



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

LAND USE APPLICATION

STAFF USE ONLY	
File Number:	Date Received: <u>5/16/24</u>
Fee Amount: <u>2575 PD 2026339 5/24/24</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 checked="" type="checkbox"/> Site Plan Review*
<input type="checkbox"/> Historic Permit*	<input type="checkbox"/> Site Plan Review – Parking Only
<input type="checkbox"/> Resource Alteration	<input type="checkbox"/> Subdivision/Replat*
<input type="checkbox"/> Resource Demolition	<input type="checkbox"/> Vacation of street, alley or easement
<input type="checkbox"/> Historic Review – District	<input type="checkbox"/> Variance*
<input type="checkbox"/> Legal Lot Determination	<input type="checkbox"/> Zone Map Change*
<input type="checkbox"/> Zoning Ordinance Text Amendment*	

*A Pre-Application Conference with City Staff is Required

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL	
Project Description	VFC HOLDINGS BV. STORAGE FACILITY. 60 SPACES TOTAL
Project Name	VFC Holdings LLC SHOP

COMPLETE
 5/24/24

RECEIVED
 MAY 16 2024

BY:

PRIMARY CONTACT AND OWNER INFORMATION

Applicant's Name Vincent Ferris

Phone 541-272-1434 Email Vincentaferris@yahoo.com

Mailing Address 893 Smith St

Applicant's Signature [Signature]

Date 5/15/24

Property Owner Name Vincent Ferris/VFC Holdings LLC

Phone 541-272-1434 Email Vincentaferris@yahoo.com

Mailing Address 893 Smith St Harrisburg, OR 97446

Owner Signature [Signature]

Date 5/15/24

*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 1070 S 6th St Harrisburg OR 97446

General Location Description SIXTH ST ACROSS THE STREET FROM
SPRINGBRIDGE MOBILE HOME PARK

Assessor's Map Number(s)

Related Tax Lot(s)

Map # 15804W16D

Tax Lot(s) # 00213

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 3.05 ACRES

LAND USE AND OVERLAY ZONES

Existing Zone(s) M2 & M-1 (LIGHT & HEAVY INDUSTRIAL)

Existing Comprehensive Plan Designation(s) INDUSTRIAL

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

- Narrative* (checked), Assessor's Map, Site Plan (checked), Survey / ALTA, Aerial Photograph, Zoning Map, Comprehensive Plan Map(s), Subdivision or Partition Plat, Architectural Elevations, Architectural Floor Plans, Utilities Plan, Geotechnical Report/Site, Assessment, Electronic Versions of Exhibits, Application Fee, 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

96236 SHOP WITH A 20x72 CRAN ?

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

WE HAVE 2 PRIOR APPROVED SITE PLANS FOR BUILDINGS
THE ONE IS FOR STORAGE SPACES

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

SPRAYING AND GRADING

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.

DRIVE WAY AND ENTRANCE ~~WILL BE SHARED~~
IT WILL BE SHARED

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:

NO

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. **BY APPOINTMENT**

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

At the property located at 1070 S 6th Street we have an existing shop and are proposing building an enclosed 60x120 building along with 60 open storage spaces. The property is zoned m1 and m2. There are no wetland areas on the property. Our use will be to operate a mid-size contracting business out of it. There will be trailers, equipment and materials stored on site. There will be RV, boat storage in excess spaces. Down the road there will be a part-time office area. Our access is from s 6th st by way of existing curb cut and 30x50x9" concrete approach. The front 25' is currently landscaped with trees, shrubs, lawn and some decorative boulders. The building will have a wood shop area to be used on a part time basis. There is an overabundance of off-street parking due to the size of the lot and area we want to rock but primary employee parking will be on the west side of the proposed building. This area east of the proposed building will be paved. Our business is a residential and light construction business which seems to fit in well in this community. There is a 400-amp service on existing 96' shop. There is an existing ¾ water service to existing building. There is existing sanitary ran onto property and stubbed out for the new building. Storm water from roofs runs to a flow spreader to collect the sediment and then continues to the drainage at the north property line. The general grounds including parking, drive way and storage spaces will sheet drain to flow spreader. If needed basins will be added and drain to flow spreader to sediment control all run of. All non-landscaping sections of the property are currently rocked. We have approximately 60 available rental storage spaces depending on our construction space needs. These will be 12x30' with wheel stops. Our traffic pattern one site will we clockwise and all parking and storage is accessible from our driveway. Security measurements in place are dealt with by having a permanent security fence around property and off-street parking to and handle our daily operations. The property to the south is used for farming, the property across the street to the east is residences. The property along the northwest diagonal side is the home of JB mini storage.

Due to the nature of the 2 businesses that will operate on the property, storage and construction our daily trips in and out our very low. Rvs, boats and other long term storage items are generally only used a few number of times a year. Our construction traffic normally consists of a few employees picking up work vehicles and returning them at the end of the day. There's only one entrance to the property. This entrance is accessed by a keypad and gate. Sanitary, power and water are installed in the existing building and stubbed out for our next shop. We have already had a 1200c permit and closed it for the prior lot development. There is not one required for the proposed work. All grading has already been completed with the exception of the immediate area around the proposed shop, this is less than the 1 acre threshold triggering another 1200c permit.

Our proposed use will avoid or minimize unavoidable impacts such as light, glare, noise, odor, vibration, smoke, dust, as well as visual impact. If needed to control dust retardant can be applied in times of dryer weather.

5-20-24

We have met the site plan requirements for the first site plan and are in the process of meeting them for the building we are submitting for a permit.

CRITERIA

1. We believe our application is complete
2. Our app complies with 18.45 and 18.55 hmc. We have met all the setback requirements in our previous site plans and there are no other buildings in the storage space plan. We have moved out east storage spaces to the west to avoid the hard surface requirement at the rear of the spaces. It will be an additional landscape buffer. Our existing shop building is 4896 sf our proposed second building will be 7200 sf of shop and office with an additional 2160 sf of living space above. These two buildings cover approximately 10.91 % of the total area.
3. pursuant to chapter 18.25 all existing and pending development will comply with applicable land use and zoning
4. addressed in our narrative

Regarding conditions of approval

1 Consistency with Plans

Development will follow the provided plans.

2 Water Connection

A second 3/4" water main will be added to supply the new 60x120 shop.

3 Landscaping

Site plan shows more than the required 2166 sq ft of landscaping.

4 Landscaping Plan

Landscaping will contain grass, planters with shrubs, boulders and trees.

5 Outdoor Lighting

Outdoor lighting will match current wall pack down facing led lighting on new building. There will be up to 3 additional light poles with down facing lighting not higher than 20' to illuminate storage drive areas.

The city of Harrisburg does not currently have any specific lighting requirements other than light pollution affecting residential areas. Our lighting will and has taken into consideration the residences across the street to not disturb any more than necessary for safety and security.

6 Variance for Paving

Under current codes and approval, the east side of the new building and immediate driveway will be paved. Remaining work areas and storage areas will be gravel.

7 ADA and access Route paving

The site will provide one hard surface ADA compliant parking space and access to the lobby area.

8 Parking Lot Details

Most parking spaces will be 12'x30'. They will be indicated with paint on hard and gravel spaces. These will have curb stops also. Driveway width is 30 minimum in all areas.

9 Building Permit Plans

Stamped Architectural plan and engineering will be provided.

10 Erosion and sediment control

Entire property is currently rock, or landscape surfaced. This new development disturbance area is less than 1 acre and does not require a 1200 c. the new building footprint along with necessary trenching will be the only disturbance. Sediment control will be handled with a sediment barrier along the downhill north side of the new building area.

Vince

Vincent A Ferris Construction LLC