



Harrisburg Planning Commission Minutes February 19, 2019

The Harrisburg Planning Commission met on this date at the Harrisburg Senior Center, located at 354 Smith St, at the hour of 7:00pm. Presiding was Chairperson Todd Culver. Also present were as follows:

- Roger Bristol
- David Smid
- Rhonda Giles
- Jeremy Moritz
- Youth Advisor Victor Hesser
- City Administrator/Planner Brian Latta
- City Recorder/Asst. City Administrator Michele Eldridge

Absent this evening were Commissioners Kurt Kayner, and Kent Wullenwaber.

Approval of Meeting Minutes:

- Moritz motioned to approve the minutes, and was seconded by Smid. The Planning Commission then voted unanimously to approve the minutes of January 15, 2019.

Public Meeting : Precision PreFinishing Site Plan Review (LU No. 400)

Chairperson Culver read aloud the script as required by land use laws, along with the process of requesting a continuance, and the process to request the record remain open.

The Public Hearing was opened at the hour of 7:03pm.

Chairperson Culver asked if there were any conflicts of interest, or ex parte contact to declare. There were none declared, or any rebuttals of such.

Applicant's Presentation: Owner David Hartmeier, of 20363 SW Scholls Ferry Rd, Beaverton, was present this evening. He brought samples of what they pre-finish. The company was founded in 1979, and moved to Harrisburg in 2000. They employ 34 people, of which half are from the Tri-County area. They pre-finish and/or laminate all kinds of panels, with all kinds of uses. Like a lot of industries out there, to be competitive, they have to be more efficient with what they have. In this case, if they build a warehouse to store their finished goods, then they can get more machinery into the main plant area. He added that they had decided that they would keep the driveway the way it is now, and reverse what they see on the plans.

- Latta told the Planning Commission to review attachment E. They are reversing the truck traffic flow, so that the entry for trucks being loaded would be enter through the north driveway, and exit through the south driveway.

- Bristol wanted to make sure that they didn't have problems with the landscaping with the reversal of the driveways, and Hartmeier didn't believe that they would; they are coming in that way now.

Staff Report: Latta briefly reviewed each of the conditions of approval that were in the agenda; there were no suggested changes to any of them.

Nobody was present that wished to provide testimony in favor, in opposition, or neutral to the land use request being considered.

- Smid asked if there were any positions open for employment with the changes they are making.
- Hartmeier told him that there would be 9 to 12 jobs that would be added, but those would be relatively short term; probably 12 to 18 months. For us to grow, we would need to add a second shift. They have a swing shift that is only 3 to 4 people right now.

The Public Hearing was closed at the hour of 7:15pm.

- Bristol then **motioned to approve the Precision Prefinishing Site Plan Review (LU#400) subject to the conditions of approval contained in the February 11, 2019 staff report. This motion is based on findings contained in the February 11, 2019 staff report, and on findings made during deliberations on the request.** He was **seconded** by both Smid and Moritz at the same time. **The Planning Commission then voted unanimously to approve the site plan review for Precision Prefinishing, to add a 40,000 sq. ft. addition to the existing plant, with a new vehicle access driveway located south of the existing access on S. 2nd St.**

Others:

- Latta said that we would have a site plan review in the next meeting for Knife River, and he will have code amendments to bring to the next meeting as well.
- Moritz asked him if he had any information about the big park south of the City.
- Latta told him that we are set to finish purchasing that in October of this year. They will stop extracting rock, but will take about a year for the reclamation process. After that is complete, we will take possession.
- Both Moritz and Smid were enthused about the project there.
- Latta told them that we have different concepts that came up during the conceptual design phase; but the ponds area now has the potential to become a wetland mitigation bank. That's an opportunity that might come up in the 2019 legislative session. We will have a larger planning process in the future; the park should offer both active and passive recreation. He will be working with the state, plus, Linn County Parks and Recreation is also interested in partnering with us on that.

With no further business to discuss, the Planning Commission meeting adjourned at the hour of 7:20pm.

Planning Commission Chairperson

City Recorder

City of Harrisburg
PLANNING COMMISSION

NOTICE OF DECISION

REQUEST: The applicant requests approval of Site Plan Review to construct a roughly 40,000 sq. ft. addition to an existing manufacturing building. The proposal includes providing a secondary access onto S. 2nd Street, and modifying the off-street parking, on-site buffering, and landscaping.

LOCATION: Tax Lot 205 of Linn County Assessor's Map 15S04W16D

HEARING DATE: February 19, 2019

ZONING: M-2 (Heavy Industrial)

APPLICANT
Precision Prefinishing, Inc.
PO Box 25277
Portland, OR 97298

OWNER
DMH Industries, LLC
20363 SW Scholls Ferry Road
Beaverton, OR 97007

APPEAL DEADLINE: March 4, 2019, at 5:00 p.m.

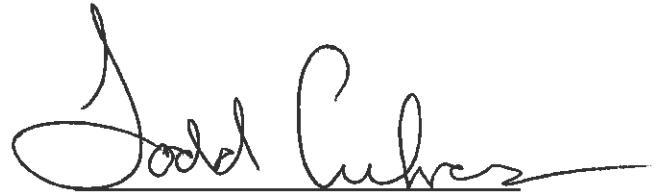
DECISION: The Harrisburg Planning Commission conducted a public hearing on February 19, 2019, and voted to approve the request, subject to the attached conditions of approval. The Planning Commission adopted the findings contained in the Staff Report of the February 19, 2019, Planning Commission meeting, and portions of the minutes from the meeting that demonstrate support for the Planning Commission's actions.

APPEALS: 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 \$425.00.

EFFECTIVE DATE: March 4, 2019, unless an appeal has been filed with the City Recorder.

EFFECTIVE PERIOD: Site Plan Review approvals shall be effective for one year from the date of approval. If the applicant has not begun the work associated with the approval within one year, all approvals shall expire. Where the Planning Commission finds that conditions have not changed, at its discretion and without a public hearing, the Commission may extend the period one time for a period not to exceed one additional year.

Unless appealed, this Site Plan Review approval will expire on March 4, 2020.

A handwritten signature in black ink that reads "Todd Culver". The signature is written in a cursive style with a long horizontal line extending to the right.

Todd Culver
Planning Commission Chair

CONDITIONS OF APPROVAL

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.
2. **Building Permits** – Prior to construction, the applicant shall obtain all necessary building permits for the construction of the proposed addition.
3. **Utilities** – Prior to the issuance of building permits, the applicant shall obtain approval from the City’s Public Works Director of all new and relocated utilities.
4. **Erosion & Sediment Control Plan** – Prior to the issuance of building permits, the applicant shall submit for review and approval an erosion and sediment control plan that demonstrates how the applicant will prevent sediment and runoff from the earthwork from impacting the City’s drainage system or other properties.
5. **Construction Security** – Prior to issuance of building permits, the applicant shall submit a plan identifying security measures that will be taken to prevent public access to areas of the site where potentially dangerous construction activities will be taking place.
6. **Fence Permit** – Prior to or concurrent with the issuance of building permits, the applicant shall provide the City with a fence permit for the 6-ft. tall fencing surrounding the proposed refuse area.
7. **Landscape and Irrigation Plan** – Prior to the issuance of building permits, the applicant shall submit for review and approval a landscape and irrigation plan showing what type of landscaping will be provided and how the landscaped areas will be irrigated.

