

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: <u>459-2024</u>	Date Received: <u>8-15-24</u>
Fee Amount: <u>27,635 : 8001197 8-15-24</u>	

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 checked="" type="checkbox"/> Subdivision/Replat*
<input type="checkbox"/> Resource Demolition	<input type="checkbox"/> Vacation of street, alley or easement
<input type="checkbox"/> Historic Review – District	<input type="checkbox"/> Variance*
<input type="checkbox"/> Legal Lot Determination	<input type="checkbox"/> Zone Map Change*
<input type="checkbox"/> *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	Creation of 11-lot single family residential subdivision
Project Name	Sommerville Meadows

**PRIMARY CONTACT AND OWNER INFORMATION**

Applicant's Name

Phone  Email

Mailing Address

Applicant's Signature   
DocuSigned by:  
2CC4B3688CC140A... Date

Property Owner Name

Phone  Email

Mailing Address

Owner Signature   
DocuSigned by:  
2CC4B3688CC140A... 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 checked="" type="checkbox"/> Narrative* (address all applicable HMC review criteria)<br><input type="checkbox"/> Assessor's Map with Applicable Tax Lots Highlighted<br><input checked="" type="checkbox"/> Site Plan<br><input type="checkbox"/> Survey / ALTA<br><input type="checkbox"/> Aerial Photograph / Existing Land Use(s) Map<br><input type="checkbox"/> Zoning Map (if applicable, show proposed change(s))<br><input type="checkbox"/> Comprehensive Plan Map(s) (if applicable, show proposed changes))<br><input type="checkbox"/> Subdivision or Partition Plat | <input type="checkbox"/> Architectural Elevations<br><input type="checkbox"/> Architectural Floor Plans<br><input type="checkbox"/> Utilities Plan<br><input type="checkbox"/> Geotechnical Report/Site<br><input type="checkbox"/> Assessment<br><input type="checkbox"/> Electronic Versions of Exhibits<br><input type="checkbox"/> Application Fee<br><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

Existing house and shop that are proposed to remain

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

Creation of a 11-lot residential subdivision

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

Common areas will be maintained through a Homeowner's Association

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.

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.

# SOMMERVILLE MEADOWS SUBDIVISION

## STORMWATER NARRATIVE

July 5, 2024

### PRE-DEVELOPMENT SITE CHARACTERISTICS

The subject property is a 2.30-acre lot at the northeast corner of Sommerville Loop and S 9<sup>th</sup> St; more specifically identified as TL 15S04W15CA03200. A single-family residence currently exists on site, which is proposed to remain. A storage space also exists on-site, and is proposed to remain. The site is generally flat and NRCS soil classification maps identify this site as having Class D soils.

### POST-DEVELOPMENT SITE CHARACTERISTICS + FACILITY SIZING

The development proposal is for an 11-lot residential subdivision with a public street running east-west through the property. The site will be graded to direct street runoff into a stormwater planter where it will be treated and detained on-site. The City of Harrisburg uses a 25-year storm for its flood control standards, which the facility will be sized for. For larger events, an overflow will be piped to the existing public stormwater system on side of the property. The facility has been sized only to detain runoff from the public street. Runoff from individual lots will be mitigated on-site at the time of building permit.

Based on runoff rates from NRCS’s Technical Release 55 Urban Hydrology for Small Watersheds Manual, a runoff curve number of 84 was used for pre-development conditions due to poor soil conditions. For post-development conditions, a curve number of 98 was used.

The following tables demonstrate that the routed peak runoff rate has been reduced to pre-development rates. See attached hydrograph report for further details.

<b>STORMWATER FACILITY</b>			
<i>EVENT</i>	<i>PRE-DEV PEAK FLOW (CFS)</i>	<i>POST-DEV PEAK FLOW (CFS)</i>	<i>ROUTED PEAK FLOW (CFS)</i>
5-Year	0.12	0.21	<b>0.12</b>
10-Year	0.17	0.27	<b>0.17</b>
25-Year	0.21	0.31	<b>0.21</b>

### OPERATIONS AND MAINTENANCE

The proposed stormwater facility is to be publicly owned and maintained. The facility will be located within a public stormwater easement located on the south side of Lot 10.

ATTACHED DOCUMENTS

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1. Stormwater Facility Hydraflow Report
2. Stage Storage Curve
3. Stage Discharge Curve



EXPIRES: 12/31/25

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

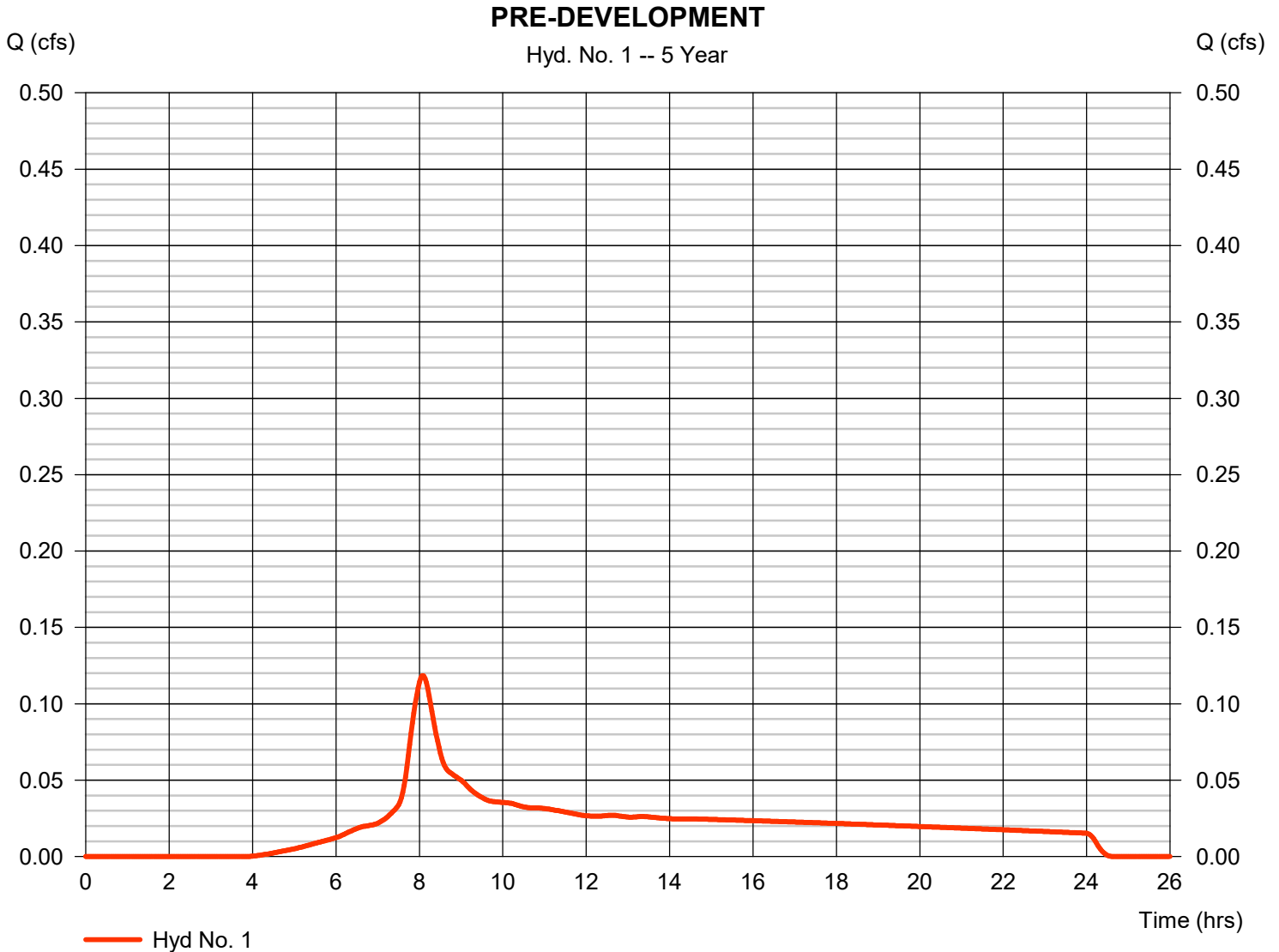
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	0.118	2	484	1,868	-----	-----	-----	PRE-DEVELOPMENT	
2	SCS Runoff	0.214	2	474	3,055	-----	-----	-----	POST-DEVELOPMENT	
3	Reservoir	0.124	2	492	2,946	2	315.84	503	ROUTED	
Sommerville.gpw					Return Period: 5 Year			Friday, 07 / 5 / 2024		

# Hydrograph Report

## Hyd. No. 1

### PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 0.118 cfs
Storm frequency	= 5 yrs	Time to peak	= 8.07 hrs
Time interval	= 2 min	Hyd. volume	= 1,868 cuft
Drainage area	= 0.250 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 22.20 min
Total precip.	= 3.60 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= 484





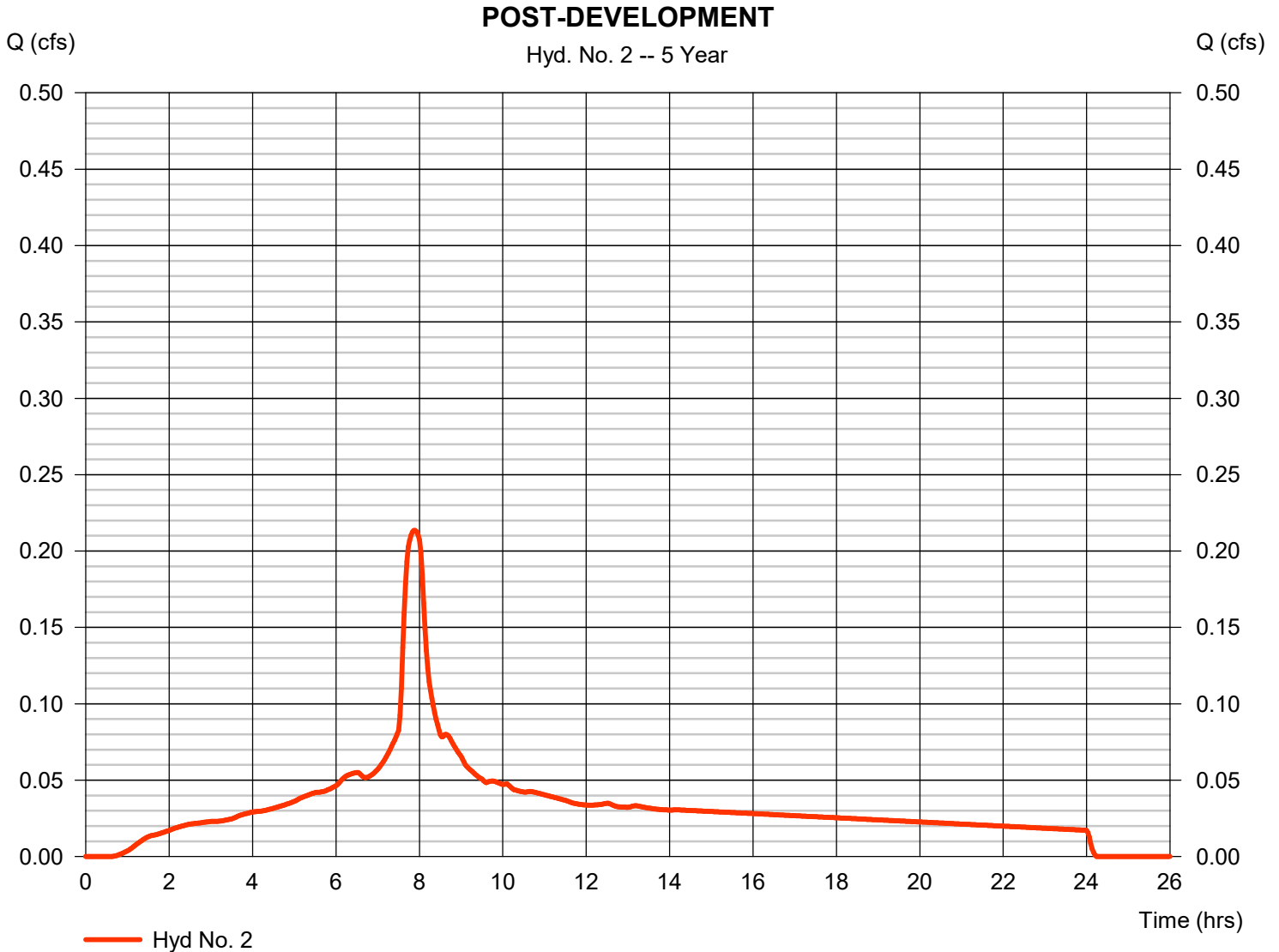
# Hydrograph Report

## Hyd. No. 2

### POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 0.214 cfs
Storm frequency	= 5 yrs	Time to peak	= 7.90 hrs
Time interval	= 2 min	Hyd. volume	= 3,055 cuft
Drainage area	= 0.250 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 3.60 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.140 x 98) + (1.290 x 90)] / 0.250



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

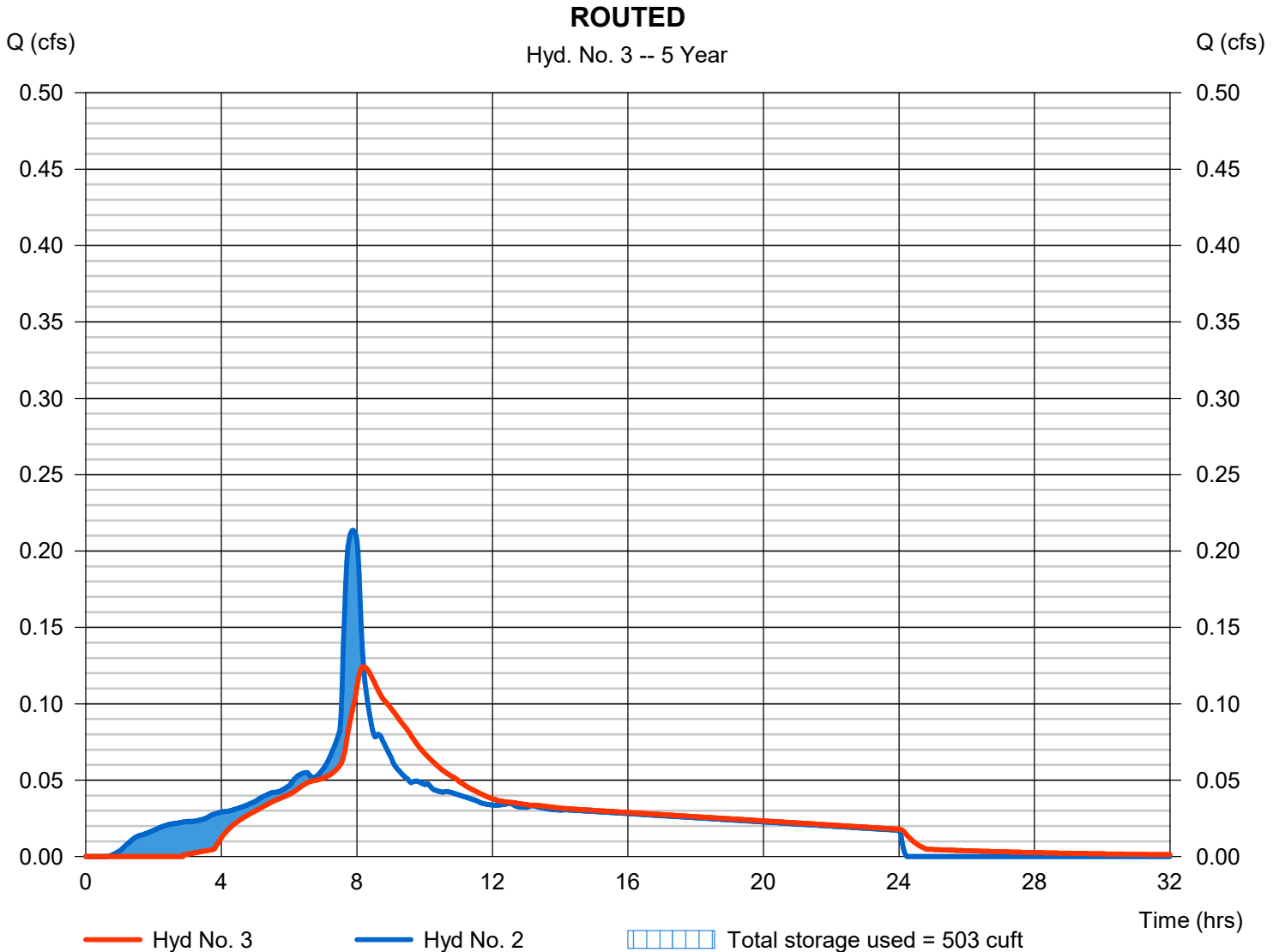
Friday, 07 / 5 / 2024

## Hyd. No. 3

ROUTED

Hydrograph type	= Reservoir	Peak discharge	= 0.124 cfs
Storm frequency	= 5 yrs	Time to peak	= 8.20 hrs
Time interval	= 2 min	Hyd. volume	= 2,946 cuft
Inflow hyd. No.	= 2 - POST-DEVELOPMENT	Max. Elevation	= 315.84 ft
Reservoir name	= STORM FACILITY	Max. Storage	= 503 cuft

Storage Indication method used.





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

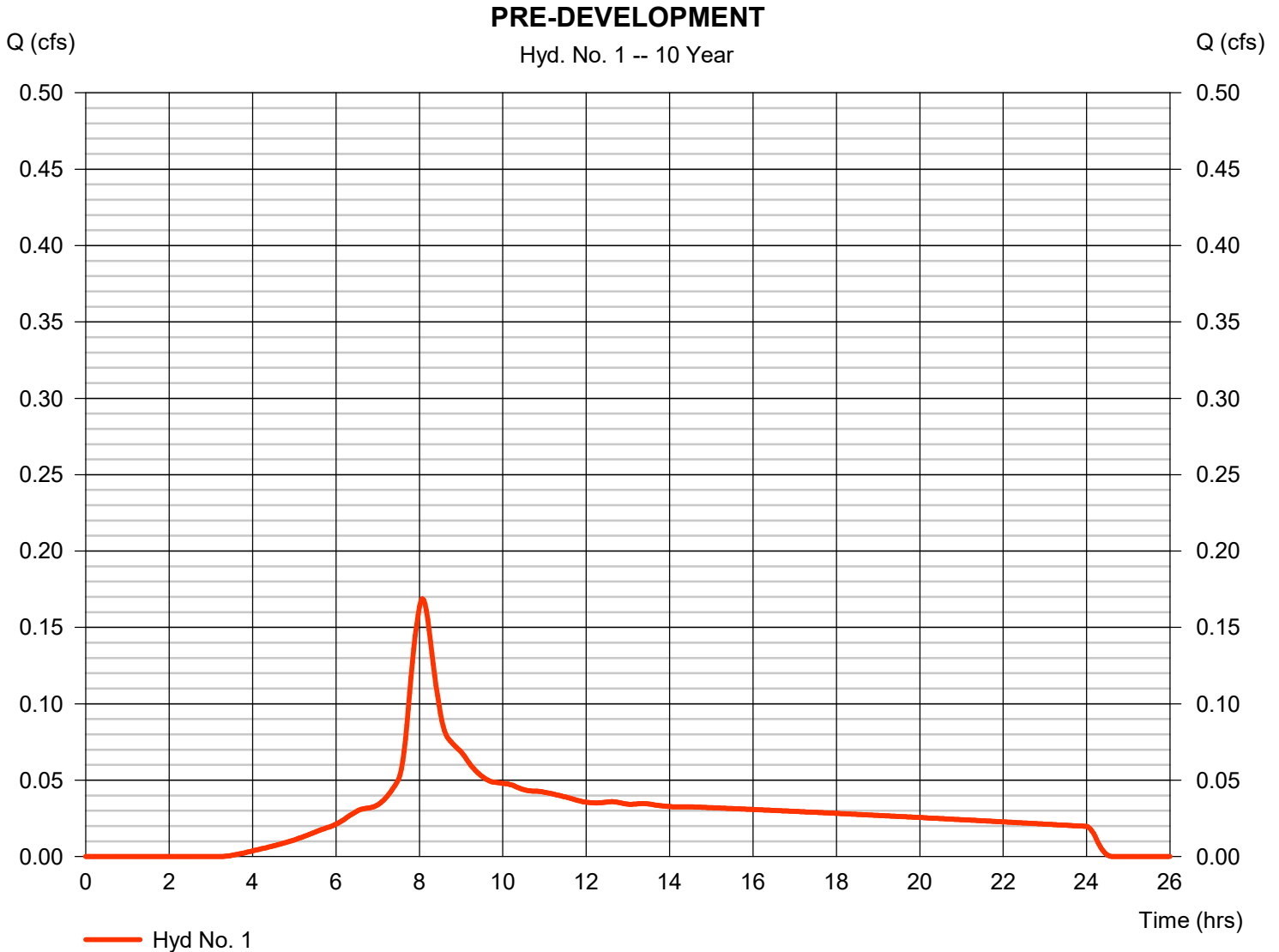
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	0.169	2	484	2,568	----	----	----	PRE-DEVELOPMENT	
2	SCS Runoff	0.266	2	474	3,833	----	----	----	POST-DEVELOPMENT	
3	Reservoir	0.171	2	490	3,725	2	315.98	587	ROUTED	
Sommerville.gpw					Return Period: 10 Year			Friday, 07 / 5 / 2024		

# Hydrograph Report

## Hyd. No. 1

### PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 0.169 cfs
Storm frequency	= 10 yrs	Time to peak	= 8.07 hrs
Time interval	= 2 min	Hyd. volume	= 2,568 cuft
Drainage area	= 0.250 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 22.20 min
Total precip.	= 4.46 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 07 / 5 / 2024

## Hyd. No. 2

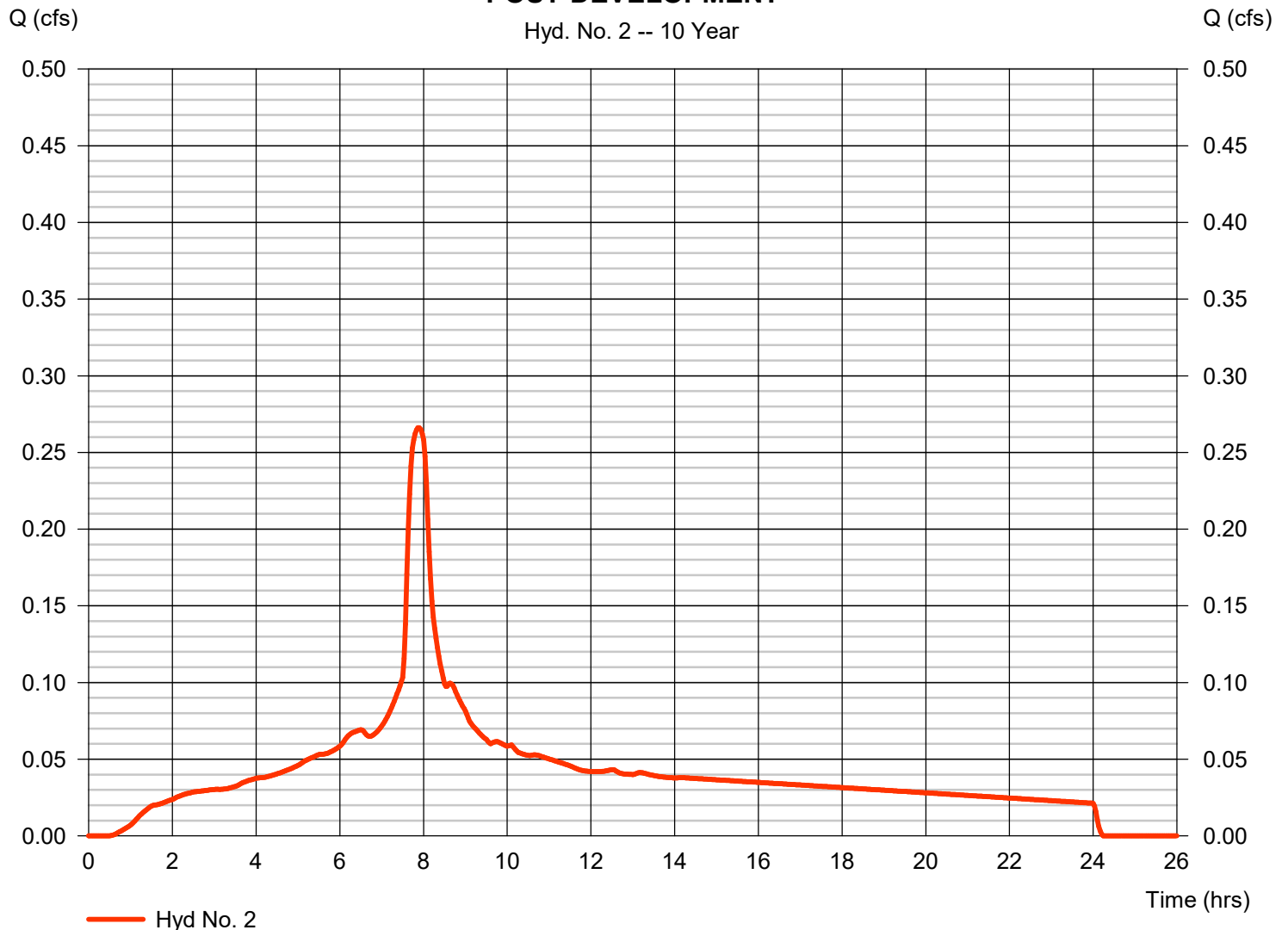
### POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 0.266 cfs
Storm frequency	= 10 yrs	Time to peak	= 7.90 hrs
Time interval	= 2 min	Hyd. volume	= 3,833 cuft
Drainage area	= 0.250 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 4.46 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.140 x 98) + (1.290 x 90)] / 0.250

### POST-DEVELOPMENT

Hyd. No. 2 -- 10 Year



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

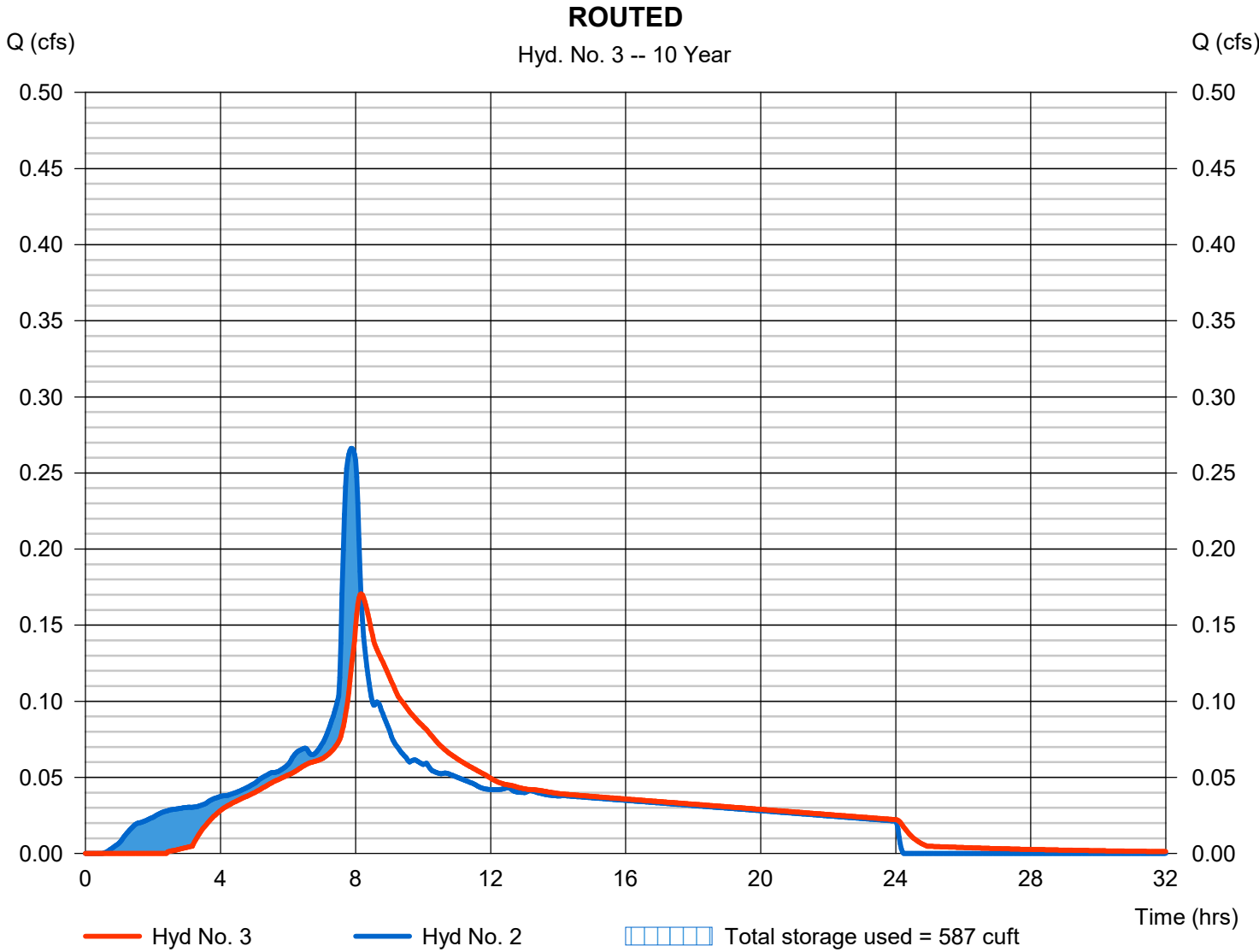
Friday, 07 / 5 / 2024

## Hyd. No. 3

ROUTED

Hydrograph type	= Reservoir	Peak discharge	= 0.171 cfs
Storm frequency	= 10 yrs	Time to peak	= 8.17 hrs
Time interval	= 2 min	Hyd. volume	= 3,725 cuft
Inflow hyd. No.	= 2 - POST-DEVELOPMENT	Max. Elevation	= 315.98 ft
Reservoir name	= STORM FACILITY	Max. Storage	= 587 cuft

Storage Indication method used.



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	0.208	2	484	3,122	----	----	----	PRE-DEVELOPMENT	
2	SCS Runoff	0.306	2	472	4,431	----	----	----	POST-DEVELOPMENT	
3	Reservoir	0.206	2	488	4,323	2	316.07	644	ROUTED	
Sommerville.gpw					Return Period: 25 Year			Friday, 07 / 5 / 2024		



# Hydrograph Report

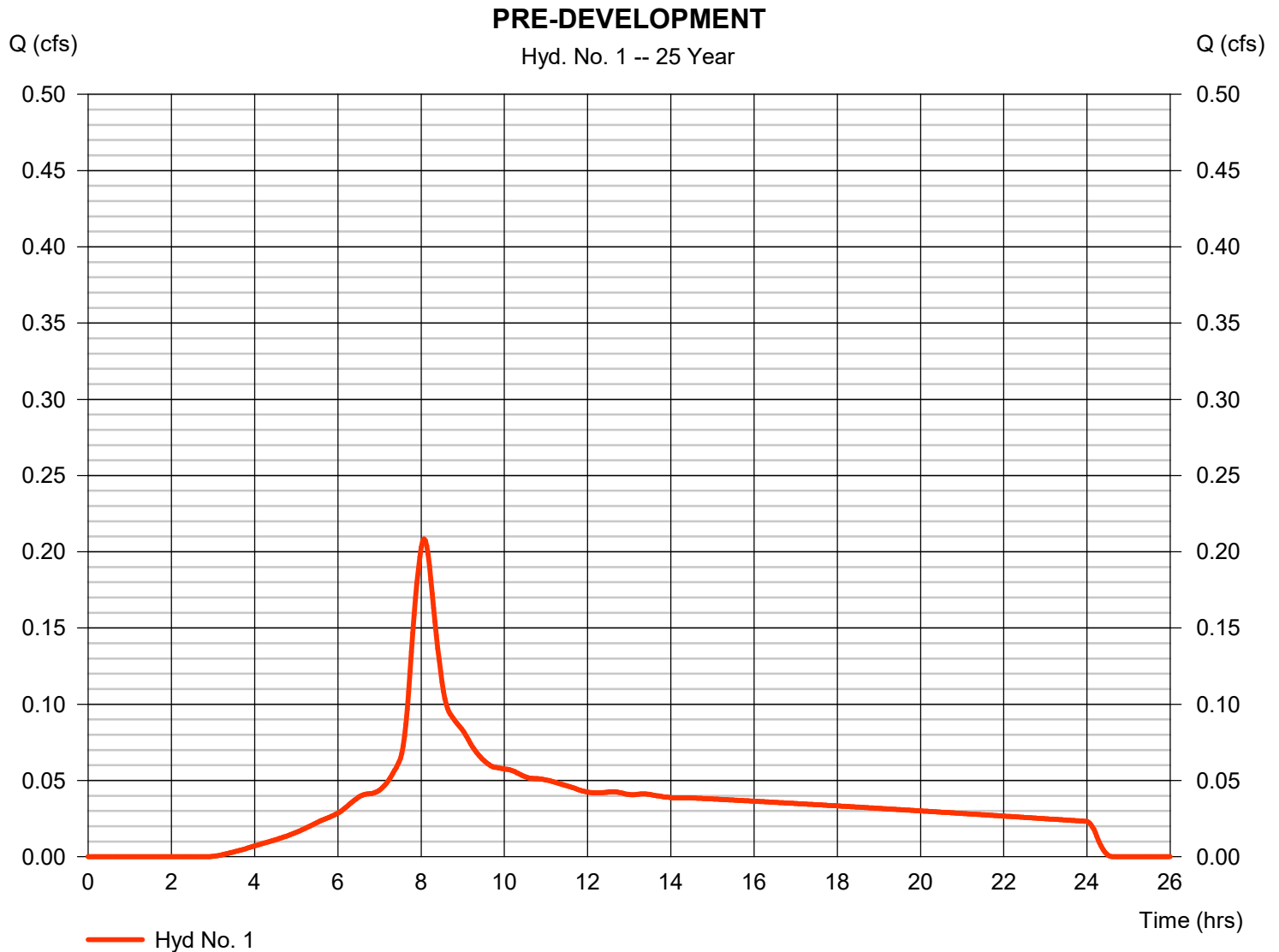
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 07 / 5 / 2024

## Hyd. No. 1

### PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 0.208 cfs
Storm frequency	= 25 yrs	Time to peak	= 8.07 hrs
Time interval	= 2 min	Hyd. volume	= 3,122 cuft
Drainage area	= 0.250 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 22.20 min
Total precip.	= 5.12 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 07 / 5 / 2024

## Hyd. No. 2

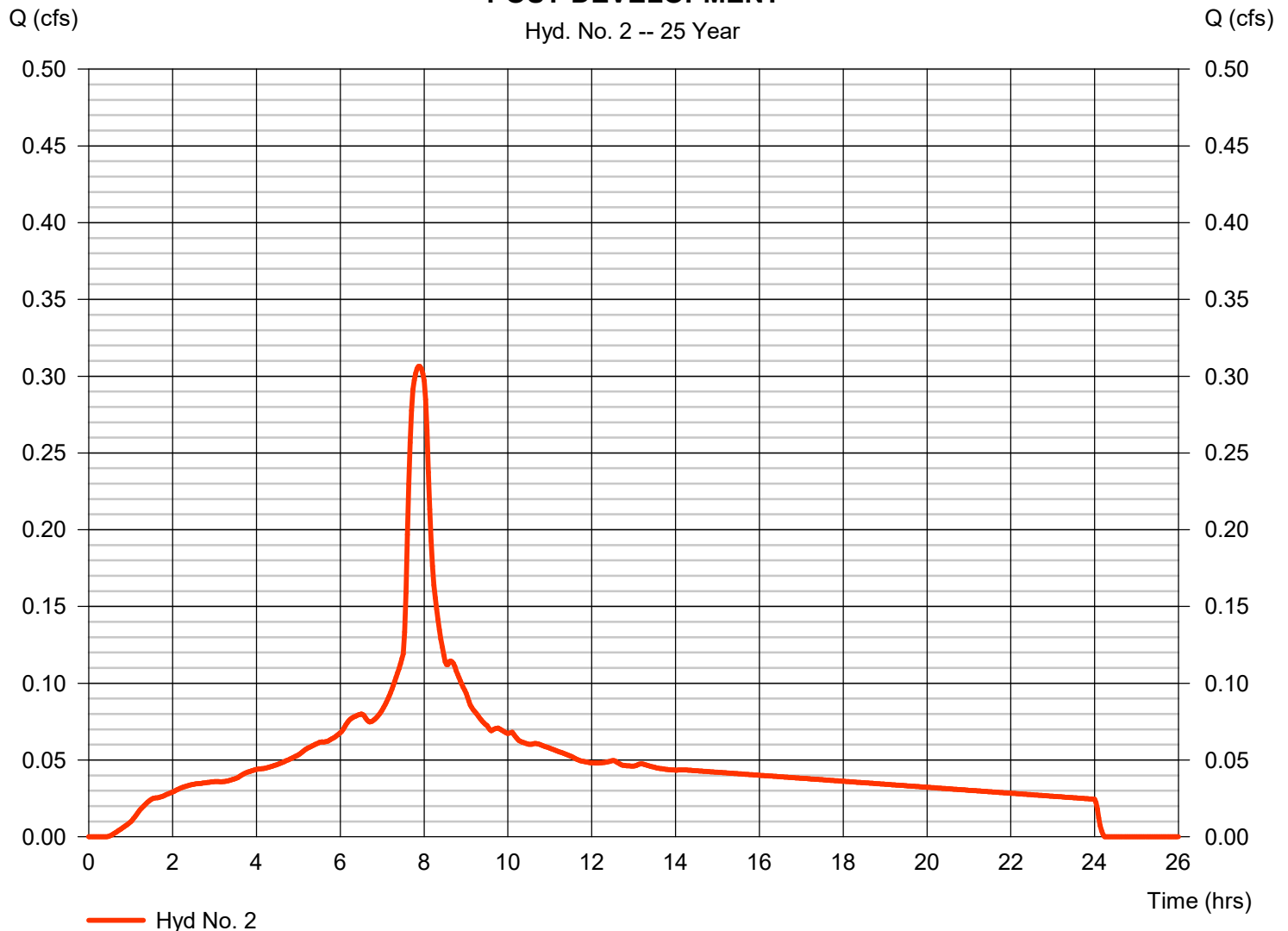
### POST-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 0.306 cfs
Storm frequency	= 25 yrs	Time to peak	= 7.87 hrs
Time interval	= 2 min	Hyd. volume	= 4,431 cuft
Drainage area	= 0.250 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 5.12 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.140 x 98) + (1.290 x 90)] / 0.250

### POST-DEVELOPMENT

Hyd. No. 2 -- 25 Year



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

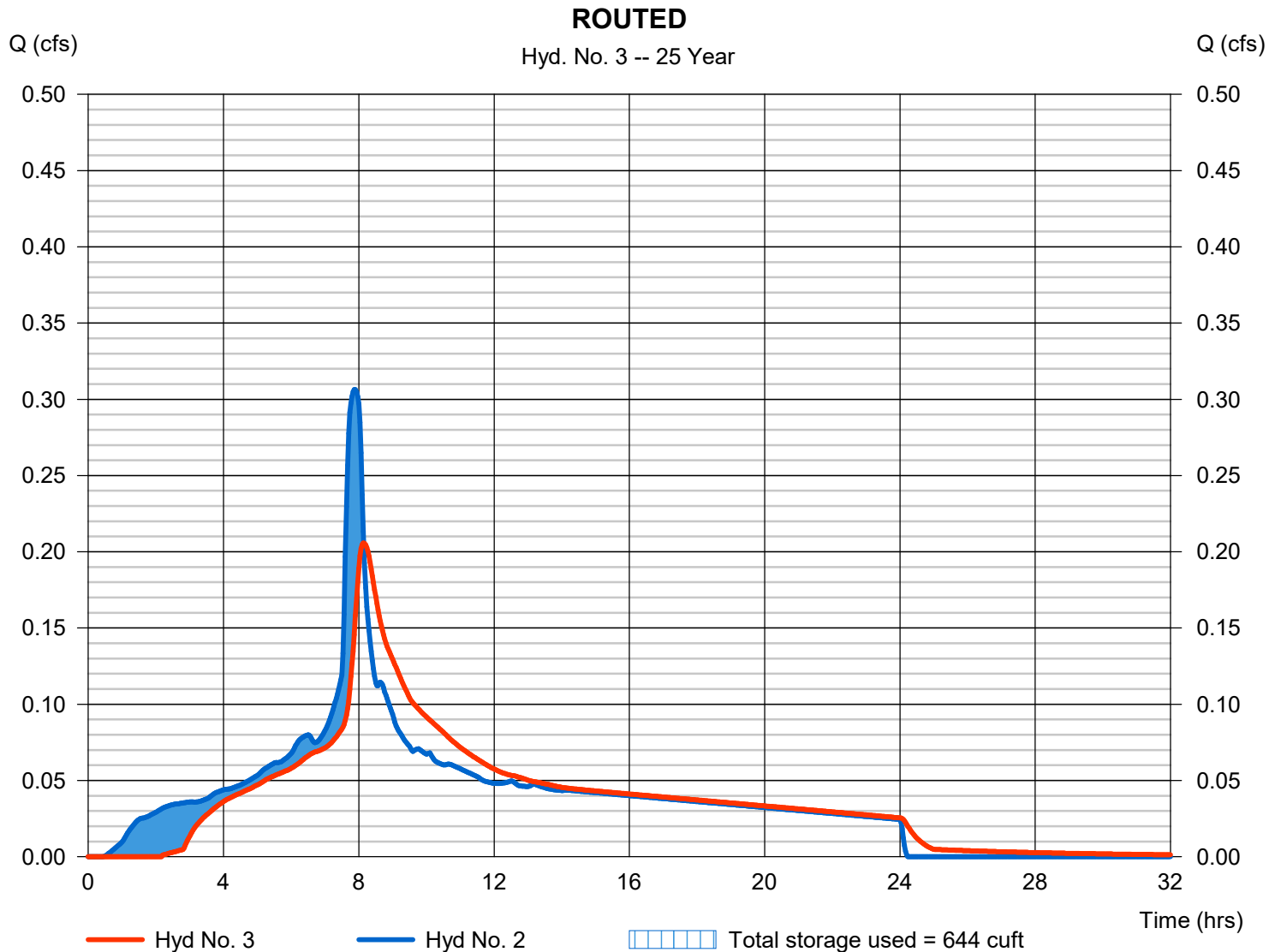
Friday, 07 / 5 / 2024

## Hyd. No. 3

ROUTED

Hydrograph type	= Reservoir	Peak discharge	= 0.206 cfs
Storm frequency	= 25 yrs	Time to peak	= 8.13 hrs
Time interval	= 2 min	Hyd. volume	= 4,323 cuft
Inflow hyd. No.	= 2 - POST-DEVELOPMENT	Max. Elevation	= 316.07 ft
Reservoir name	= STORM FACILITY	Max. Storage	= 644 cuft

Storage Indication method used.



# Pond Report

## Pond No. 1 - STORM FACILITY

### Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 315.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	315.00	600	0	0
1.50	316.50	600	900	900

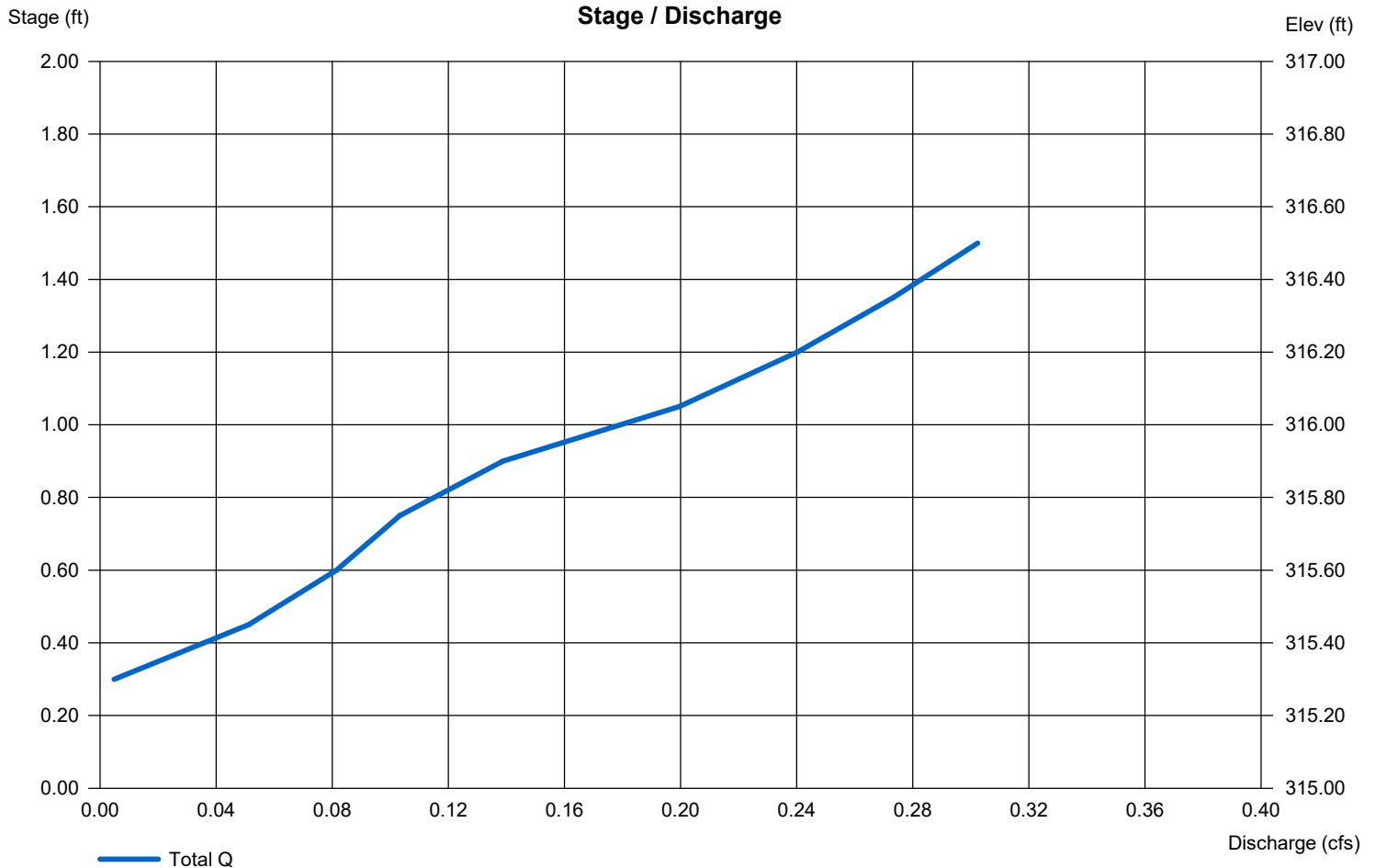
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.50	2.50	Inactive	Inactive
Span (in)	= 2.50	2.50	6.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 315.25	315.80	396.50	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	Inactive	Inactive	Inactive
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# Pond Report

## Pond No. 1 - STORM FACILITY

### Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 315.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	315.00	600	0	0
1.50	316.50	600	900	900

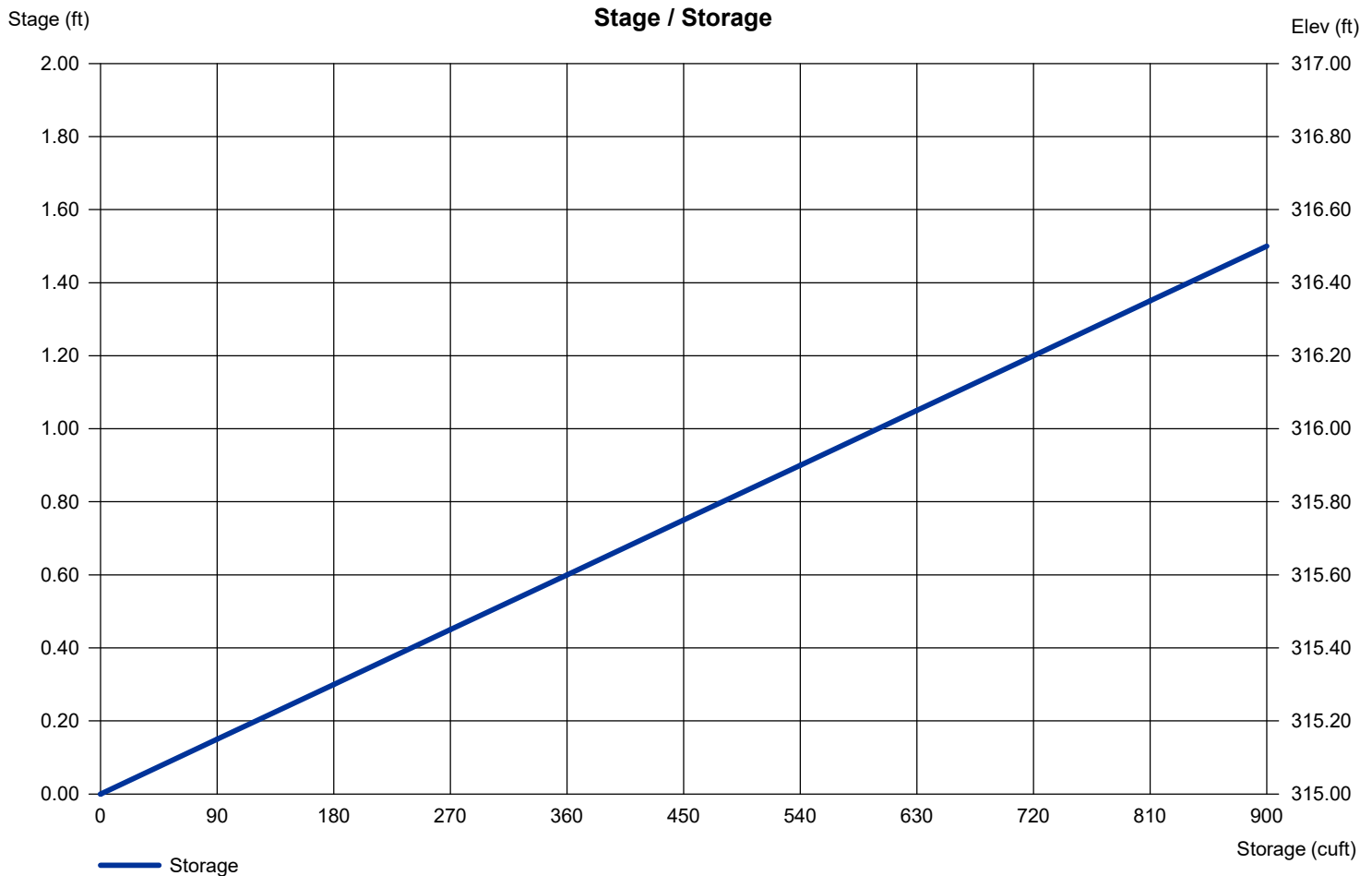
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.50	2.50	Inactive	Inactive
Span (in)	= 2.50	2.50	6.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 315.25	315.80	396.50	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	Inactive	Inactive	Inactive
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



## TENTATIVE SUBDIVISION PROPOSAL

APPLICANT:	Eric Favreau	PHONE: (541) 556-4425
SURVEYOR:	Recorp, LLC	PHONE: (503) 310-1098
CIVIL ENGINEER:	Favreau Engineering	PHONE: (541) 556-4425
PROPERTY OWNER:	Regal Homes by Shelley, Inc	PHONE: (541) 914-4248

ELECTRIC:	Pacific Power
WATER:	City of Harrisburg
STORM/SANITARY:	City of Harrisburg
GAS:	Northwest Natural Gas

DATE:	August 13, 2024
TAX LOTS:	15S04W15CA03200
LOT SIZE:	2.30 acres
CURRENT ZONING:	R-1 Single-Family Residential
SUBDIVISION NAME:	Sommerville Meadows

REQUEST: This application requests Tentative Subdivision approval for subject tax lot. This application proposes to divide the subject property into 11 single-family lots. Since home designs have not been determined at this time, this narrative will only be addressing the applicable criteria that can be demonstrated at this time. It is understood that future development of these lots will need to meet the applicable code criteria. There is an existing home located on Lot 11, which is proposed to remain. Additionally, there is an existing shop located on Lot 10, which is also proposed to remain. The applicant acknowledges that a building permit will be required for the construction of a dwelling unit on Lot 10.

## APPLICATION REVIEW PROCEDURES AND APPROVAL CRITERIA

### 19.20.070 – PRELIMINARY PLAT APPROVAL CRITERIA - SUBDIVISION

- 1) *Approval Criteria. The Planning Commission may approve, approve with conditions, or deny a preliminary subdivision plat. The Planning Commission’s decision shall be based on findings of compliance with all of the following approval criteria:*
  - a. *The land division application shall conform to the requirements of this chapter;*
  - b. *All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of Chapter 18.45 HMC;*

- c. *Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer, and streets, shall conform to Chapters 18.70 and 18.85 HMC*
- d. *The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;*
- e. *The proposed streets, utilities, park land or open space dedication, and surface water drainage facilities, as applicable, conform to City of Harrisburg adopted public facilities master plans and applicable engineering standards, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*
- f. *All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;*
- g. *Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and*
- h. *Evidence that improvements or conditions required by the City, road authority, Linn County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met.*

**RESPONSE:** As demonstrated below, the proposed subdivision is consistent with all of the applicable subdivision approval criteria. See below for further discussion of applicable review criteria.

- 2) *Conditions of Approval. The Planning Commission may attach such conditions as are necessary to carry out provision of this code, and other applicable ordinances and regulations.*

**RESPONSE:** The applicant acknowledges the potential for conditions of approval to be placed on the proposal.

## 18.45 – ZONING DISTRICT REGULATIONS

### *18.45.030 Allowed Uses*

**RESPONSE:** The subject tax lot is currently zoned R-1 Single-Family Residential. The proposal is for a single-family residential subdivision, nonattached, which is a permitted use per Table 18.45.030. Therefore, this criterion is satisfied.

### *18.45.040 Lot and Development Standards*

**RESPONSE:** As demonstrated on the proposed site plan, the proposed lots are consistent with the Lot and Development Standards for Residential Zones outlined in Table 18.45.040.4. All corner lots are a minimum of 7,000 SF and all interior lots are a minimum of 6,000 SF. All corner lots are a minimum of 60 feet wide and all interior lots are a minimum of 50 feet wide, as demonstrated on the proposed site plan. Therefore, this criterion is satisfied.

*18.45.050 Setback Yards Exception*

*1) Encroachments*

**RESPONSE:** The applicant acknowledges this criterion. At the time of building permit, the applicant will demonstrate compliance with this standard.

*2) Flag Lots*

**RESPONSE:** There are no proposed flag lots as part of this development. All proposed lots have frontage along a public street.

*18.45.060 Residential Density Standards*

*To ensure efficient use of buildable lands and to provide for a range of needed housing in conformance with the comprehensive plan, all new developments in the residential districts shall conform to the minimum and maximum densities prescribed in Table 18.45.040.4, except as provided in subsections (1) through (3) of this section.*

**RESPONSE:** The subject tax lot is 2.30 acres. With 11 proposed single-family lots, the proposed density is 4.8 dwelling units per acre, which is within the acceptable density range for the existing zoning. Therefore, this criterion has been satisfied.

*18.45.070 Lot Coverage*

**RESPONSE:** The applicant acknowledges this criterion. At the time of building permit, the applicant will demonstrate compliance with this standard.

*18.45.080 Height Measurement, Exceptions, and Transition*

**RESPONSE:** The applicant acknowledges this criterion. At the time of building permit, the applicant will demonstrate compliance with this standard.

**18.70 – ACCESS AND CIRCULATION**

*18.70.030 Vehicular Access and Circulation*

*1) Purpose and Intent*

**RESPONSE:** The applicant acknowledges this criterion.

*2) Permit Required*

**RESPONSE:** The applicant acknowledges this criterion and will submit an approach permit during building permit review.



3) *Traffic Study Requirements*

**RESPONSE:** The proposed development does not trigger the need for a traffic impact analysis based on the criteria set forth in HMC 18.85.020. Therefore, this criterion does not apply.

4) *Approach and Driveway Development and Circulation Standards*

**RESPONSE:** The applicant acknowledges this criterion and will submit an approach permit consistent with these standards during building permit review.

5) *Internal On-Site Circulation*

**RESPONSE:** This criterion does not apply since the proposed development is for a single-family residential subdivision.

6) *Approach Separation from Street Intersections*

**RESPONSE:** The applicant acknowledges this criterion and will submit an approach permit consistent with these standards during building permit review.

7) *Approach Spacing*

**RESPONSE:** The applicant acknowledges this criterion and will submit an approach permit consistent with these standards during building permit review.

8) *Vision Clearance*

**RESPONSE:** Per the proposed site plan, no improvements are proposed within the vision clearance areas. Upon building permit submittal, the applicant will demonstrate that no fencing, signage, or structure will be proposed within the vision clearance areas.

9) *Exceptions and Adjustments to Spacing Standards*

**RESPONSE:** No exceptions or adjustments are proposed with this application. Therefore, this criterion does not apply.

10) *Joint Use Access Easement and Maintenance Agreement*

**RESPONSE:** As shown on the proposed site plan, a joint use access easement is proposed over Lots 1-8. The property owners will record an easement with the deed allowing joint use of and cross access between the adjacent properties, and shall record a joint maintenance agreement with the deed. This deed and agreement will be provided to the City for its records.

## 18.85 – PUBLIC FACILITIES

### 18.85.020 Transportation Standards

1) *General Requirements*

**RESPONSE:** There is one proposed public street (Thompson Way) as shown on the proposed site plan. The proposed public street complies with the minimum street and ROW width standards as outlined in Table 18.85.020.3. The public street will also include public setback sidewalks, consistent with this

criterion. A TIA is not triggered for this development based on the projected number of daily trips generated by 10 additional single-family dwellings.

*2) Street Location, Alignment, Extension, and Grades*

**RESPONSE:** The proposed Thompson Way is proposed to connect to S 9<sup>th</sup> Street, which has recently been constructed and improved to City standards. During this project, public sewer and water lines were extended to the western boundary of the subject lot. Thompson Way is proposed at a location to encapsulate these public utilities within the proposed ROW. The proposed street will comply with public works design standards and will be reviewed upon public improvement permit application. Therefore, this criterion has been satisfied.

*3) Rights-of-Way and Street Section Widths*

**RESPONSE:** As mentioned above, the proposed ROW and street section complies with the minimum widths outlined in Table 18.85.020.3. Therefore, this criterion has been satisfied.

*4) Transportation Connectivity and Future Street Plans*

**RESPONSE:** The proposal includes the construction of Thompson Way, a public street. Thompson Way is proposed to begin at the general location of where public water and sewer lines were installed as part of the City's construction of S 9<sup>th</sup> St. The intersection of Thompson Way and S 9<sup>th</sup> St is proposed to be at a right angle, consistent with this criterion. This street is proposed to extend to the eastern boundary of the subject subdivision and will be able to be extended upon future development. A temporary fire truck turnaround easement will be dedicated to allow for emergency vehicles to turnaround until future development continues the extension of Thompson Way.

*5) Engineering Design Standards*

**RESPONSE:** The applicant acknowledges this criterion. A public improvement plan will be submitted in order to receive a permit for the construction of Thompson Way and necessary public utilities. The proposed public infrastructure will be reviewed for engineering design standard compliance at that time.

*6) Fire Code Standards*

**RESPONSE:** The applicant acknowledges this criterion.

*7) Substandard Existing Right-of-Way*

**RESPONSE:** Neither Sommerville Loop or S 9<sup>th</sup> St have substandard right-of-widths, as both have a width of 60 feet.

*8) Traffic Calming*

**RESPONSE:** The City recently constructed S 9<sup>th</sup> St along the western frontage of the subject property with full street improvements which did not include any traffic calming. There are no known traffic issues along Sommerville Loop or S 9<sup>th</sup> St that would require traffic calming measures to be installed. Therefore, this criterion does not apply.

9) *Sidewalks, Planter Strips, and Bicycle Lanes*

**RESPONSE:** The City recently constructed S 9<sup>th</sup> St along the western frontage of the subject property with full street improvements which included curb and gutter, sidewalks, and planter strips, therefore satisfying this criterion. Sommerville Loop is a paved roadway without curb and gutter or sidewalks on either side. Therefore, no curb and gutter or sidewalks are proposed along Sommerville Loop to stay consistent with the current configuration of the entirety of this street.

10) *Streets Adjacent to Railroad Right-of-Way*

**RESPONSE:** There is no railroad adjacent to this develop. Therefore, this criterion does not apply.

11) *Street Names*

**RESPONSE:** The proposed Thompson Way does not appear to be an existing street name within the City of Harrisburg or Lane County. Therefore, this criterion has been satisfied.

12) *Survey Monuments*

**RESPONSE:** The applicant acknowledges this criterion.

13) *Street Signs*

**RESPONSE:** The applicant acknowledges this criterion.

14) *Streetlight Standards*

**RESPONSE:** The applicant acknowledges this criterion.

15) *Mailboxes*

**RESPONSE:** Mailboxes shall conform to the requirements of the United States Postal Service and the State of Oregon Structural Specialty Code. Therefore, this criterion is met.

16) *Street Cross-Sections*

**RESPONSE:** The applicant acknowledges this criterion.

*18.85.030 Public Use Areas*

**RESPONSE:** There are no proposed public use areas. Therefore, this criterion does not apply.

*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.*

**RESPONSE:** As discussed earlier, the City installed public 8" water and sewer lines that terminate at the west side of the subject property. These utilities are proposed to be extended to the eastern terminus of the proposed Thompson Way, where they can be connected to and continued upon future development. Both the sewer and water lines are proposed to continue to be 8" in diameter. There are existing sanitary and sewer laterals to the proposed Lots 1 8, 9, and 10. Lots 2-7 will be served by the proposed public sewer and water line extensions. The existing house on Lot 11 is proposed to remain and will continue to utilize its public utility services. Therefore, this criterion is met.

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

**RESPONSE:** The applicant acknowledges this standard.

- 3) *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*

**RESPONSE:** The applicant acknowledges this standard. The City installed the 8" sewer and water stubs that the applicant is proposing to connect to. Therefore, this criterion is satisfied.

- 4) *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.*

**RESPONSE:** There are no known deficiencies in the existing water or sewer systems. Therefore, this criterion does not apply.

#### *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.*

**RESPONSE:** A preliminary stormwater analysis has been provided demonstrating conformance with this criterion. See analysis for further details.

- 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.*

**RESPONSE:** All proposed culverts and drainage facilities within the subject property conveying upstream runoff are proposed to remain. See attached stormwater report for further details.

- 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.*

**RESPONSE:** There are no known downstream capacity issues that would require retention of the site's runoff or improvement to downstream facilities. The proposed stormwater facility has been sized to detain the public roadway runoff for Thompson Way for the 25-year storm, which is consistent with the zoning map that was utilized for the purposes of modeling the future stormwater loads found in the stormwater master plan. Each lot will be responsible for on-site detention upon building permit application.

- 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.*

**RESPONSE:** The City has not indicated any need to oversize the proposed stormwater system.

- 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.*

**RESPONSE:** As shown on the proposed site plan, the proposal includes the dedication of a public stormwater easement along the northern boundary where a conveyance channel currently exists. The applicant is also proposing to dedicate a public stormwater easement along the north side of the Lot 10 where the proposed stormwater detention facility is located.

#### 18.85.060 Utilities

- 1) *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.*

**RESPONSE:** The applicant acknowledges this criterion and will coordinate with all applicable utilities providers.

2) *Underground Utilities*

**RESPONSE:** All proposed public utilities are proposed to be underground, consistent with this standard.

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.*

**RESPONSE:** The applicant is not proposing an exception to the undergrounding requirement. Therefore this criterion does not apply.

*18.85.070 Easements*

1) *Provision. The developer 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.*

**RESPONSE:** The applicant acknowledges this criterion.

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.*

**RESPONSE:** The applicant acknowledges this criterion. A 7' wide public utility easement exists along the west boundary of the subject property. A 20' drainage easement is proposed along the north side of the site where the existing drainage ditch is located. Additionally, a public stormwater easement is proposed along the north side of Lot 10 for the proposed stormwater detention facility.

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.*

**RESPONSE:** The applicant acknowledges this criterion. All proposed easements will be depicted on the recorded final plat.

*18.85.080 Construction Plan Approval*

*No development, including sanitary sewers, water, streets, utilities, parking areas, buildings, or other development, shall be undertaken without plans having been approved by the City of Harrisburg, permit fees paid, and permits issued. Permit fees are required to defray the cost and expenses incurred by the City for construction and other services in connection with the improvement. Permit fees are as set by City Council resolution.*

**RESPONSE:** The applicant acknowledges that the City will likely a public improvement plan to be submitted for the extension of the public sanitary sewer and water lines as shown on the proposed site plan. Construction of these public mainlines will not occur without the approval of the City of Harrisburg.

*18.85.090 Facility Installation*

- 1) *Conformance Required. Improvements installed by the developer, either as a requirement of these regulations or at the developer's option, shall conform to the requirements of this chapter, approved construction plans, and to improvement standards and specifications adopted by the City.*

**RESPONSE:** The applicant acknowledges this criterion. Improvements shall conform to the requirements of this chapter, approved construction plans, and to improvement standards and specifications adopted by the City.

- 2) *Adopted Installation Standards. The City of Harrisburg has adopted various engineering/public works design standards for public improvements and private utility installation within the public right-of-way. All adapted engineering/public works design standards shall be met unless one or more partial waivers are granted by the City Engineer and City Administrator.*

**RESPONSE:** The applicant acknowledges this criterion.

- 3) *Commencement. Work in a public right-of-way shall not begin until all applicable agency permits have been approved and issued.*

**RESPONSE:** The applicant acknowledges this criterion.

- 4) *Resumption. If work is discontinued for more than six months, it shall not be resumed until the Public Works Director and/or City Engineer grants written approval for the recommencement of work or a hiatus of more than six months.*

**RESPONSE:** The applicant acknowledges this criterion.

- 5) *City Inspection. Improvements shall be constructed under the inspection of the City Engineer or Public Works Director. The City Engineer or Public Works Director may approve minor changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest, except those substantive changes to the approved design shall be subject to review under Chapter 19.30 HMC, Modifications to Approved Plans and Conditions of Approval. (Any survey monuments that are disturbed before all improvements are completed by the developer or subdivider shall be replaced prior to final acceptance of the improvements.) Any new or disturbed monuments must be replaced by a certified land surveyor.*

**RESPONSE:** The applicant acknowledges this criterion.

- 6) *Engineer's Certification and As-Built Plans. A registered civil engineer shall provide written certification in a form required by the City that all improvements, workmanship, and*

*materials are in accordance with current and standard engineering and construction practices, conform to approved plans and conditions of approval, and are of high grade, prior to City's acceptance of the public improvements, or any portion thereof, for operation and maintenance. The developer's engineer shall also provide two sets of "as-built" plans for permanent filing with the City. If required by the City, the developer or subdivider shall provide a warranty bond pursuant to HMC 18.85.100.*

**RESPONSE:** The applicant acknowledges this criterion.

#### *18.85.100 Performance Guarantee and Warranty*

- 1) Performance Guarantee Required. The City at its discretion may approve a final plat or building permit when it determines that at least 50 percent of the public improvements required for the site development or land division, or phase thereof, are complete and the applicant has posted an acceptable assurance of performance bond for the balance of said improvements.*

**RESPONSE:** The applicant acknowledges this criterion.

- 2) Determination of Sum. The assurance of performance bond shall be for a sum determined by the City Engineer as required to cover the cost of the improvements and repairs, including related engineering and incidental expenses, plus reasonable inflationary costs. The assurance bond shall not be less than 110 percent of the estimated improvement costs.*

**RESPONSE:** The applicant acknowledges this criterion.

- 3) Itemized Improvement Estimate. The applicant shall furnish to the City an itemized improvement estimate, certified by a registered civil engineer, to assist the City in calculating the amount of the performance assurance.*

**RESPONSE:** The applicant acknowledges this criterion.

- 4) Developer Agreement. A written agreement between the City and applicant shall be signed and recorded. The agreement may include a provision for the construction of the improvements in stages and for the extension of time under specific conditions.*

**RESPONSE:** The applicant acknowledges this criterion.

- 5) When Applicant Fails to Perform. In the event the applicant fails to carry out all provisions of the agreement and the City has unreimbursed costs or expenses resulting from such failure, the City shall call on the bond, cash deposit, or letter of credit for reimbursement or take other appropriate action to recover all unreimbursed costs.*

**RESPONSE:** The applicant acknowledges this criterion.

- 6) Termination of Performance Guarantee. The applicant shall not cause termination, nor allow expiration, of the guarantee/bond without first securing written authorization from the City.*

**RESPONSE:** The applicant acknowledges this criterion.



- 7) *Warranty Bond. A warranty bond good for two years is required on all public improvements and landscaping when installed in the public right-of-way. The warranty bond shall equal 15 percent of the total cost of improvements and begin upon acceptance of said improvements by the City.*

**RESPONSE:** The applicant acknowledges this criterion.





