

**City of Harrisburg**  
**PLANNING COMMISSION**

**NOTICE OF DECISION**

- REQUEST:** The applicant requests approval of a site plan for VFC Holdings (LU 458-2024) to add a RV Storage Facility at 1070 S. 6<sup>th</sup> St.
- LOCATION:** The subject site is located on S. 6<sup>th</sup> St., immediately east of the Harrisburg RV Storage, and addressed as 1070 S. 6<sup>th</sup> St. It is also known as tax lot 00213 of Linn County Assessor's Map 15S04W16D.
- HEARING DATE:** June 18, 2024
- ZONING:** M-1 (Limited Industrial) & I M-2 (General Industrial)
- APPLICANT:** Vincent Ferris, dba  
VFC Holdings  
893 S. 9<sup>th</sup> St.  
Harrisburg, OR 97446
- OWNER:** VFC Holdings LLC  
893 Smith St.  
Harrisburg, OR 97446
- APPEAL DEADLINE:** July 1, 2024 – 8:30am
- DECISION:** The Harrisburg Planning Commission conducted a public hearing on June 18, 2024, and voted to approve the request, subject to the attached conditions of approval. The Planning Commission adopted the findings contained in the Staff Report of the June 18, 2024, Planning Commission meeting, and portions of the minutes from the meeting that demonstrate support for the Planning Commission's actions.
- APPEALS:** People with legal standing to appeal are the applicant(s) or owner(s) of the subject property, and any person who testified orally or in writing during the subject public hearing before the close of the public record. The decision may be appealed by filing a Notice of Appeal with the City Recorder at 120 Smith Street. The Notice of Appeal should be filed by the Appeal Deadline date listed above. Specific information on the

requirements for an appeal or a copy of the complete file of this land use action may be obtained at Harrisburg City Hall. There is a fee of \$1,000.00.

**EFFECTIVE DATE:** July 1, after 9:00am, unless an appeal has been filed with the City Recorder.

**EFFECTIVE PERIOD:** Site Design review approvals shall be effective for a period of 18-months from the date of approval. The approval shall lapse if a public improvement plan or building permit application has not been submitted within 18 months of approval; or construction on the site is in violation of the approved plan.

**MODIFICATIONS & EXTENSIONS:**

Upon written request by the applicant, the City Administrator may grant a written extension of the approval period not to exceed 18 months; provided that the applicant follows all criteria as required in HMC 19.15.070(2).

Modifications to approved plans and developments are subject to City review and approval under HMC 19.30.

  
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Jeremy Moritz  
Planning Commission Vice-Chair

## RECOMMENDED CONDITIONS OF APPROVAL

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

**Condition No. 2: Driveway Requirements:** ASAP – but prior to the issuance of any other building permits for this property, the driveway improvements must be made. Some of the parking spaces are already being utilized for RV's inside the fenced area; the Harrisburg Fire/Rescue District will need to have access without any problems to vehicles or equipment if any adjacent wildfire or field threatens the business, or nearby farmed properties.

**Condition No. 3: Parking Areas Markings:** Prior to Occupation of the planned east Storage/Office Facility, the applicant must complete and mark all parking spaces in between the two structures.

**Condition No. 4: Driveway Directional Markings:** ASAP – but prior to the issuance of any other building permits for this property, the driveway's outline shall be marked, and directional arrows shall be made on the driveway throughout the RV Storage complex. The first/last 272' of the driveway must be marked for two way travel.

**Condition No. 5: Landscaping and Screening:** Prior to occupation of the new structure planned for the site, the applicant shall show a landscaping plan showing the types of landscaping planned for these areas. An additional 625 sq. ft. of landscaping is required, and can be placed anywhere in the plan. The locations of a minimum of 4 additional trees spaced throughout the RV Storage Site plan must be shown on the plan. Trees must be planted prior to the end of 2024. Physical barriers are required near any tree located near vehicle maneuvering areas, the type and location of which shall be included on the landscaping plan.

**Condition No. 6: RV Parking Spaces:** ASAP – but prior to any further building permits being issued, the applicant shall adequately mark the RV parking spaces according to the proposed site plan.

**Condition No. 7 – Private Fire Hydrant** ASAP - and prior to any further building permits being issued, the applicant shall install a private fire hydrant, following the design requirements of PW and the local Fire Marshall. The fire hydrant shall be located near the parking light, approximately 311' from the front property line. The fire hydrant shall be protected from damage by installing a physical barrier around it; the design and type of physical barrier shall be by choice of the applicant.

**Condition No. 8: Storm Drainage/HMC 13.30.080:** Before further grading is done for the driveway or the RV Storage parking spaces, a preliminary grading, erosion, and

sediment control plan shall be provided, and approved by the PW Director prior to issuance of any further building permits.

**Condition No. 9: Code Violation** – The applicant must remedy the code violation in existence on this property before any further work is done, and this site plan approval is allowed to proceed.

### **DEVELOPMENT CONCERNS**

**DEVELOPMENT CONCERN NO. 1:** If the applicant decides to keep materials such as dirt, stone, landscape pavers, or bark on the property, then it must be kept behind the secondary/smaller structure. The southern side of this area should be screened from the view of S. 6<sup>th</sup> St.

**DEVELOPMENT CONCERN NO. 2:** If the applicant plans on obtaining a new or additional sign, then they will be required to obtain a building permit before installation.

**DEVELOPMENT CONCERN NO. 3:** SDC'S for the new structure and for this project shall be due and payable at the time the new building permit is paid for.

