2019



Hayner back driveway from Sommerville Loop



Staff Report  
Harrisburg Planning Commission  
Harrisburg, Oregon

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

**STAFF REPORT EXHIBITS:**

Exhibit A: Application Materials dated November 3<sup>rd</sup> & November 16, 2020

Exhibit B: Public Notice

Exhibit C: Public Testimony/Comments received prior to noon, December 8, 2020

**ACTION: MOTION TO APPROVE/APPROVE WITH AMENDED CONDITIONS/DENY THE BUTTERFLY GARDENS SITE PLAN (LU 420-2020) SUBJECT TO CONDITIONS OF APPROVAL CONTAINED IN THE DECEMBER 8, 2020 STAFF REPORT AND AFTER DUE CONSIDERATION OF WRITTEN AND ORAL PUBLIC TESTIMONY AND FINDINGS MADE BY THE COMMISSION DURING DELIBERATIONS ON THE APPLICATION**

**APPLICANT:** Tim Walter

**LOCATION:** 770 & 776 N. 7<sup>th</sup> Street, Harrisburg, OR (15S04W10CA, Tax Lot 0200)

**HEARING DATE:** December 15, 2020

**ZONING:** R-2

**OWNER:** Fred Property & Equipment LLC

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**BACKGROUND**

The applicant proposes a 25-unit mobile home park for seniors 55+ on a combined parcel of 2.24 acres. The subject site abuts 7<sup>th</sup> street to the west, R-1 zoned areas to the north and east (Arrow Leaf Place and N. 8<sup>th</sup> St.) and an R-2 zoned parcel to the south (c. 1 acre). The proposed site recently underwent a comprehensive plan map rezone from R-1 to R-2 in November of 2019 that was subsequent to a prior annexation.



LU 420-2020 would develop the site as a 25-unit mobile home park governed by ORS 446 and Harrisburg Municipal Code sections 18.2, 18.75.020 and 18.95.

**INTRODUCTION**

The following findings demonstrate that the submitted Site Plan Review application either currently complies with all applicable approval criteria, or can be brought into compliance, upon demonstration by the applicant of meeting the relevant conditions of approval.

**CRITERIA AND FINDINGS OF FACT**

**HMC 18.20**

**Criteria: Uses permitted outright and standards for R-2 Zone.**

**Discussion:** HMC 18.20.020 identifies “Manufactured Dwelling Park” as a use permitted outright in the R-2 Zone and defers to HMC 18.75.020 (discussed below) for the standards and criteria for manufactured dwelling parks in the R-2 Zone.

**Findings: The criteria of HMC 18.20 have been met or are encompassed in the conditions of approval.**

**HMC 18.75.020 Manufactured Dwelling Park Standards**

- 1. **Criterion: Minimum size shall be one acre**

**Discussion:** Size as proposed is 2.24 acres.

**Finding: Criterion is met.**

- 2. **Criterion: Maximum development density shall be one Manufactured Dwelling (MD) per 4000 square feet**

**Discussion:** Proposed density is one MD per 3920 square feet.

**Finding: The application is in substantial conformance with this criterion**

- 3. **Criterion: Each MD shall meet city setback standards.**

**Discussion:** Setbacks are 20’ from street and 10’ from other property lines.

**Finding: Criterion is met.**

**4. Criterion: MDs shall be at least 10 feet from each other, 20 feet from a service building, 5 feet from interior access roads, 5 feet from walkways, and 6 feet from accessory buildings**

**Discussion:** All MDs as shown on site plan meet minimum 10’ separation criterion, 20’ criterion, and the two 5’ criterions. The 6’ separation from accessory buildings is less than 6’ compared to a MD on the same lot. Staff believes that this is acceptable. However, Lots 12 and 13 are less than 6’ from the storage units located in the center of the park.

**Condition:** The developer will be required to submit a revised development plan that shows 6 feet of separation between the homes on lots 12 and 13 and the storage units. The storage unit size may be altered slightly, or moved to meet this requirement, or the developer will be required to provide a firewall in the construction of the storage units.

**Finding: As conditioned, the criterion is met.**

**5. (5-10) Criterion: Internal access roads and public utilities shall meet all standards outlined in HMC 18.75.020 to assure public health and safety.**

**Discussion:** The application shows conformance with road construction, public street access, hard surface walkways meeting ADA standards, water, sewer and storm water systems and fire hydrant standards. The developer has stated conformance with the requirement of the infrastructure being installed under the supervision of a licensed engineer. The developer has also stated that two water meters will be installed.

**Street Lights:** The proposed development plan shall be revised to show the location of street lights on the interior private drive. Design and type of street lights will be approved by the Public Works Director.

**Mail box Clusters:** The proposed development plan shall be revised to show the location of mail box clusters. Type of mail boxes will be determined by the local postmaster.

**Finding: As conditioned, the criterion is met.**

**11. Criterion: The Mobile Home Park shall provide at least 200 feet of “separate recreation areas” for each home.**

**Discussion:** When landscaped areas are included (see applicants’ calculation) there are approximately 5,237 feet of landscaped ‘recreational’ area, in excess of the 5,000 square feet of landscaping required by city code.

**Findings: The criterion has been met.**

**14. Criterion: There shall be 500 square feet of separate storage available for every 10 MDs.**

**Discussion:** The city’s formula would require 1,500 square feet of dedicated, separate storage area. The site plan shows 24 storage sheds of 80 square feet each and one of 160 square feet for a total of 2,080 square feet of dedicated storage. In addition, there are four spaces near the pump house on the eastern side of the park for outdoor recreational vehicle storage, which total 1,210 square feet of space. Because there are only four spaces for recreational vehicles for 25 MD’s, the City will prohibit outdoor parking for RV’s except in designated areas.

**Condition: Outdoor Parking for RV’s is prohibited on the private drive, with the exception of designated areas.**

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

**15. Miscellaneous criteria: HMC 18.75.020 (12) (13) 15 - 19 including fencing, landscaping, lighting, utility connections, signage, etc.**

**Discussion:** All of these criteria are addressed in the submitted application or will be made conditions of final approval.

**Findings: Criteria have been met or will be included as conditions of final approval.**

**16. Criteria: Manufactured dwelling placement standards (HMC 18.75.030)  
These criteria can only be addressed as conditions of approval as they are premature in regards to a Site Plan Review Application**

**Findings: To be included as requirements of conditional approval.**

**17. Criteria: Site Plan Review criteria of HMC 18.95.060 - .090.**

**Discussion:** These criteria for the most part are dealt with in HMC 18.75. Staff does not feel they warrant additional review by the Planning Commission

**Findings: The application submitted already complies with HMC 18.75 or the criteria contained therein can be encompassed in conditions of approval**

**18. Criteria: Applicant shall obtain approval from the Director of the Oregon State Consumer and Business Services Dept. and meet the requirements of ORS 446.003**

**Discussion:** These criteria are under the purview of the State of Oregon and therefore are included in the Conditions of Approval.

**Finding: As conditioned, criteria has been met.**

**19. Criteria: Wetlands Protection (HMC 18.65)**

**Discussion:** Both city and state criteria govern the requirement to protect and obtain permits for any possible fill or removal of wetlands.

**Findings:** The city’s Local Wetlands Inventory map does not show any wetlands, or likely wetlands, identified for this area. However, the LWI is not a definitive source for wetlands delineations. As a condition of approval, applicant is required to contract Oregon State DSL to perform an on-site review for potential wetlands.

**CONCLUSIONS**

The applicant requests approval of a site plan for a manufactured dwelling park. As demonstrated by the above discussion, analysis and findings, the application, as conditioned, complies with the applicable criteria from relevant Harrisburg Municipal Code and state requirements.

**PLANNING COMMISSION ACTION**

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

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

Based upon the criteria, discussion, and findings of facts above, Staff recommends the Planning Commission Approve with Conditions, LU 420-2020

**RECOMMENDED MOTION(S)**

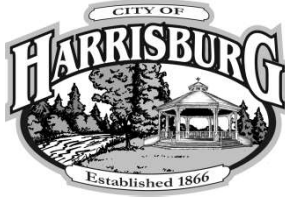
**STAFF RECOMMENDS A MOTION TO APPROVE/APPROVE WITH AMENDED CONDITIONS/DENY THE BUTTERFLY GARDENS SITE PLAN (LU 420-2020) SUBJECT TO CONDITIONS OF APPROVAL CONTAINED IN THE DECEMBER 8, 2020 STAFF REPORT AND AFTER DUE CONSIDERATION OF WRITTEN AND ORAL PUBLIC TESTIMONY AND FINDINGS MADE BY THE COMMISSION DURING DELIBERATIONS ON THE APPLICATION**

**RECOMMENDED CONDITIONS OF APPROVAL**

1. **Consistency with Plans** – Development shall comply with the plans and narrative in the applicant’s proposal, except where modified or added to by the following conditions of approval.
2. **State Approval** – Prior to the placement of the first home, applicant shall obtain project approval from the Director of the State of Oregon Department of Consumer and Business Services and meet all requirements of ORS 446.003.
3. **Wetlands Review** – Prior to the placement of the first home, applicant shall obtain an on-site review from the Oregon State Division of State Land and conform to any delineation, reporting or other requirements imposed by DSL and consistent with HMC 18.65.
4. **Storm Drainage** – Prior to the placement of the first home, applicant shall submit an engineered stormwater management and detention plan, showing no impact on neighboring properties beyond historical storm water flow. This plan must be approved by the City Engineer.
5. **Public Utilities** - Prior to the placement of the first home, applicant shall obtain approval of the City Engineer and/or public works director, and all required permits, for all public utility connections, road improvements, fire hydrant placement, and pedestrian walkways and other required site improvements whether publicly or privately owned.
6. **Revised Plat** – Prior to the placement of the first home, the developer will be required to submit a revised development plan that shows 6 feet of separation between the homes on lots 12 and 13 and the storage units. The storage unit size may be altered slightly, or moved to meet this requirement, or the developer will be required to provide a firewall in the construction of the storage units.
  - a. **Street Lights:** The proposed development plan shall be revised to show the location of street lights on the interior private drive. Design and type of street lights will be approved by the Public Works Director.
  - b. **Mail box Clusters:** The proposed development plan shall be revised to show the location of mail box clusters. Type of mail boxes will be determined by the local postmaster.
  - c. **Solid Waste Management:** The developer has not addressed solid waste management in their narrative; therefore, the developer must provide the City with a plan on how rubbish will be collected in the planned MD park. If a centralized location is proposed, then the proposed development plan shall be revised to show the location, as well as how it will be screened from view.



7. **Fencing & Screening** – Prior to the placement of the first home, applicant shall obtain a city approved fencing permit as required by HMC 18.75.020 and meet the screening requirements of HMC 18.75.020 16
8. **Signage** – Prior to the placement of the first home, applicant shall obtain a city sign permit that meets the requirements of HMC 18.70 and HMC 18.75.020 17.
9. **Landscaping** – Prior to the placement of the first home, applicant shall submit, and obtain approval for, a detailed landscaping plan and install landscaping improvements prior to issuance of placement permits (HMC 18.75.020 15)
10. **Miscellaneous** - Applicant shall submit, or confirm completeness of existing submittals, information and/or plans that satisfy HMC 18.75.020 19.
11. **RV Parking** - Outdoor Parking for RV's is prohibited on the private drive, with the exception of designated areas.
12. **Mobile Home Placement Permits** – Applicant shall obtain a city approved mobile home placement permit, for each manufactured dwelling, in accordance with HMC 18.75.030



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

## LAND USE APPLICATION

STAFF USE ONLY	
File Number:	Date Received:
Fee Amount:	

APPLICATION TYPE	
<input type="checkbox"/> Annexation*	<input type="checkbox"/> Property Line Adjustment
<input type="checkbox"/> Comprehensive Plan Amendment*	<input type="checkbox"/> Partition/Replat*      Minor      Major
<input type="checkbox"/> Conditional Use Permit*	<input type="checkbox"/> Site Plan Review*
<input type="checkbox"/> Historic Permit*	<input type="checkbox"/> Site Plan Review – Parking Only
<input type="checkbox"/> Resource Alteration	<input type="checkbox"/> Subdivision/Replat*
<input type="checkbox"/> Resource Demolition	<input type="checkbox"/> Vacation of street, alley or easement
<input type="checkbox"/> Historic Review – District	<input type="checkbox"/> Variance*
<input type="checkbox"/> Legal Lot Determination	<input type="checkbox"/> Zone Map Change*
<input type="checkbox"/> *A Pre-Application Conference with City Staff is Required	<input type="checkbox"/> Zoning Ordinance Text Amendment*

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL	
Project Description	Build a 25 unit Manufactured home park for 55+ residents.
Project Name	Butterfly Garden Park

**PRIMARY CONTACT AND OWNER INFORMATION**

Applicant's Name

Phone  Email

Mailing Address

Applicant's Signature  Date

Property Owner Name

Phone  Email

Mailing Address

Owner Signature  Date

\*If more than one property owner is involved, provide a separate attachment listing each owner or legal representative and their signature.

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

Street Address

General Location Description

Assessor's Map Number(s)  Related Tax Lot(s)

Map #  Tax Lot(s) #

The Assessor's Map Number (Township, Section and Range) and the Tax Lot Number (parcel) can be found on your tax statement, at the Linn County Assessor's Office, or online at <http://linn-web.co.linn.or.us/propertywebquerypublic/>

Lot Area

**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       Floodplain
- Riparian Corridors       Wetlands

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

**CHECK THE BOX NEXT TO INCLUDED EXHIBITS**

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

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

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

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

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

Yes but they will all be removed.

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

Manufactured Home Park.

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

Paid landscaping service

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.

We recently had this property re-zoned and completed a comp plan amendment.

5. Have you reviewed the Oregon Fire Code Applications Guide in relation to your land use request?  Yes  No Do you have questions about any element of these requirements? If yes, please explain:

**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.

## BUTTERFLY GARDEN MANUFACTURED HOME PARK NARRATIVE

**APPLICANT:** Tim Walter

**PHONE:** (541) 729-6738

**CIVIL ENGINEER:** The Favreau Group

**PHONE:** (541) 683-7048

**DATE:** October 30, 2020

### Present Request:

This application requests a manufactured home park approval for subject tax lot. This application proposes to create 25 manufactured homes spaces.

TAX	15-04-10. Tax Lot 200
CURRENT ZONING	R2
SIZE	2.24 Acres
ELECTRIC	Pacific Power
WATER	City of Harrisburg
GAS	Northwest Natural Gas
STORM WATER/SANITARY SEWER	City of Harrisburg

### 18.75.020 Manufactured dwelling park standards.

A manufactured dwelling park (MDP) shall be permitted provided it meets the standards of ORS Chapter 446, and the following standards:

1. The minimum size of an MDP shall be one acre.

**Response: The site is 2.24 acres.**

2. The maximum development density of an MDP shall be one MD per 4,000 square feet of area within the boundaries of the park.

**Response: The site contains 97,671 s.f/ 4,000 = 24.4. The proposal is for 25 manufactured home sites.**

3. Each MD and building on the property shall meet City setback standards from a property line abutting a City street, and at least 10 feet from all other property lines.

**Response: A 20-foot landscape area is proposed along 7<sup>th</sup> St. The proposed setbacks on the north, south and east property line are a minimum of 10 feet.**

4. The minimum distance between MDs shall be 10 feet. Each MD shall be at least 20 feet from a community or service building within the MDP, five feet away from all private interior access roads, five feet from a walkway, and six feet from any accessory building.

**Response: The setback between each MD is 10 feet. The pump house and tool shed are 20 feet from the nearest MD. All MDs are a minimum of five feet from interior access roads and walkways.**

5. The interior access road system within an MDP shall have direct access to a publicly owned and maintained street adjacent to the MDP.

**Response: The interior access road accesses 7<sup>th</sup> St. in two places.**

6. All access roads and driveways within the MDP shall be hard surfaced, capable of supporting vehicles weighing at least 50,000 pounds, and installed under the supervision of a licensed engineer.

**Response: The access road will be design by a licensed civil engineer and be able to support a 50,000 pounds.**

7. Hard-surfaced walkways, meeting Americans with Disabilities Act standards, shall be required to connect MD spaces with community or service buildings and to provide for adequate pedestrian circulation throughout the MDP.

**Response: Hard-surfaced walkways, meeting Americans with Disabilities Act standards, as shown on the site plan, shall be installed connecting the MDs to community and service buildings and provide adequate pedestrian circulation throughout the MDP.**

8. Access for fire protection services shall permit fire apparatus to approach within 100 feet of each MD. Fire hydrants shall be located along all access streets within the MDP so that they are within 500 feet of all MD spaces.

**Response: Fire apparatus access is provided within 100 feet of each MD. The two proposed fire hydrants will be within 500 feet of all MDs,**

9. All required fire hydrants and water, sewer and drainage facilities shall be installed to City standards and under the supervision of a licensed engineer.

**Response: A licensed civil engineer has prepared the utility plan. Water, sewer and drainage facilities will be installed under his supervision.**

10. The installation of either a master water meter for the MDP or installation of water meters at each individual MD space shall be approved by the City.

**Response: Two water meters will be installed to service the MDP.**

11. An MDP shall be provided with separate recreational areas of at least 2,500 square feet, or 200 square feet per MD space, whichever standard is greater.



**Response: A 20 foot wide landscape area along 7<sup>th</sup> Street and a landscape area in the eastern portion of the site total about 6,600 square feet, which exceeds the required 5,000 square feet.**

12. Recreational areas adjacent to a parking lot, road, railroad, river, or similar potential hazard shall be fenced on the side adjacent to the hazard, with a minimum five-foot-high fence, permanently maintained in good condition.

**Response: This does not apply.**

13. Accessory structures located in any MD space shall be limited to a deck, a storage building, and a carport or garage.

**Response: As shown on the proposed site plan, a MD, carport and small shed is shown on each space.**

14. A separate area within the MDP consisting of not less than 500 square feet for every 10 MDs shall be set aside for the outdoor storage of operable recreational vehicles, boats and similar equipment owned by residents of the MDP.

**Response: A RV parking area is shown on the southeasterly portion of the MDP.**

15. All areas not used for MD spaces, off-street parking or storage, traffic circulation, or community or service buildings shall be completely and permanently landscaped and shall be maintained in good condition. Installation of required landscaping will be completed prior to issuance of placement permits.

**Response: A landscape plan has been provided.**

16. Screening shall be provided on all sides of an MDP that are adjacent to residentially zoned land. It shall effectively screen the MDP from view, and shall consist of a continuous sight-obscuring wall, fence, evergreen hedge, or combination thereof. The screening shall be maintained in good condition.

**Response: Screening shall be provided along the entire north, south and east sides of the project.**

17. One freestanding nonilluminated sign identifying the MDP shall be allowed at each vehicular entrance to the MDP and shall not exceed eight square feet. A freestanding sign over six feet in height shall require a building permit. An informational sign showing the permanent map layout of the MDP may also be located at each entrance.

**Response: Signs and sign sizes will be determined during the time of occupancy.**

18. Transparent as-built drawings, for all utilities and service lines, shall be provided to the City within 60 days of completion of the project.

**Response: The licensed civil engineer who is preparing the plans will provide as-built drawings to the city.**

19. In addition to the site plan review procedures of Chapter 18.95 HMC, the plot plan for an MDP which is submitted for review and approval shall include the following information:

a. The general layout of the MDP at a scale not smaller than one inch to 50 feet.

**Response: Included In plans.**

b. The plot plan shall indicate the location of all adjacent streets and property lines.

**Response: Included In plans.**

c. The boundaries and dimensions of the MDP.

**Response: Included In plans.**

d. The location and dimension of each MD space, with a number for each space.

**Response: Included In plans.**

e. The location, dimensions, and proposed use of each proposed building or existing building.

**Response: Included In plans.**

f. The location and width of access roads and walkways.

**Response: Included In plans.**

g. A landscaping plan and screening plan, including the location of fences, walls and significant landscaping.

**Response: Included In plans.**

h. The location and a detailed site plan for recreation and play area.

**Response: Included In plans.**

i. An enlarged plot plan for a typical MD space.

**Response: Included In plans.**

j. Plans for water, sewer, and lighting systems and for fire protection facilities.

**Response: Included In plans.**

k. Schedules for construction, and for phasing of development.

**Response: Included In plans.**

l. Other plot plan elements, as required by OAR 814.28.050. [Ord. 906 § 1, 2012; Ord. 882 § 5.310, 2010.]

**Response: Included In plans.**

**18.95.060 Decision criteria for site plan review.**

Site plan approval shall be completed prior to occupancy. The site plan shall be approved when all of the criteria listed in this section, or only those criteria relevant to an administrative review, have been met:

1. Vehicular access to and from the site is adequate to serve the use and will not result in traffic-related problems on the street network in the immediate surrounding area.  
**Response: The site has two access points. The existing 7<sup>th</sup> Street improvements are adequately sized to accommodate the increased traffic.**
2. Off-street parking areas are suitable in terms of size and location to serve the proposed use.  
**Response: Each unit has two off street parking spaces. There is also four oversized parking spaces in the southeast portion of the site.**
3. The size, design, and operating characteristics of the intended use are reasonably compatible with surrounding development.  
**Response: The site is zoned R2 and this use is allowed in R2 zoning. The surrounding properties are zoned residential.**
4. The utilities and drainage facilities intended to serve the proposed use are adequate to accommodate the proposed use and are reasonably compatible with the surrounding area.  
**Response: Existing storm drain, wastewater, water, power and communications utilities are adjacent to the site. The wastewater and water facilities have adequate capacity for the proposed development. A detention pond has been proposed onsite to limit the post development storm runoff to pre development levels.**
5. The intended use shall be adequately screened or buffered from adjacent or nearby properties.  
**Response: An exterior fence will be constructed.**
6. Plans are adequate to control sediment runoff from impacting surrounding properties and the City drainage system.  
**Response: A detention pond has been proposed onsite to limit the post development storm runoff to pre development levels.**
7. Security measures are adequate to protect the general public from injury on the work site. [Ord. 882 § 5.530, 2010.]  
**Response: A licensed, bonded and insured contractor shall perform the work and will adhere to all OSHA safety standards.**

BUTTERFLY GARDENS DRAINAGE STUDY  
October 30, 2020

SITE CHARACTERISTICS

The subject property is identified on County Assessor's Maps as 15-04-10 Tax Lot 200. It is located on the south side of 7th Street. The site has a home, barn and covered animal stalls.

EXISTING HYDROLOGY

The site drains to the west then into an existing public storm drain pipe .

PROPOSED HYDROLOGY

The proposed drainage system for the site will consist of piping the proposed drainage to a proposed infiltration pond on the west side of the site. The pond was sized using the TR-55 unit hydrograph storage indication method. The proposed infiltration pond has an overflow outlet at elevation 310.45. The proposed outlet will drain into an existing storm drain 7th Street. The total existing flow from the site is 1.08 c.f.s. The total proposed flow from the infiltration pond will be reduced to 0.92 c.f.s.

Attached are the following:

- 1. Pre-Development 10-year flow (TR-55)
- 2. Post-Development 10-year flow (TR-55)
- 3. Routed Post-Development 10-year Flow (TR-55)
- 4. Stage-Discharge Curve
- 5. Stage-Storage Curve
- 6. Hydrograph of 10-year Pre-development, 10-year Post-Development and 10-year Routed Storm

CONCLUSION

Based on my calculations and the proposed drainage system is sized properly and will provide the necessary flow control.



*Anthony J. Favreau*

TR-55 Tabular Hydrograph Method  
Input Summary

Description .....  
10-Yr Pre-Development  
Rainfall Distribution ..... Type IA  
Ia/P Interpolation ..... Off  
Total Area ..... 2.2400 ac  
  
Peak Time ..... 504.0000 min  
Peak Flow ..... 1.0813 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
1		2.2400	79	30.0000	0.0000	4.5000

Support Data:



TR-55 Tabular Hydrograph Method  
Input Summary

Description .....  
10-Yr Post-Development  
Rainfall Distribution ..... Type IA  
Ia/P Interpolation ..... Off  
Total Area ..... 2.2400 ac  
  
Peak Time ..... 504.0000 min  
Peak Flow ..... 1.5451 cfs

Given Input Data:

Subarea Description	D/S Subareas	Area (ac)	CN	Tc (min)	Tt (min)	Rainfall (in)
1		2.2400	90	30.0000	0.0000	4.5000

Support Data:

Storage Indication Method

Given Input Data:

File .....  
Description .... BUTTERFLY GARDENS MHP 10-YEAR ROUTED  
Time increment . 6.0000 min

Input Files:

Pre-Dev Hydrograph curve .. C:\Users\The Favreau  
Group\OneDrive\DRAWINGS\WALTER\hd\10-yr pre.hdc  
Post-Dev Hydrograph curve . C:\Users\The Favreau  
Group\OneDrive\DRAWINGS\WALTER\hd\10-yr post.hdc  
Stage-Storage curve ..... C:\Users\The Favreau  
Group\OneDrive\DRAWINGS\WALTER\hd\pond.ssc  
Stage-Discharge curve ..... C:\Users\The Favreau  
Group\OneDrive\DRAWINGS\WALTER\hd\pond.sdc

Output Data:

Routed Peak Flow ..... 0.9163 cfs  
Routed Peak Time ..... 9.0000 min  
Pre-Developed Peak Flow .. 1.0813 cfs  
Pre-Developed Peak Time .. 504.0000 min  
Post-Developed Peak Flow . 1.5451 cfs  
Post-Developed Peak Time . 504.0000 min

Support Calculations:

Time min	Inflow cfs	(I1+I2)/2 ft3	H1 ft	S1-(01/2)T ft3	S2+(02/2)T ft3	H2 ft	Outflow cfs
420.0000	0.2971	53.4832	0.0000	0.0000	53.4832	308.0386	0.0000
426.0000	0.3090	109.1058	308.0386	53.4832	162.5891	308.1173	0.0000
432.0000	0.3209	113.3845	308.1173	162.5891	275.9736	308.1991	0.0000
438.0000	0.3328	117.6631	308.1991	275.9736	393.6367	308.2840	0.0000
444.0000	0.3566	124.0811	308.2840	393.6367	517.7178	308.3735	0.0000
450.0000	0.3803	132.6385	308.3735	517.7178	650.3563	308.4692	0.0000
456.0000	0.4041	141.1958	308.4692	650.3563	791.5521	308.5710	0.0000
462.0000	0.4794	159.0235	308.5710	791.5521	950.5756	308.6857	0.0000
468.0000	0.5546	186.1217	308.6857	950.5756	1136.6973	308.8200	0.1271
474.0000	0.6299	213.2199	308.8200	1090.9277	1304.1476	308.9408	0.3009
480.0000	0.8557	267.4162	308.9408	1195.8407	1463.2569	309.0556	0.3804
486.0000	1.1172	355.1288	309.0556	1326.3090	1681.4378	309.2130	0.4753
492.0000	1.3668	447.1199	309.2130	1510.3295	1957.4494	309.4121	0.5639
498.0000	1.5332	521.9965	309.4121	1754.4278	2276.4243	309.6422	0.6575
504.0000	1.5451	554.0864	309.6422	2039.7339	2593.8204	309.8712	0.7346
510.0000	1.5332	554.0864	309.8712	2329.3647	2883.4512	310.0801	0.8028
516.0000	1.3906	526.2752	310.0801	2594.4422	3120.7174	310.2513	0.8506

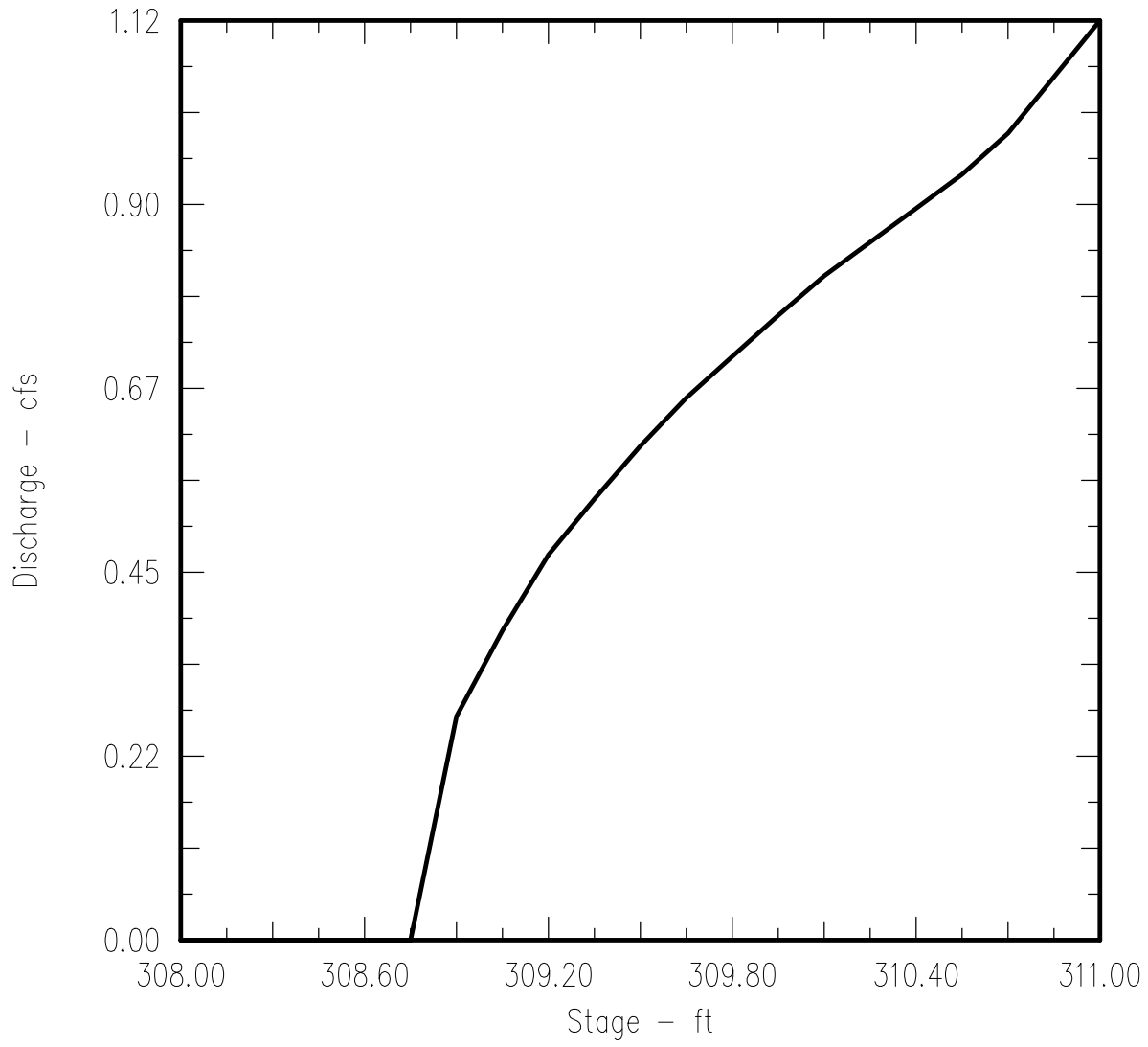
522.0000	1.2361	472.7919	310.2513	2814.4852	3287.2771	310.3714	0.8836
528.0000	1.0934	419.3087	310.3714	2969.1919	3388.5006	310.4444	0.9036
534.0000	0.9984	376.5221	310.4444	3063.2120	3439.7341	310.4814	0.9137
540.0000	0.9033	342.2928	310.4814	3110.7996	3453.0924	310.4910	0.9163
546.0000	0.8557	316.6208	310.4910	3123.2073	3439.8281	310.4815	0.9137
552.0000	0.8082	299.5062	310.4815	3110.8869	3410.3931	310.4602	0.9079
558.0000	0.7666	283.4612	310.4602	3083.5466	3367.0078	310.4289	0.8993
564.0000	0.7250	268.4859	310.4289	3043.2487	3311.7346	310.3891	0.8884
570.0000	0.6893	254.5803	310.3891	2991.9090	3246.4893	310.3420	0.8755
576.0000	0.6537	241.7443	310.3420	2931.3067	3173.0510	310.2890	0.8610
582.0000	0.6240	229.9780	310.2890	2863.0946	3093.0725	310.2313	0.8452
588.0000	0.5943	219.2813	310.2313	2788.8076	3008.0890	310.1700	0.8284
594.0000	0.5764	210.7240	310.1700	2709.8718	2920.5958	310.1069	0.8111
600.0000	0.5586	204.3060	310.1069	2628.6049	2832.9109	310.0436	0.7911
606.0000	0.5467	198.9577	310.0436	2548.1190	2747.0767	309.9817	0.7712
612.0000	0.5348	194.6790	309.9817	2469.4468	2664.1258	309.9219	0.7516
618.0000	0.5229	190.4004	309.9219	2393.5552	2583.9556	309.8641	0.7322
624.0000	0.5150	186.8348	309.8641	2320.3580	2507.1928	309.8087	0.7137
630.0000	0.5071	183.9824	309.8087	2250.2718	2434.2542	309.7561	0.6960
636.0000	0.4992	181.1299	309.7561	2183.6773	2364.8072	309.7060	0.6793
642.0000	0.4932	178.6340	309.7060	2120.2706	2298.9046	309.6584	0.6633
648.0000	0.4873	176.4947	309.6584	2060.1000	2236.5947	309.6135	0.6462
654.0000	0.4813	174.3554	309.6135	2003.9540	2178.3094	309.5714	0.6298
660.0000	0.4754	172.2161	309.5714	1951.5947	2123.8108	309.5321	0.6144
666.0000	0.4707	170.2907	309.5321	1902.6372	2072.9279	309.4954	0.5998
672.0000	0.4659	168.5792	309.4954	1856.9925	2025.5717	309.4612	0.5851
678.0000	0.4611	166.8677	309.4612	1814.9322	1981.7999	309.4297	0.5715
684.0000	0.4564	165.1563	309.4297	1776.0553	1941.2115	309.4004	0.5589
690.0000	0.4516	163.4448	309.4004	1740.0058	1903.4506	309.3731	0.5472
696.0000	0.4421	160.8776	309.3731	1706.4676	1867.3452	309.3471	0.5359
702.0000	0.4326	157.4547	309.3471	1674.4221	1831.8767	309.3215	0.5243
708.0000	0.4231	154.0318	309.3215	1643.1155	1797.1473	309.2965	0.5130
714.0000	0.4136	150.6088	309.2965	1612.4613	1763.0701	309.2719	0.5019
720.0000	0.4041	147.1859	309.2719	1582.3829	1729.5688	309.2477	0.4910
726.0000	0.4017	145.0466	309.2477	1552.8126	1697.8592	309.2248	0.4807
732.0000	0.3993	144.1908	309.2248	1524.8239	1669.0148	309.2040	0.4713
738.0000	0.3970	143.3351	309.2040	1499.3642	1642.6993	309.1850	0.4602
744.0000	0.3946	142.4794	309.1850	1477.0235	1619.5029	309.1683	0.4499
750.0000	0.3922	141.6236	309.1683	1457.5408	1599.1644	309.1536	0.4409
756.0000	0.3922	141.1958	309.1536	1440.4584	1581.6541	309.1410	0.4331
762.0000	0.3922	141.1958	309.1410	1425.7514	1566.9472	309.1304	0.4265
768.0000	0.3922	141.1958	309.1304	1413.3990	1554.5948	309.1215	0.4210
774.0000	0.3922	141.1958	309.1215	1403.0241	1544.2199	309.1140	0.4164
780.0000	0.3922	141.1958	309.1140	1394.3102	1535.5060	309.1077	0.4125
786.0000	0.3898	140.7679	309.1077	1386.9913	1527.7593	309.1021	0.4091
792.0000	0.3875	139.9122	309.1021	1380.4848	1520.3970	309.0968	0.4058
798.0000	0.3851	139.0564	309.0968	1374.3013	1513.3577	309.0917	0.4027
804.0000	0.3827	138.2007	309.0917	1368.3889	1506.5896	309.0868	0.3997
810.0000	0.3803	137.3450	309.0868	1362.7044	1500.0493	309.0821	0.3968
816.0000	0.3779	136.4892	309.0821	1357.2112	1493.7004	309.0775	0.3939

822.0000	0.3756	135.6335	309.0775	1351.8786	1487.5122	309.0731	0.3912
828.0000	0.3732	134.7778	309.0731	1346.6811	1481.4589	309.0687	0.3885
834.0000	0.3708	133.9221	309.0687	1341.5969	1475.5190	309.0644	0.3859
840.0000	0.3684	133.0663	309.0644	1336.6080	1469.6743	309.0602	0.3833
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852.0000	0.3661	131.9967	309.0562	1327.0369	1459.0336	309.0525	0.3785
858.0000	0.3649	131.5688	309.0525	1322.7618	1454.3306	309.0491	0.3764
864.0000	0.3637	131.1409	309.0491	1318.8365	1449.9774	309.0460	0.3742
870.0000	0.3625	130.7131	309.0460	1315.2714	1445.9845	309.0431	0.3722
876.0000	0.3613	130.2852	309.0431	1312.0013	1442.2864	309.0405	0.3703
882.0000	0.3601	129.8573	309.0405	1308.9727	1438.8300	309.0380	0.3686
888.0000	0.3589	129.4295	309.0380	1306.1420	1435.5714	309.0356	0.3669
894.0000	0.3577	129.0016	309.0356	1303.4733	1432.4749	309.0334	0.3654
900.0000	0.3566	128.5737	309.0334	1300.9373	1429.5110	309.0312	0.3639
906.0000	0.3554	128.1459	309.0312	1298.5099	1426.6558	309.0292	0.3625
912.0000	0.3542	127.7180	309.0292	1296.1716	1423.8896	309.0272	0.3611
918.0000	0.3530	127.2901	309.0272	1293.9062	1421.1963	309.0252	0.3597
924.0000	0.3518	126.8623	309.0252	1291.7004	1418.5627	309.0233	0.3584
930.0000	0.3506	126.4344	309.0233	1289.5436	1415.9780	309.0215	0.3571
936.0000	0.3494	126.0065	309.0215	1287.4267	1413.4333	309.0196	0.3558
942.0000	0.3482	125.5787	309.0196	1285.3427	1410.9214	309.0178	0.3545
948.0000	0.3470	125.1508	309.0178	1283.2856	1408.4364	309.0160	0.3533
954.0000	0.3459	124.7229	309.0160	1281.2504	1405.9733	309.0143	0.3521
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1038.0000	0.3292	118.7328	308.9918	1253.7282	1372.4610	308.9901	0.3352
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1074.0000	0.3221	116.1656	308.9815	1242.0949	1358.2605	308.9798	0.3281
1080.0000	0.3209	115.7377	308.9798	1240.1577	1355.8954	308.9781	0.3269
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1098.0000	0.3164	114.1867	308.9746	1234.1803	1348.3670	308.9727	0.3231
1104.0000	0.3150	113.6519	308.9727	1232.0552	1345.7071	308.9708	0.3218
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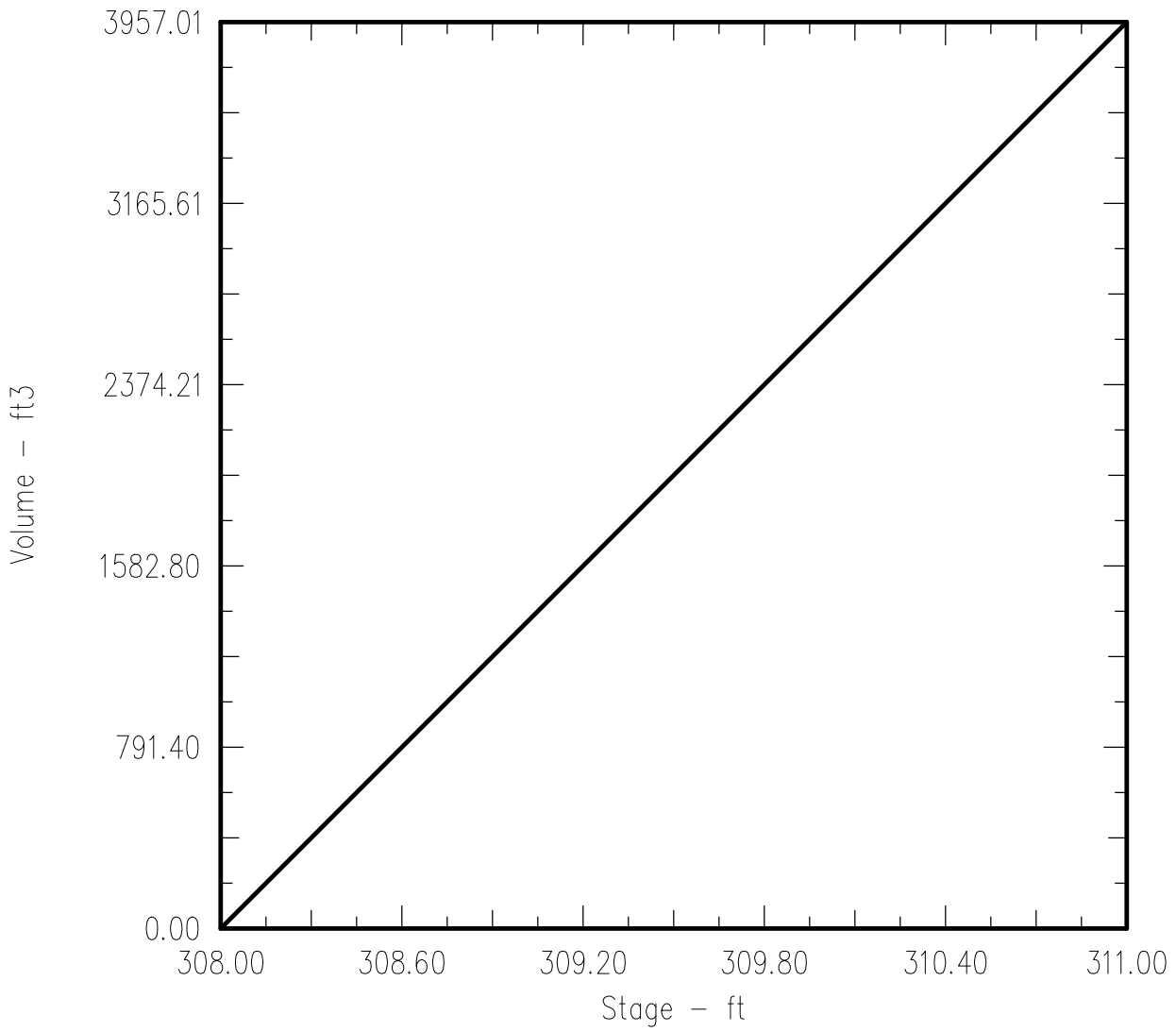
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1140.0000	0.3060	110.4429	308.9607	1218.4680	1328.9109	308.9587	0.3133
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1158.0000	0.3016	108.8384	308.9545	1211.3904	1320.2288	308.9524	0.3089
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1176.0000	0.2971	107.2339	308.9482	1204.2311	1311.4650	308.9461	0.3045
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1188.0000	0.2942	106.1642	308.9440	1199.4318	1305.5961	308.9419	0.3016
1194.0000	0.2927	105.6294	308.9419	1197.0270	1302.6564	308.9397	0.3001
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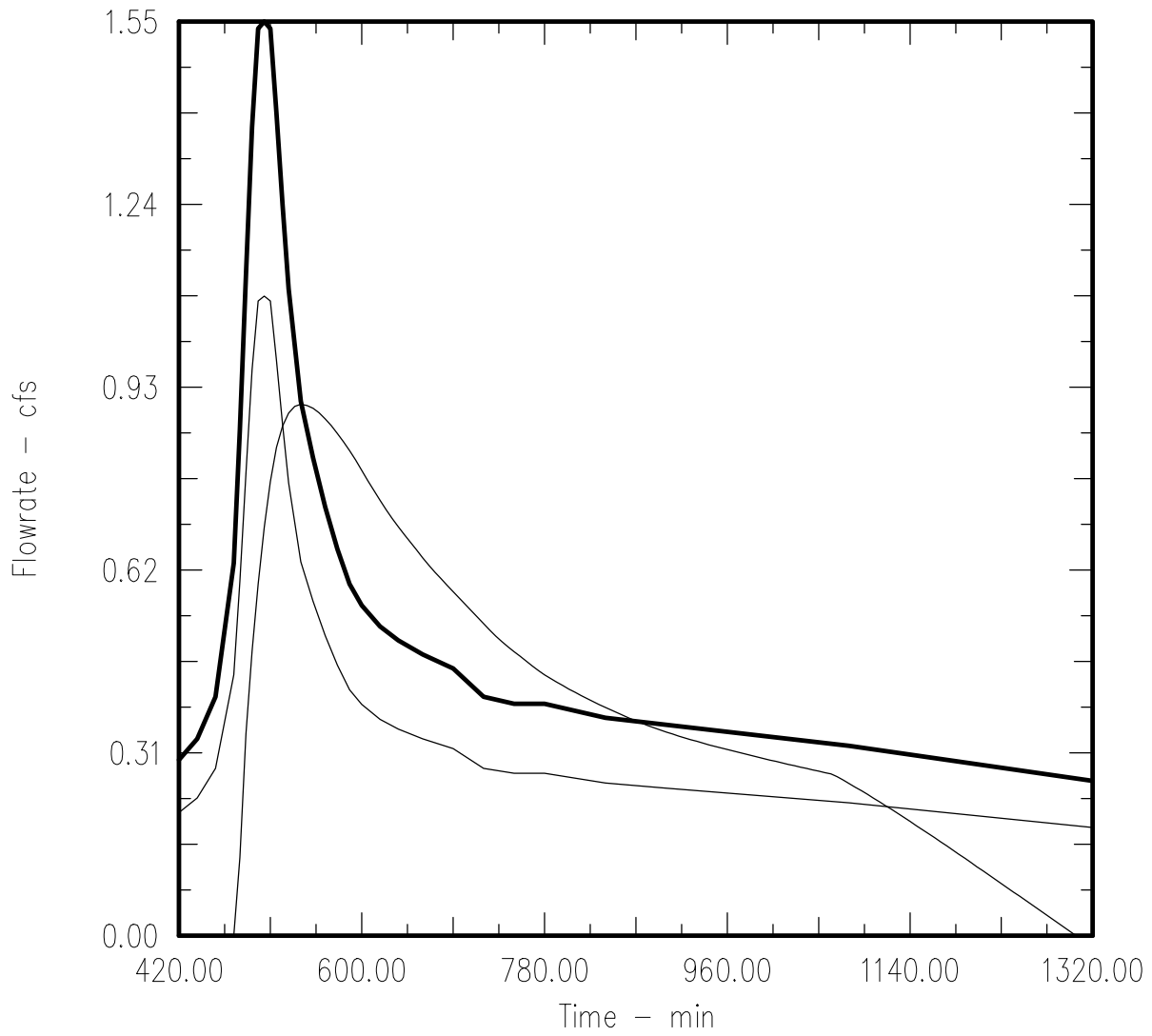
Stage-Discharge Curve



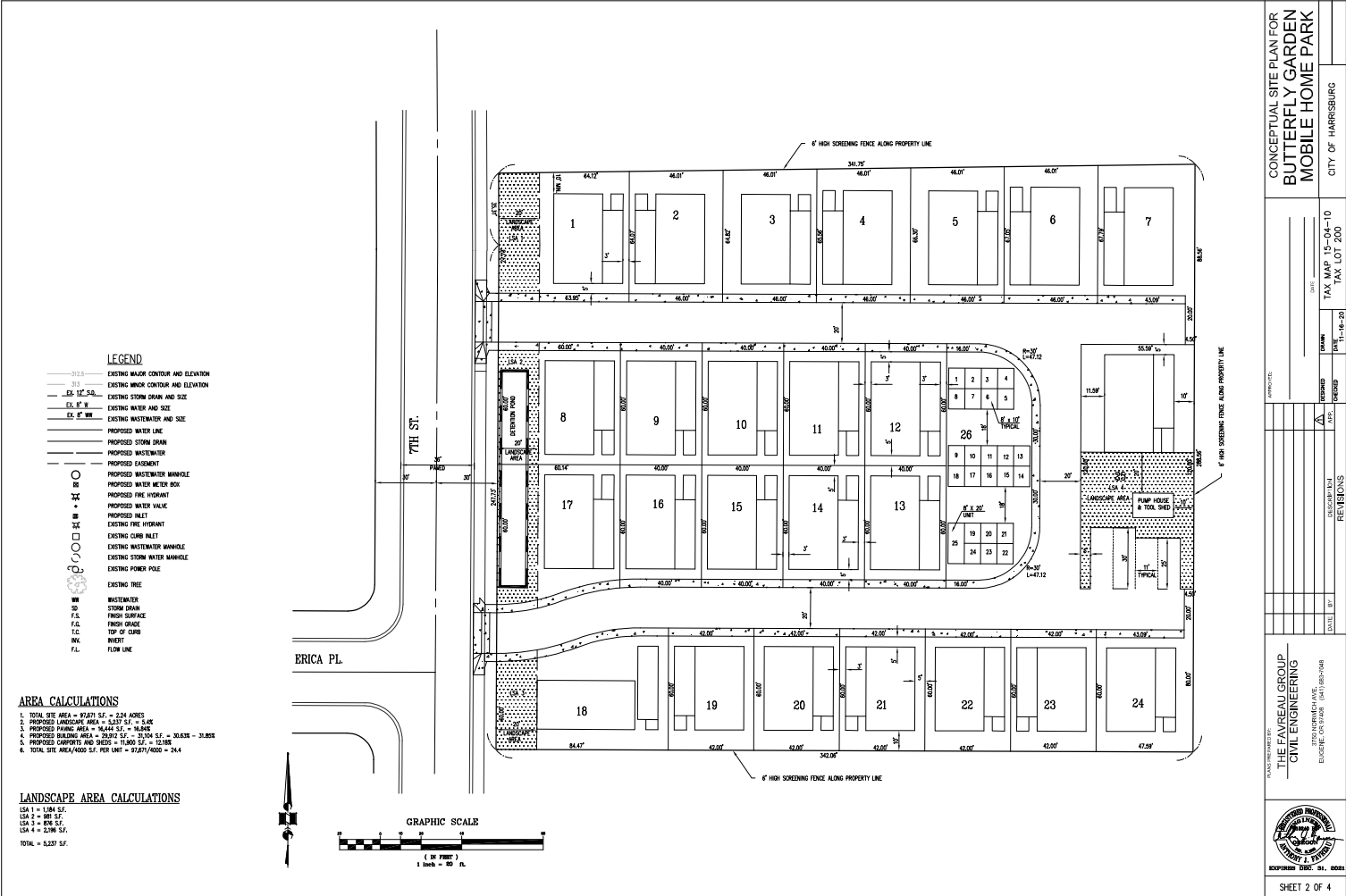
Stage-Storage Curve



### Multiple Hydrographs







**LEGEND**

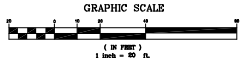
- 31.5 --- EXISTING MAJOR CONTOUR AND ELEVATION
- 31.3 --- EXISTING MINOR CONTOUR AND ELEVATION
- EX. 10" S.D. --- EXISTING STORM DRAIN AND SIZE
- EX. 8" S. --- EXISTING WATER AND SIZE
- EX. 6" W. --- EXISTING WATER AND SIZE
- --- PROPOSED WATER LINE
- --- PROPOSED STORM DRAIN
- --- PROPOSED WASTEWATER
- --- PROPOSED GAS LINE
- --- PROPOSED WASTEWATER MANHOLE
- --- PROPOSED WATER METER BOX
- --- PROPOSED FIRE HYDRANT
- --- PROPOSED WATER VALVE
- --- PROPOSED INLET
- --- EXISTING FIRE HYDRANT
- --- EXISTING CURB INLET
- --- EXISTING WATER MAIN MANHOLE
- --- EXISTING STORM WATER MANHOLE
- --- EXISTING POWER POLE
- --- EXISTING TREE
- --- WASTEWATER
- --- STORM DRAIN
- --- F.S. FINISH SURFACE
- --- F.G. FINISH GRADE
- --- T.C. TOP OF CURB
- --- INV. INVERT
- --- F.L. FLOW LINE

**AREA CALCULATIONS**

1. TOTAL SITE AREA = 97,871 S.F. = 2.24 ACRES
2. PROPOSED LANDSCAPE AREA = 5,237 S.F. = 0.12 AC
3. PROPOSED PAVING AREA = 9,648 S.F. = 0.22 AC
4. PROPOSED BUILDING AREA = 29,970 S.F. = 0.68 AC
5. PROPOSED CARPORT AND DRIVE = 11,000 S.F. = 0.25 AC
6. TOTAL SITE AREA/4000 S.F. PER UNIT = 97,871/4000 = 24.4

**LANDSCAPE AREA CALCULATIONS**

- LSA 1 = 1,034 S.F.
- LSA 2 = 88 S.F.
- LSA 3 = 206 S.F.
- LSA 4 = 2,089 S.F.
- TOTAL = 5,237 S.F.



**CONCEPTUAL SITE PLAN FOR BUTTERFLY GARDEN MOBILE HOME PARK**  
CITY OF HARRISBURG

---

DATE: 05/11/16  
BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

PROJECT: BUTTERFLY GARDEN MOBILE HOME PARK  
TAX MAP: 15-04-10  
TAX LOT: 200

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PLANS PREPARED BY: **THE FAVREAU GROUP CIVIL ENGINEERING**  
2720 HUNTERS LANE, SUITE 100  
DUBLINO, OH 43016 (614) 890-9808

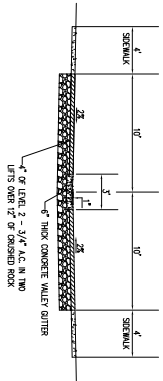
**REVISIONS**

NO.	DATE	BY	REVISIONS

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**INSPECTION DIVISION**  
CITY OF HARRISBURG

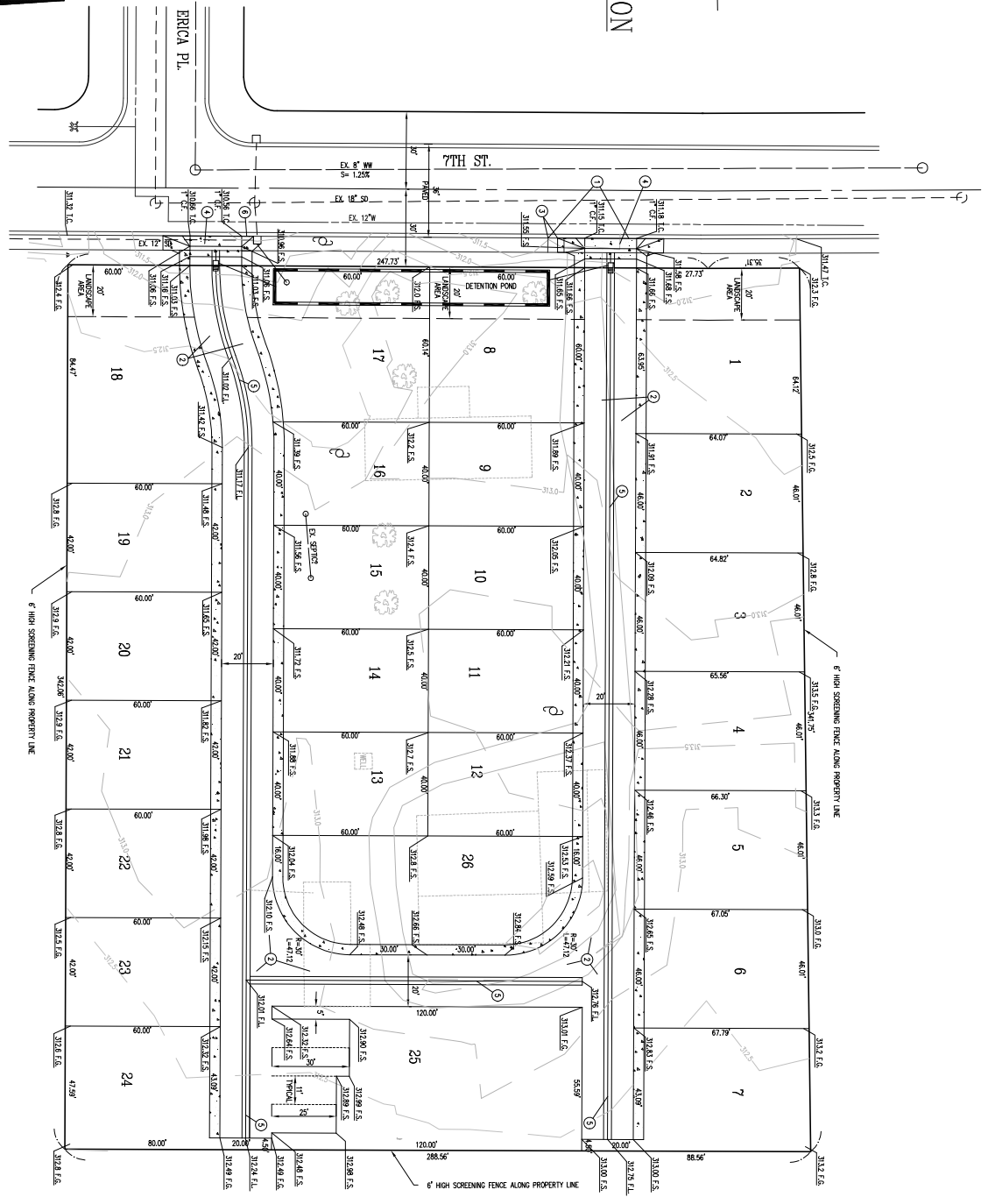
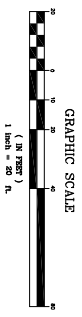
SHEET 2 OF 4



TYPICAL DRIVEWAY SECTION  
NO SCALE

- CONSTRUCTION NOTES**
1. SHOULDER & REMOVE EXISTING DRIVEWAY
  2. CONSTRUCT 4" AC. OVER 12" OF CRUSHED ROCK
  3. CONSTRUCT 4" CURB & GUTTER PER DOT 310.070
  4. CONSTRUCT DRIVEWAY PER DOT 310.070 DRIVE PAVEMENT
  5. RECONSTRUCT WALKWAY GUTTERS PER TYPICAL SECTION DRAWING
  6. ADJUST DRIVEWAY WIDTH TO FIT BETWEEN DRIVEWAY AND CURB INLET

- LEGEND**
- EXISTING MAJOR CENTERLINE AND ELEVATION
  - EXISTING MINOR CENTERLINE AND ELEVATION
  - EXISTING STORM DRAIN AND SIZE
  - EXISTING WATER MAIN AND SIZE
  - EXISTING WASTEWATER AND SIZE
  - PROPOSED STORM DRAIN
  - PROPOSED WATER MAIN
  - PROPOSED WASTEWATER
  - PROPOSED WASTEWATER MANHOLE
  - PROPOSED WATER METER BOX
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATER VALVE
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - EXISTING CURB INLET
  - EXISTING WASTEWATER MANHOLE
  - EXISTING STORM WATER MANHOLE
  - EXISTING POWER POLE
  - EXISTING TREE
  - WASTEWATER
  - STORM DRAIN
  - FIRE HYDRANT
  - TOP OF CURB
  - WATER MAIN
  - POWER POLE



	PLANS PREPARED BY: <b>THE FAVREAU GROUP</b> CIVIL ENGINEERING 3750 NORMICH AVE. EUGENE, OR 97408 (541) 683-7048	APPROVED: _____ DATE: _____	CONCEPTUAL GRADING PLAN FOR <b>BUTTERFLY GARDEN</b> MOBILE HOME PARK
	SHEET 3 OF 4	REVISIONS DATE BY DESCRIPTION APP.	CITY OF HARRISBURG





State of Oregon )  
)  
)  
County of Linn )  
)  
)  
City of Harrisburg )

**AFFIDAVIT  
LU 420-2020 – Site Plan & MDP  
Review for Butterfly Garden Park**

I, MICHELE ELDRIDGE, being the duly appointed and acting City Recorder of the City of Harrisburg, Oregon, do hereby certify that on the date of November 24, 2020, 22 days prior to the Planning Commission meeting, that public notification for LU 420-2020 was mailed to property owners located within 100' of 770 & 776 N. 7<sup>th</sup> St.

I also certify that notification of the site plan was published in the Tribune News, on December 2, 2020, 13 days prior to the Planning Commission meeting in which the site plan request was reviewed.

A Public Hearing Notification was also added to the City Website on November 23, 2020, 23 days prior to the Planning Commission public hearing.

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L. Michele Eldridge  
City of Harrisburg  
Linn County, Oregon

Tim & Karen Salisbury  
725 N 8<sup>th</sup> St  
Harrisburg, OR 97446

Harrisburg City Planning Commission  
354 Smith St  
Harrisburg, OR 97446

Dec. 2, 2020

Members of the Planning Commission,

We are writing you to document our opposition to the proposed Butterfly Garden Senior/Over 55 Manufactured Dwelling Park. This proposed park with 25 new dwellings would be right behind our home of nearly 48 years. Owner, Tim Walter, came over to visit with us soon after he bought the land. He told us his plans for the land were to build "stick built" duplexes for senior citizens who are either independent living or assisted living. He said his dream was to model the project after the Mennonite Home complex in Albany. This sounded great to us. We even told him if he got it built in time we would buy the one right behind our house for my mother and put in a gate in the fence. But now we feel duped! A "trailer park" is not the same as the vision Mr. Walter convinced us he was going to build.

Manufactured homes can be nice, especially when they're new, but they begin to deteriorate quickly and require a lot of maintenance. Senior citizens/over 55, will most likely not be able to keep up their homes as they and their homes age. We are senior citizens ourselves and know how hard do-it-yourself is at our ages and how expensive it is to hire it done. We're afraid as the years pass this Butterfly Garden will become a butterfly slum. Look at trailer parks/manufactured home parks in Linn and Lane Counties. They may start out looking good, but as the years pass most of them become rundown and undesirable.

There is also the issue of the devaluation of manufactured homes. Like cars, as soon as you have them delivered, they begin to devalue. We may not be here to see this all happen, but I know that having a "park" just over our back fence will devalue our own home....if not by tax evaluation certainly by real estate sales price.

We strongly urge you to think twice about allowing Mr. Walter to bring this "park" into our neighborhood. We were entirely behind his original plan but we are totally opposed to this plan. He got us onboard with a good plan and has switched it out to something completely unacceptable. Sounds like bait and switch to us.

Regards,  
*Tim Salisbury*  
Tim & Karen Salisbury  
*Karen Salisbury*

RECEIVED DEC 03 2020

November 30, 2020

To Harrisburg Planning Commission:

We are writing this letter to express our opposition to the proposed twenty five units of manufactured homes in 2.24 acres of land within Harrisburg City limits.

Originally proposed as twelve units of cottage-like dwellings for assisted living, the plan seemed like a wonderful opportunity for seniors. However, the plans changed without any real notification other than the letter received in the mail. Now it seems like it will be much more populated. It will increase traffic in a small neighborhood where children are accustomed to playing. It will increase noise in an area where we are used to little noise. We fear that it will decrease our property value to not only our house, but the neighbors as well. We are also concerned about the reduction in water pressure. There are many other unanswered questions: who is to say that the "senior living" won't turn into a low income neighborhood. Will there be standing water in the detention pond that may bring in excess mosquitoes and animals?

What is the incentive for neighbors to "accept" this new development? Will the city improve our water pressure? Will there be new cable/internet options available for the area?

Thank you for your time and consideration,

*Nancy Nolan*  
*Mike VanGeest*

Nancy Nolan and Mike VanGeest  
Homeowners of 755 Gaileen Way for 30+ years

RECEIVED DEC 07 2020

*original proposal*

October 7, 2019

Page 2

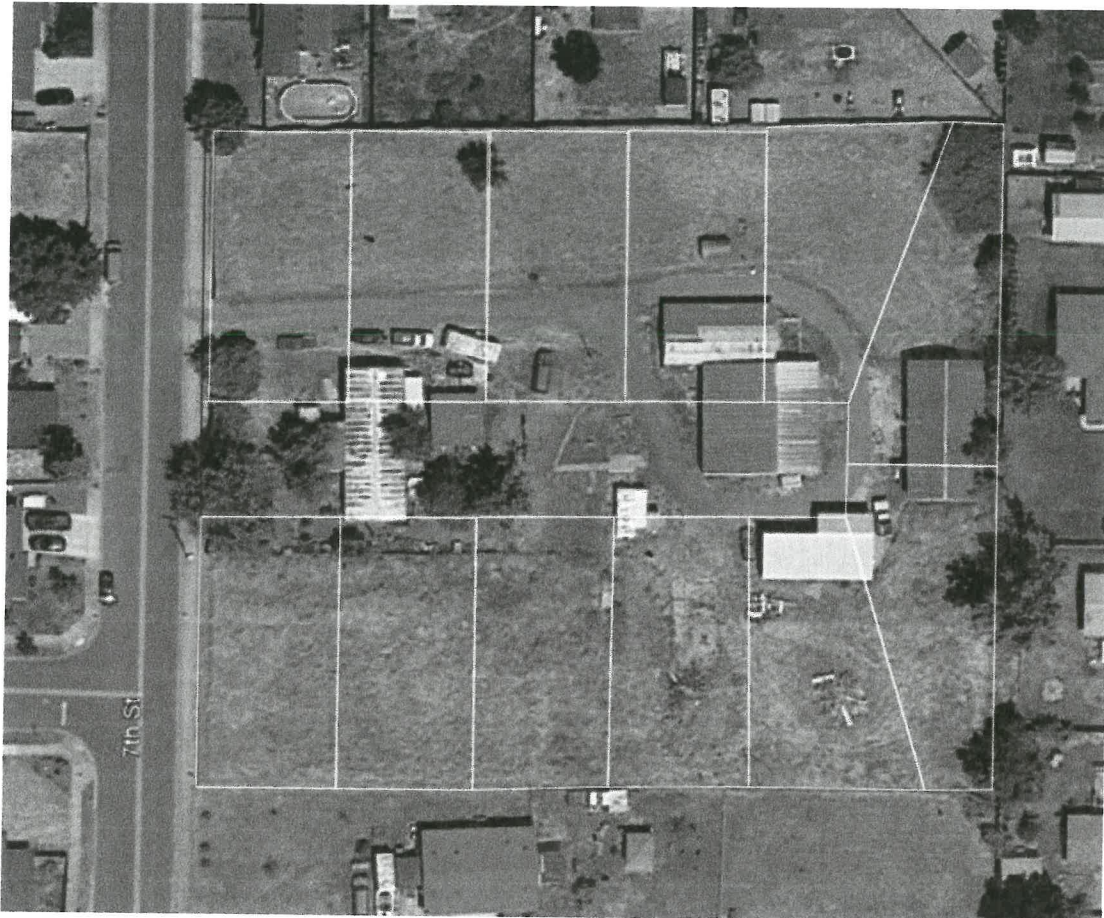


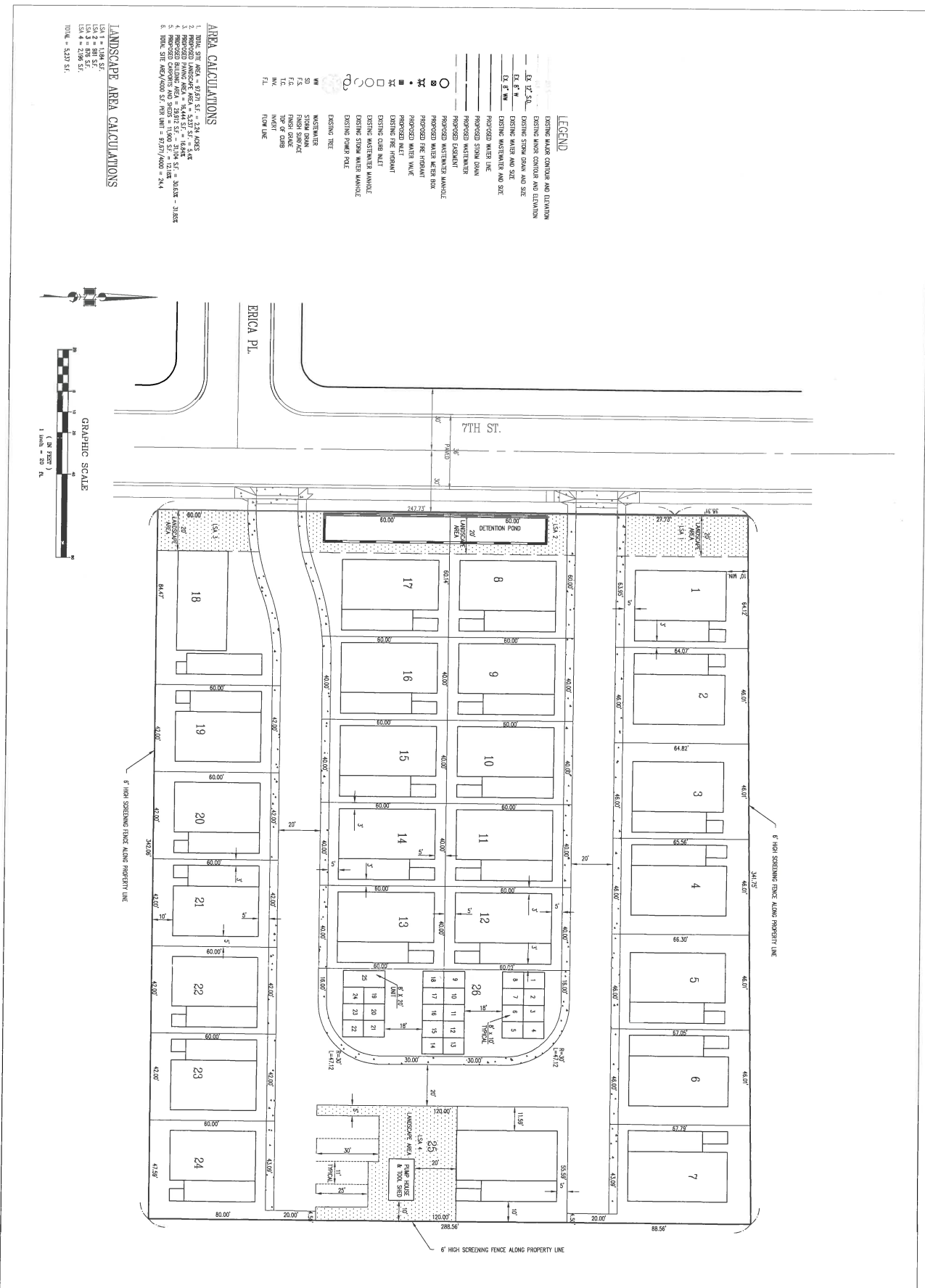
Figure 1: R-1 Lot layout.

The trip generation is estimated using data contained within the ITE Trip Generation Manual (10<sup>th</sup> edition). The existing zoning was assumed to be comprised of one single-family unit per development lot. Therefore, the ITE Land Use code 210-Sing Family Residential is used. The proposed zoning assumes that 12 units per acre is only achievable by constructing buildings with more than one dwelling unit. Therefore, the ITE land use code 220-Multi-Family Housing (low-rise) is used. Land Use 200 is described as housing with at least 3 or more units per building and not more than 2 stories per building. The trips generated PM Peak hour is shown in Table 1.

*Handwritten notes:*  
12 units per acre  
12 units per acre

*P2*

*2nd proposal*



**THE FAVREAU GROUP CIVIL ENGINEERING**  
 3750 NORWICH AVE. EUGENE, OR 97408 (541) 583-7048

CONCEPTUAL SITE PLAN FOR BUTTERFLY GARDEN MOBILE HOME PARK  
 CITY OF HARRISBURG

TAX MAP 15-04-10 TAX LOT 200

DATE: 11-16-20

DESIGNED: [ ] CHECKED: [ ]

APPROVED: [ ]

DATE	BY	DESCRIPTION

REVISIONS

PREPARED BY: THE FAVREAU GROUP CIVIL ENGINEERING

EXHIBITS: SHEET 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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