



NOTICE OF PUBLIC HEARING
September 3, 2024, 6:00 p.m.
The meeting will be in person
and online or by phone-

See the agenda for the link and phone number details

The **MILLERSBURG PLANNING COMMISSION** will hold a public hearing to consider the requests described below. If anyone needs any special accommodations, please let the City know in advance of the hearing. The hearing item may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send written comment or may testify during the hearing. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specific information to allow the Planning Commission an opportunity to respond to the issue will preclude your ability to appeal the decision to the City Council and the Land Use Board of Appeals based on that issue.

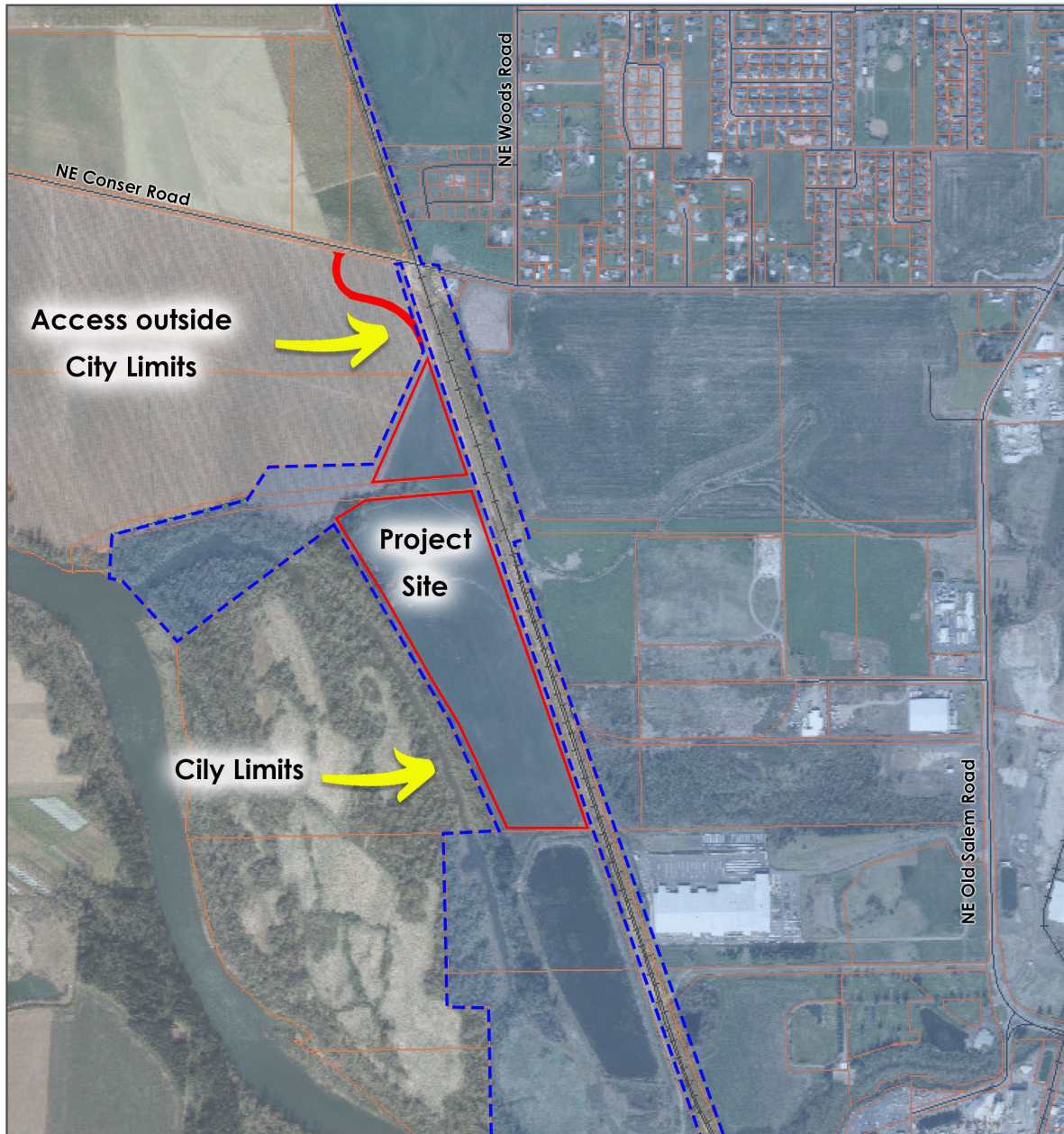
The application, all documents and evidence submitted by or on behalf of the applicant and the applicable criteria are available for inspection at no cost or copies are available for a minimal cost. Any document request must be made by phone, email, in person at City Hall. Most documents can be viewed at the following web location-<https://www.millersburgoregon.gov/planning/page/land-use-applications-and-applications-under-review>. A staff report relating to the applicant's proposal will be available seven days prior to the public hearing at the same web location. For further information, contact Millersburg City Hall at (458)-233-6300.

- APPLICANTS:** Timberlab
LOCATION: Southerly of Conser Road NE, easterly of the Willamette River (see map)
TAX LOTS: Township 10 South; Range 3 West; Section 29; Tax Lot 203, 206, 207, 106, and Township 10 South; Range 3 West; Section 20; Tax Lot 402.¹
PARCEL SIZE: Primary parcels are 52.88 acres (tax lot 203) and 8.56 (tax lot 207) for a total of 61.44 acres¹
ZONING: General Industrial (GI)
REQUEST: The applicant is proposing concurrent review of a Tentative Partition and a Site Development Review. The Partition proposes to divide 61.44 acres into 3 parcels- parcel 1 is 33.51 acres, parcel 2 is 19.61 acres, and parcel 3 is 8.23 acres. The Site Development Review proposes a new mass timber production facility campus in two phases on 36.59 acres. The design includes: two structures, a 185,000 square foot building for production and offices, an 85,000 square foot fabrication and finishing building, ancillary outdoor mechanical equipment, three passenger vehicle parking areas, outside storage areas, a RR Spur, trailer parking, on site and off site access and infrastructure improvements, fencing and water quality features. Part of the access is outside the City limits.
CRITERIA: Millersburg Development Code; Section 5.05.060 & 5.08.060 (pursuant to 4.02.020 the subdivision criteria apply)
FILE No.: SP 24-03 & PA 24-02

If you need any special accommodations to attend or participate in the hearing, please notify City Hall twenty-four hours before the meeting. For further information, please contact City Hall at (458)-233-6300.

¹ Only two of these are the primary project sites, the rest are only properties the access crosses, or infrastructure is planned on, but improvements will take place on them.

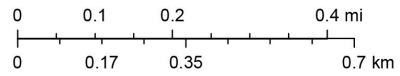
SP 24-03 Vicinity Map



2/16/2024, 12:51:15 PM

1:18,056

- Highways
- Roads
- Railroad
- City Boundary
- Tax Lots



Linn County GIS, City of Albany, County of Benton, County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA, GeoTerra, 2021