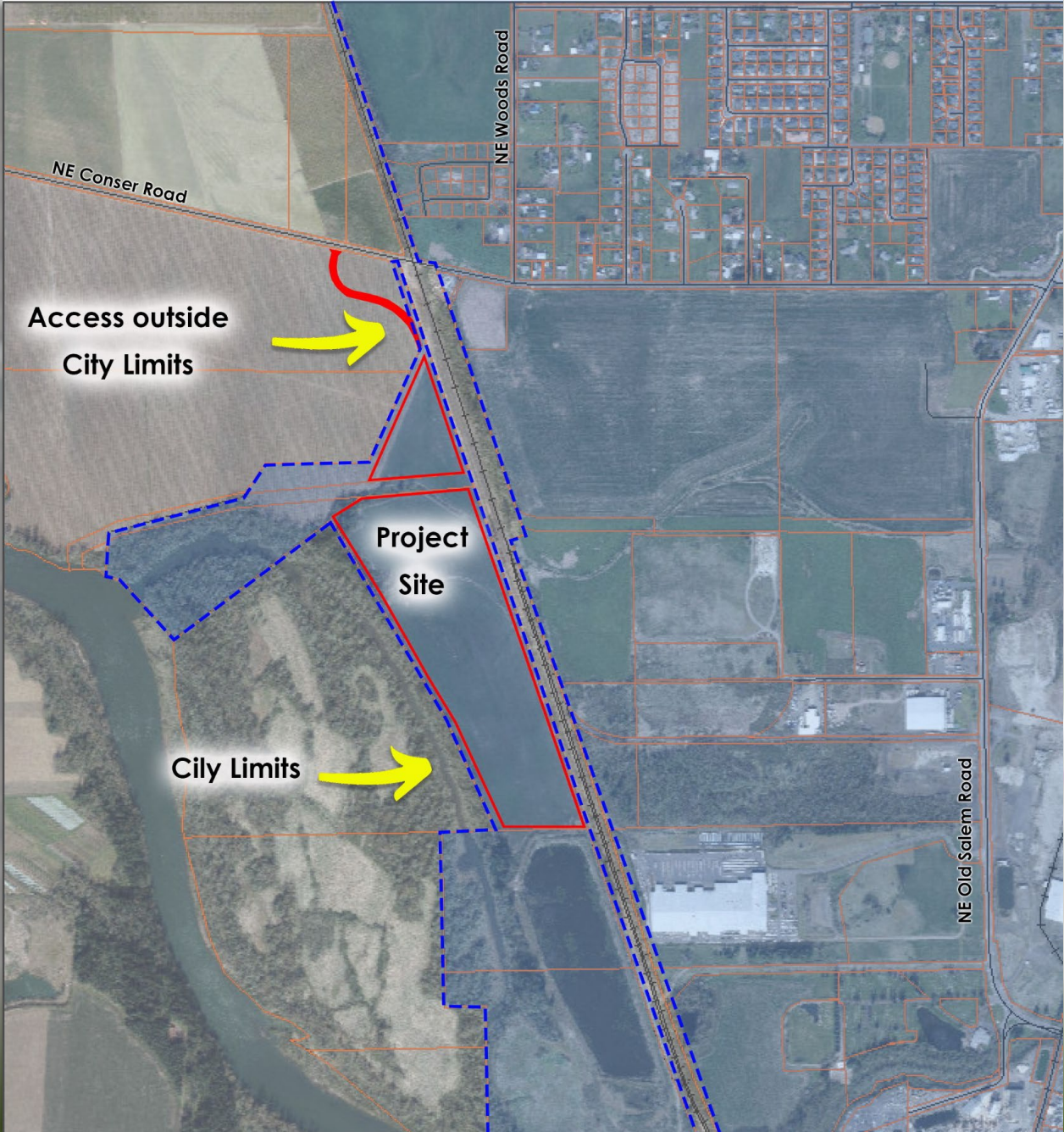


SP 24-03/PA 24-02 Timberlab

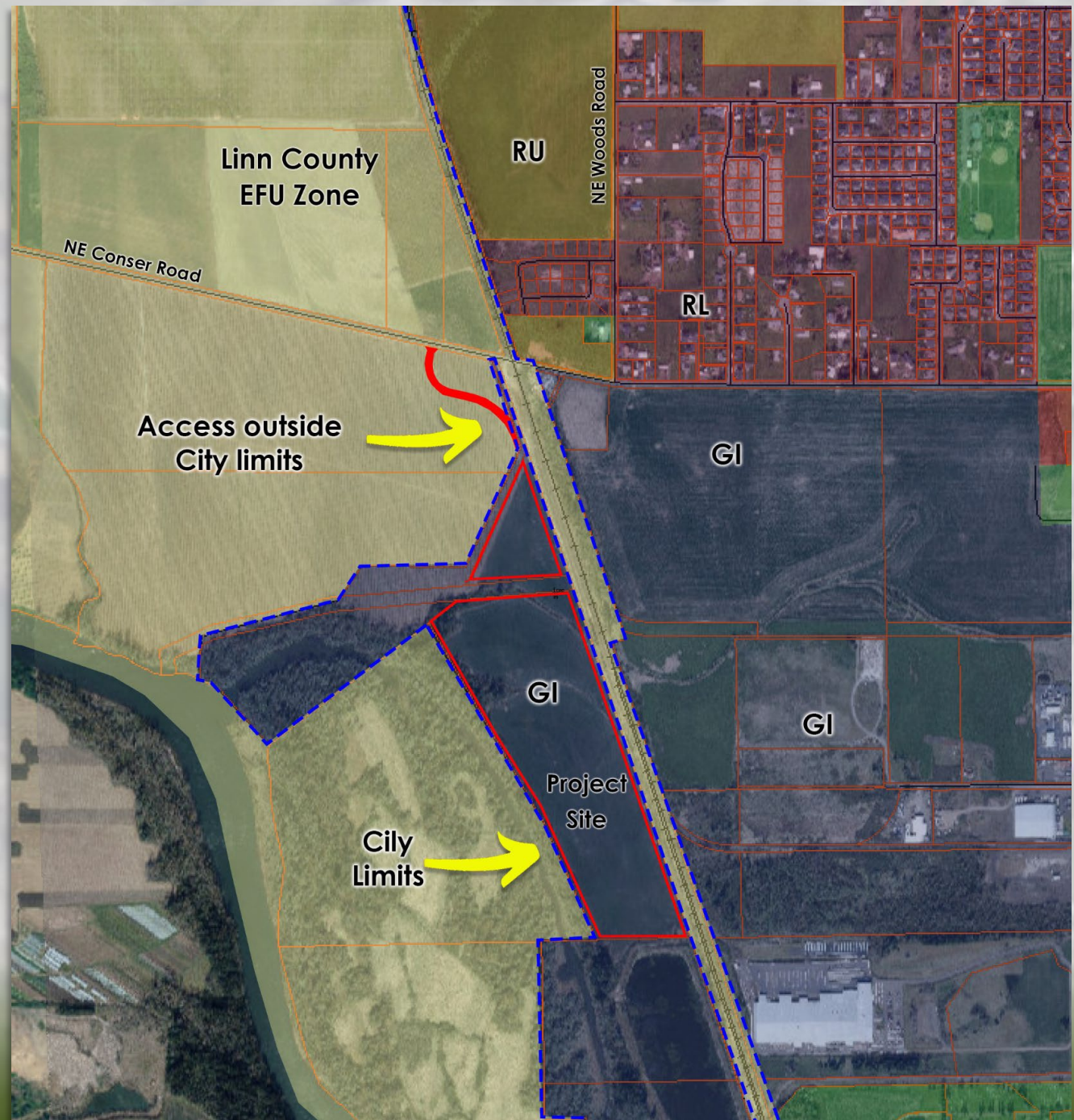
Planning Commission Hearing
September 3, 2024



Vicinity Map



Zoning Map



Project Description

- Partition
- Site Development Review



Project Description

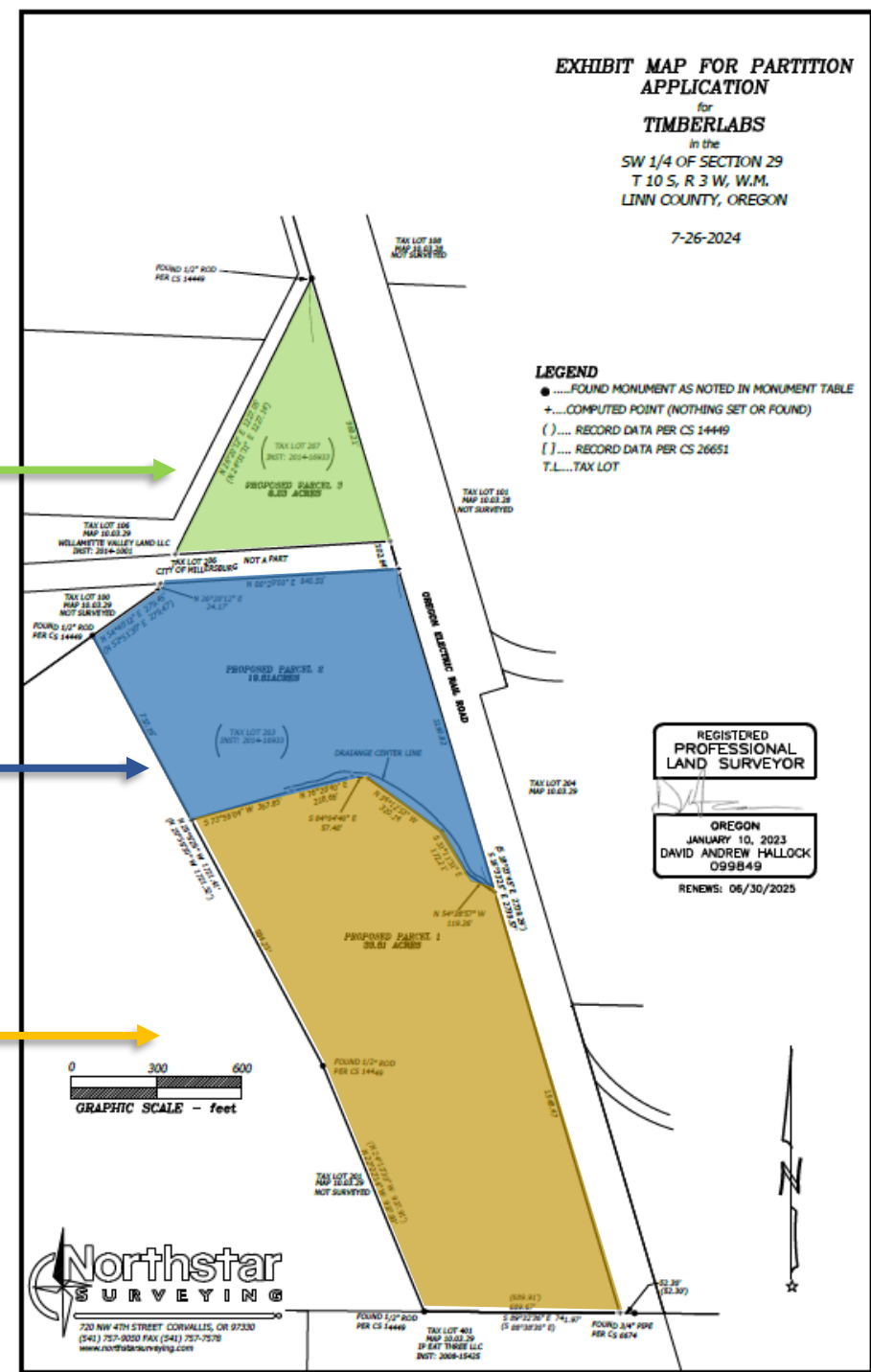
Partition

- Divide 61.44 acres

Parcel 3 - 8.23 acres

Parcel 2 - 19.61 acres

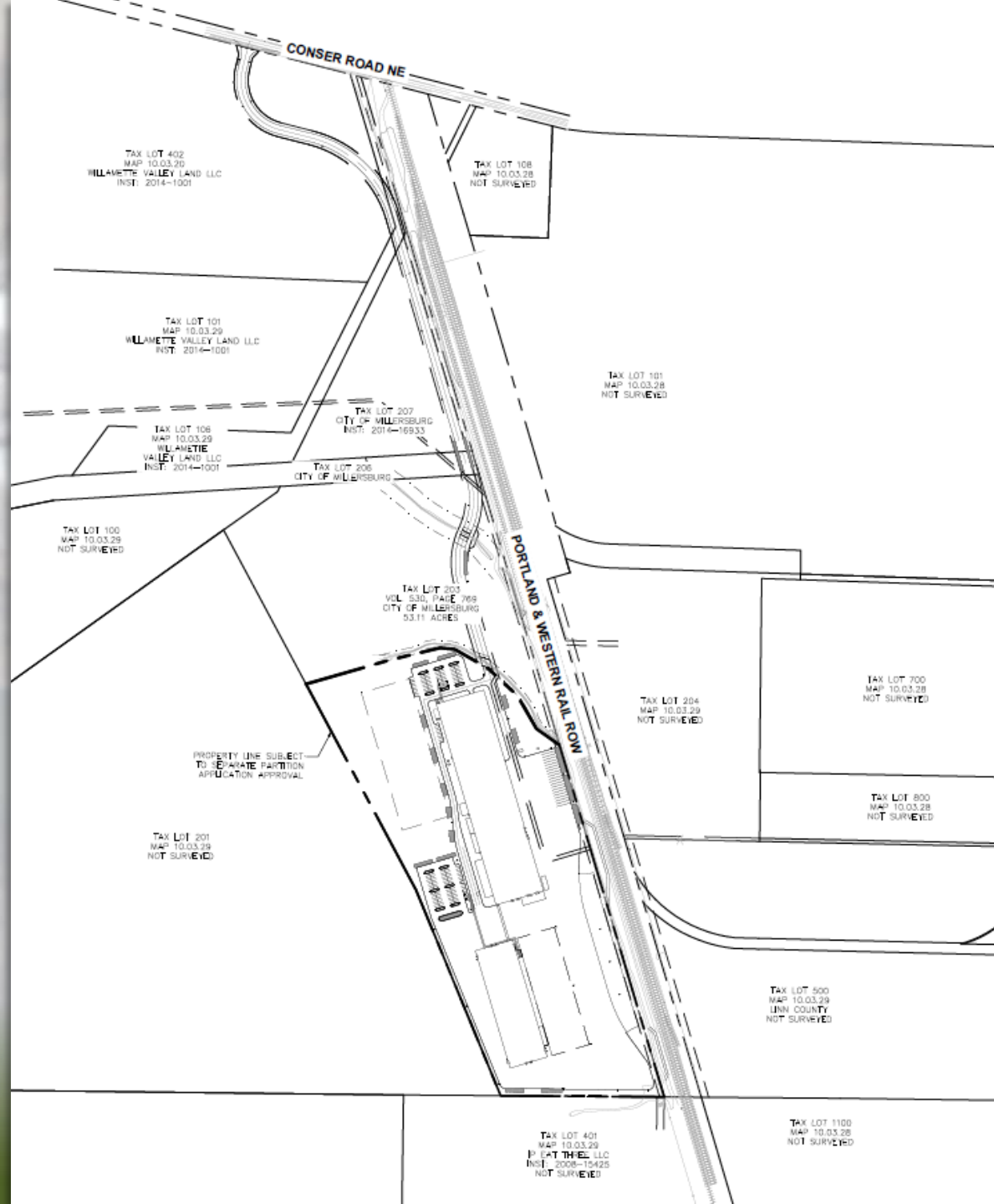
Parcel 1 - 33.51 acres



Project Description

Site Development Review

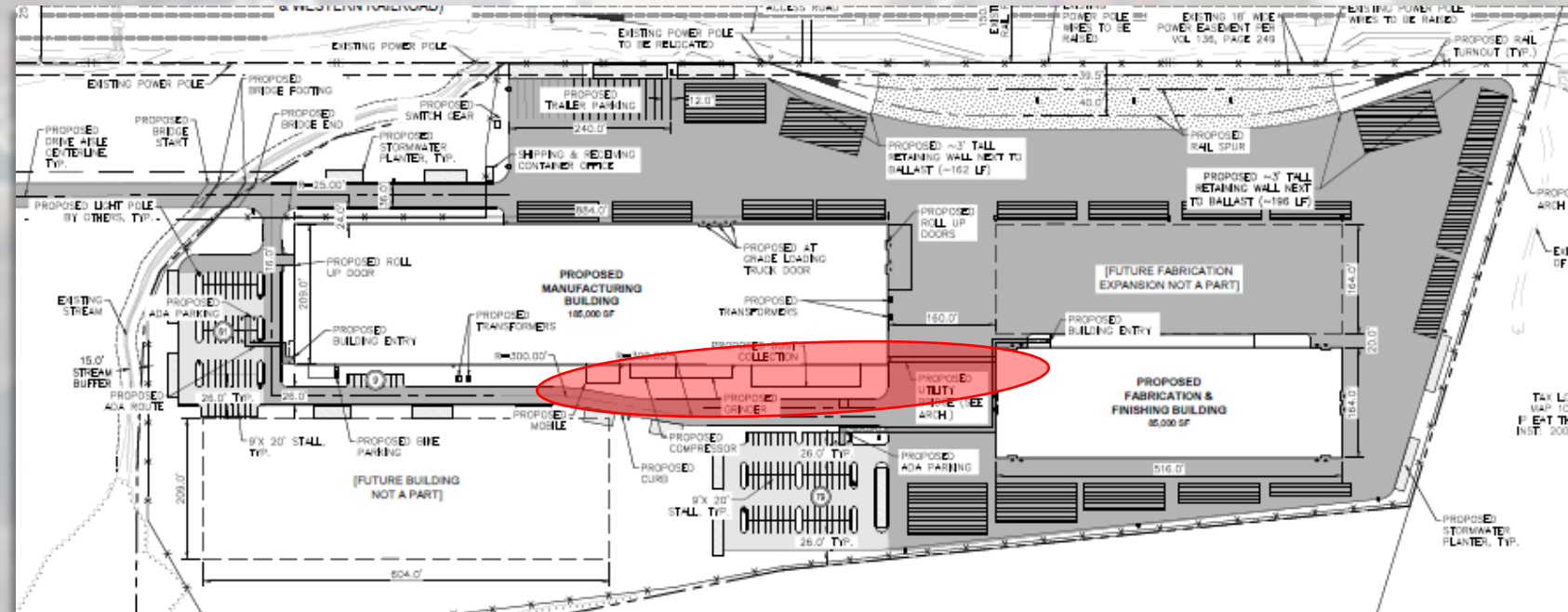
- 31 acres
- New mass timer campus
- 185,000 sq ft structure
- 85,000 sq ft structure
- Outdoor equipment
- Outside storage
- RR Spur
- Off-site infrastructure



Project Description

Site Development Review

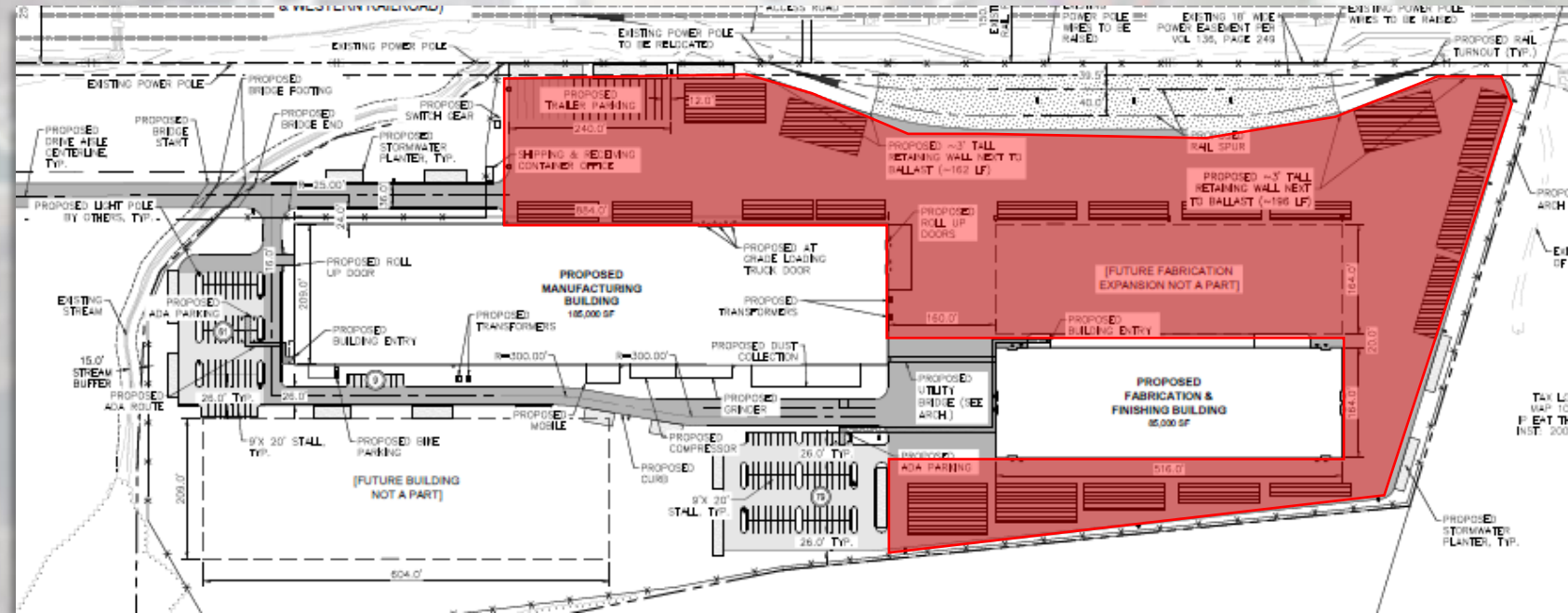
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Project Description

Site Development Review

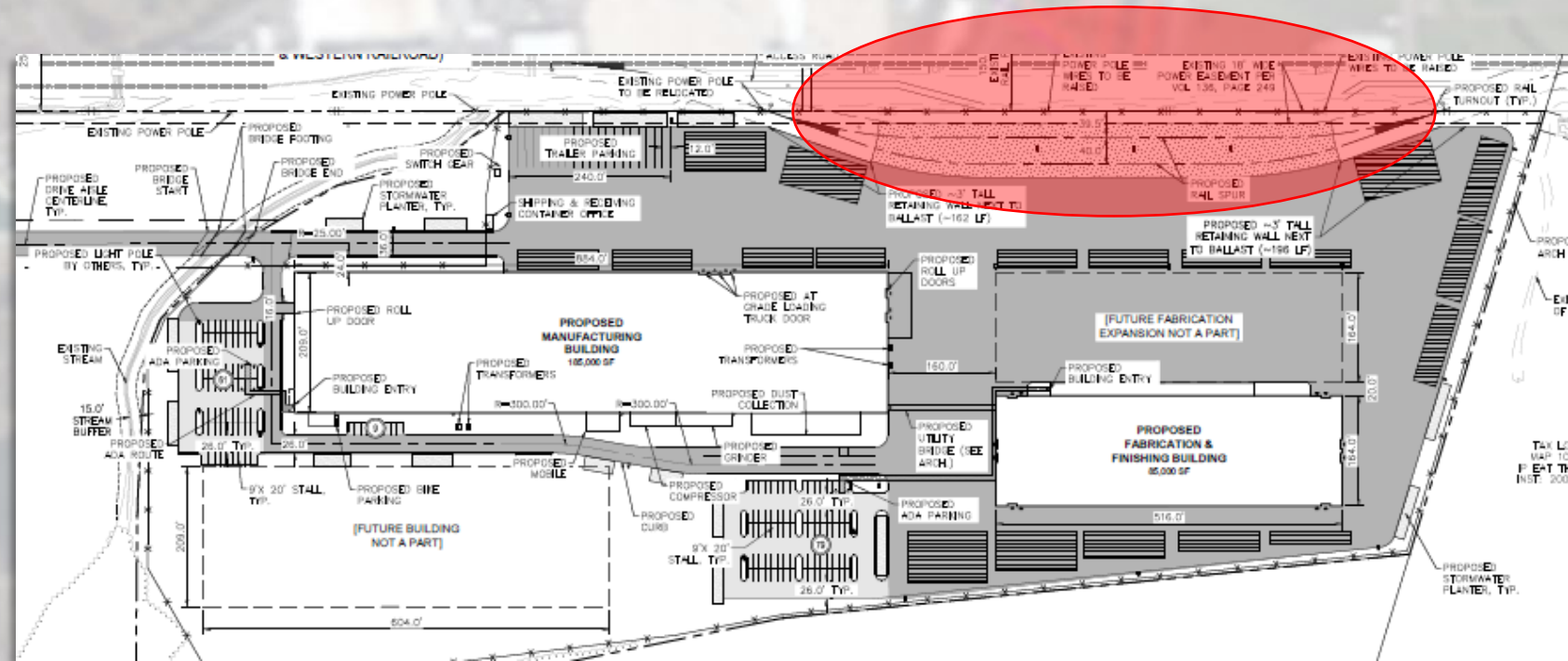
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Project Description

Site Development Review

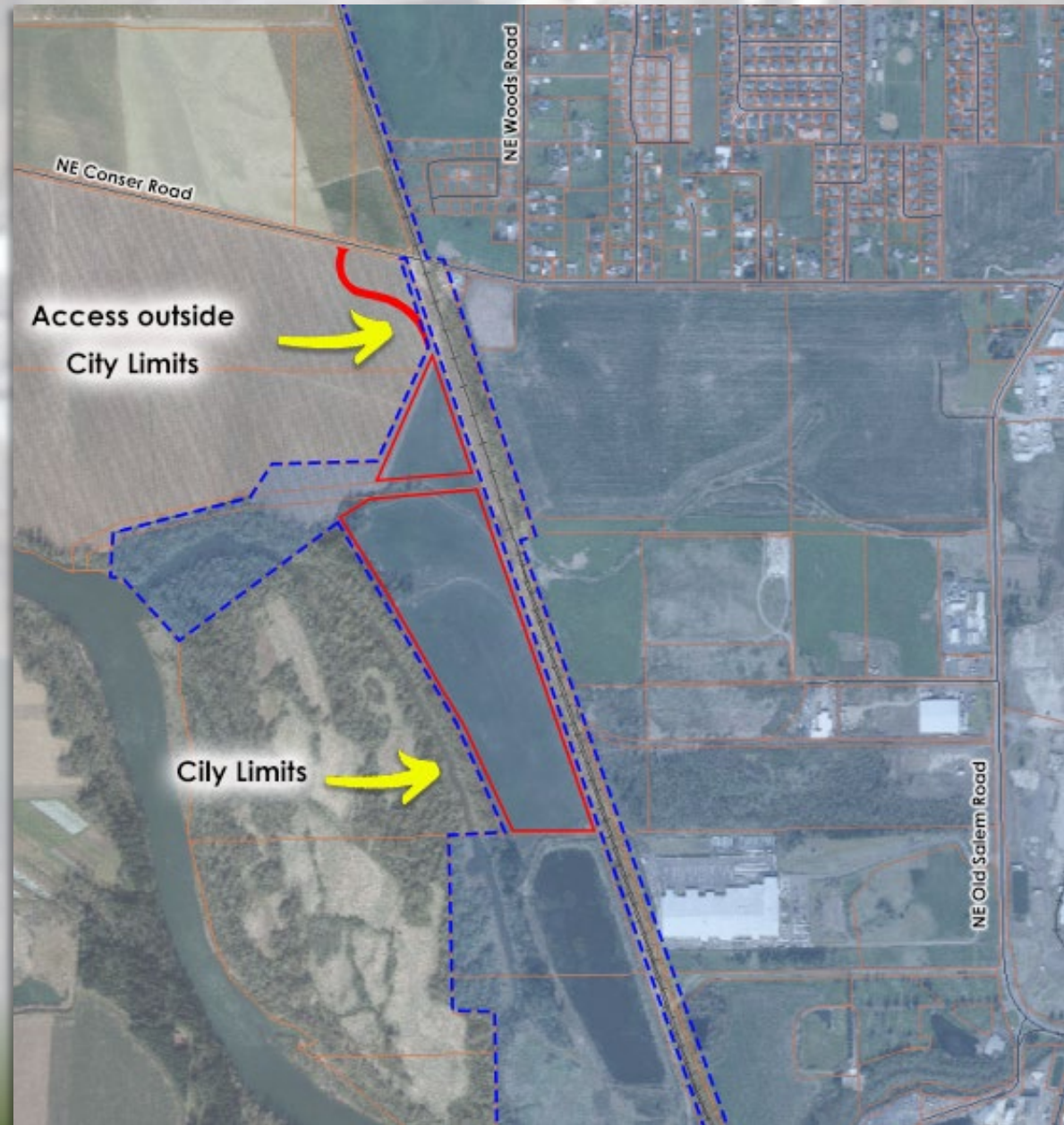
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Project Description

Site Development Review

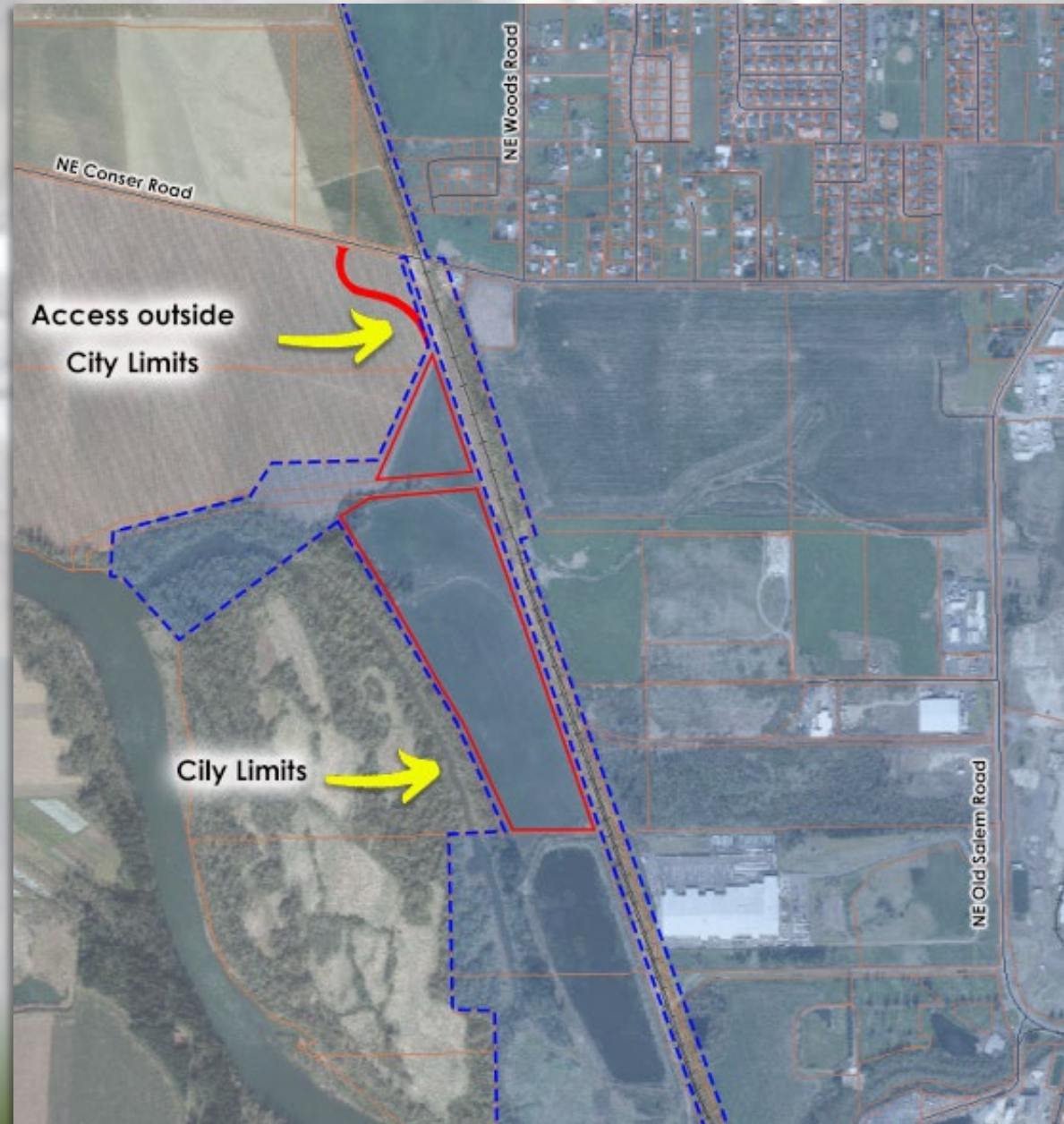
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Project Description

Site Development Review

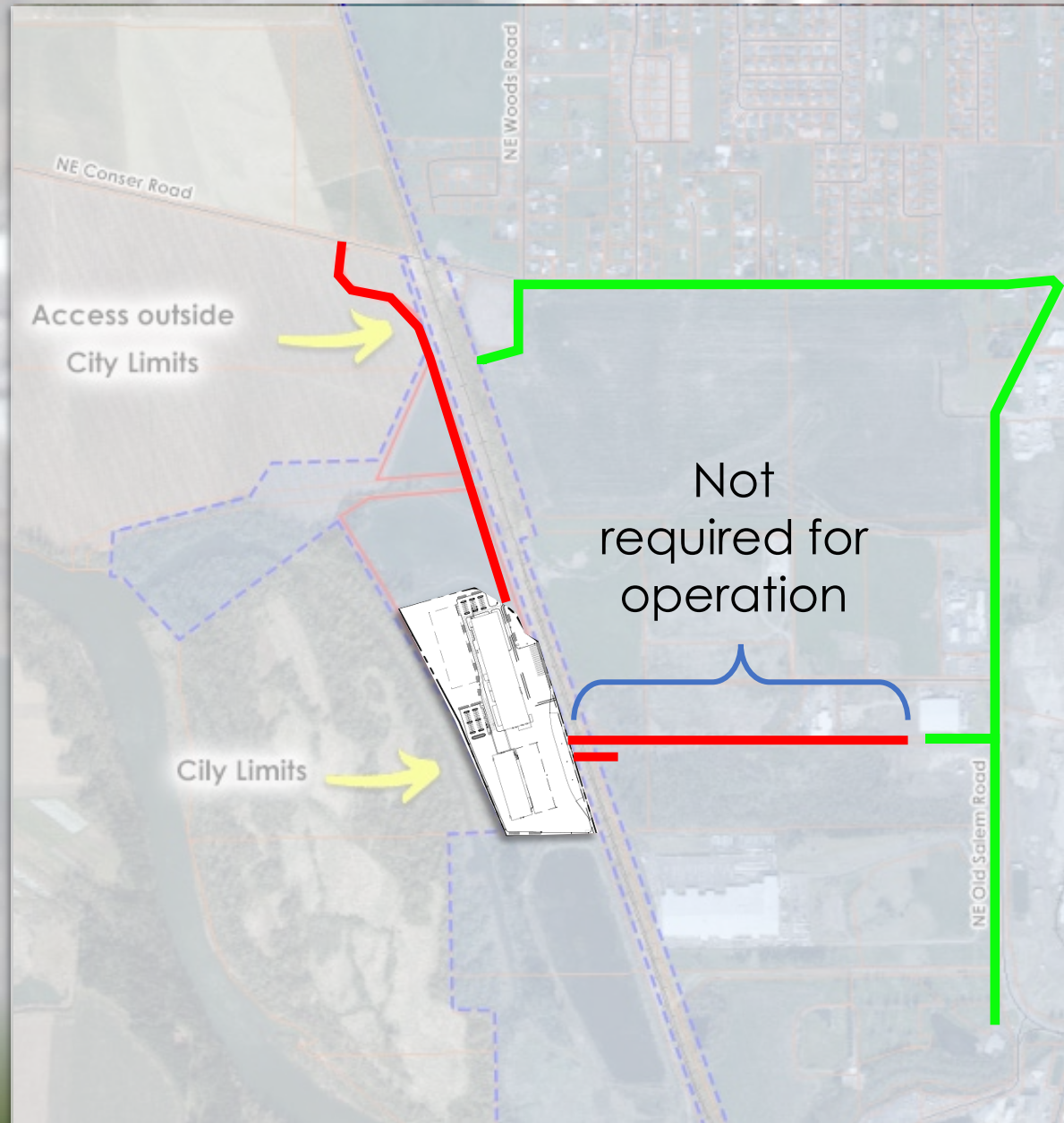
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Project Description

Site Development Review

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Project Description

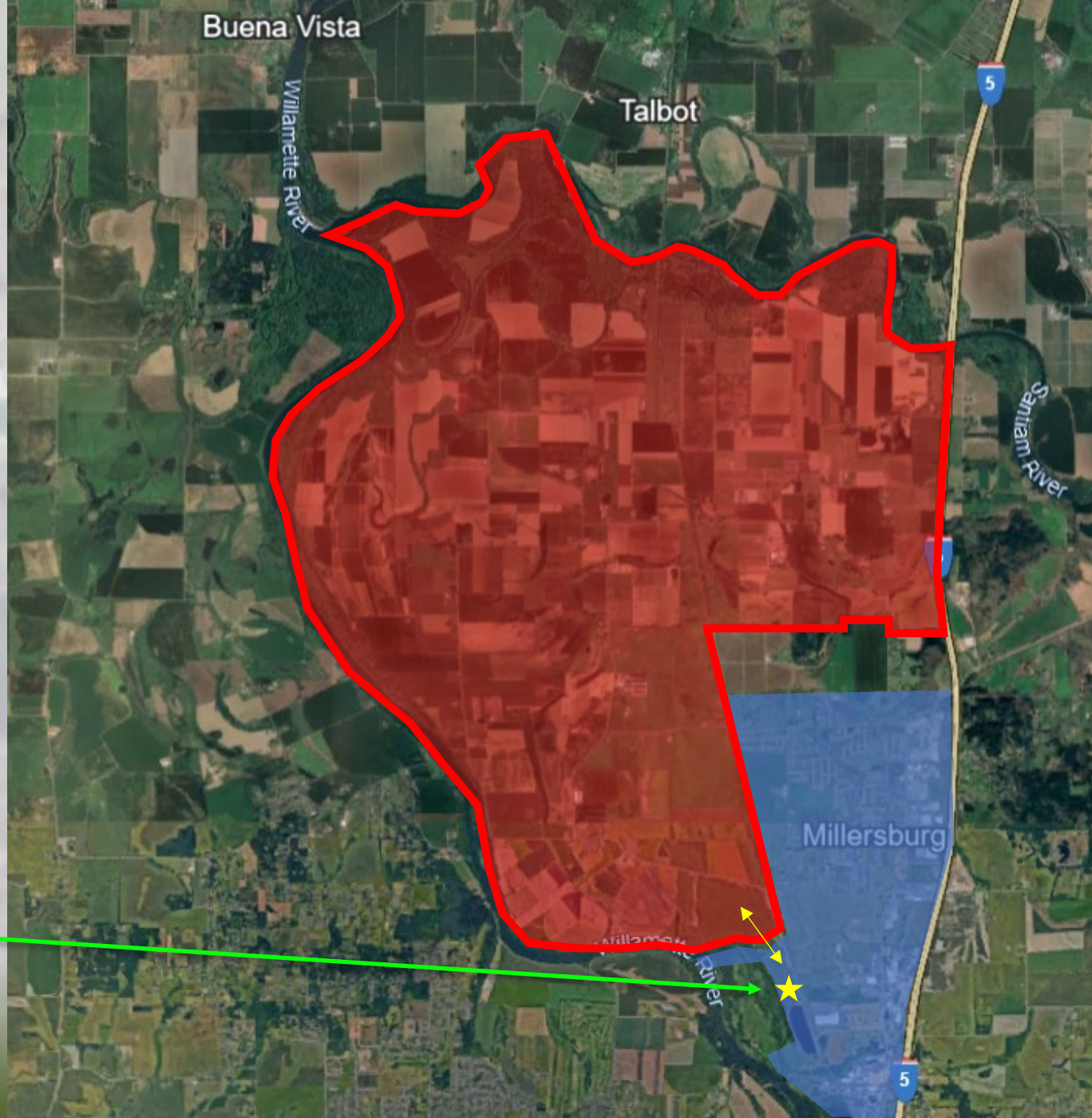
Elevations



Background

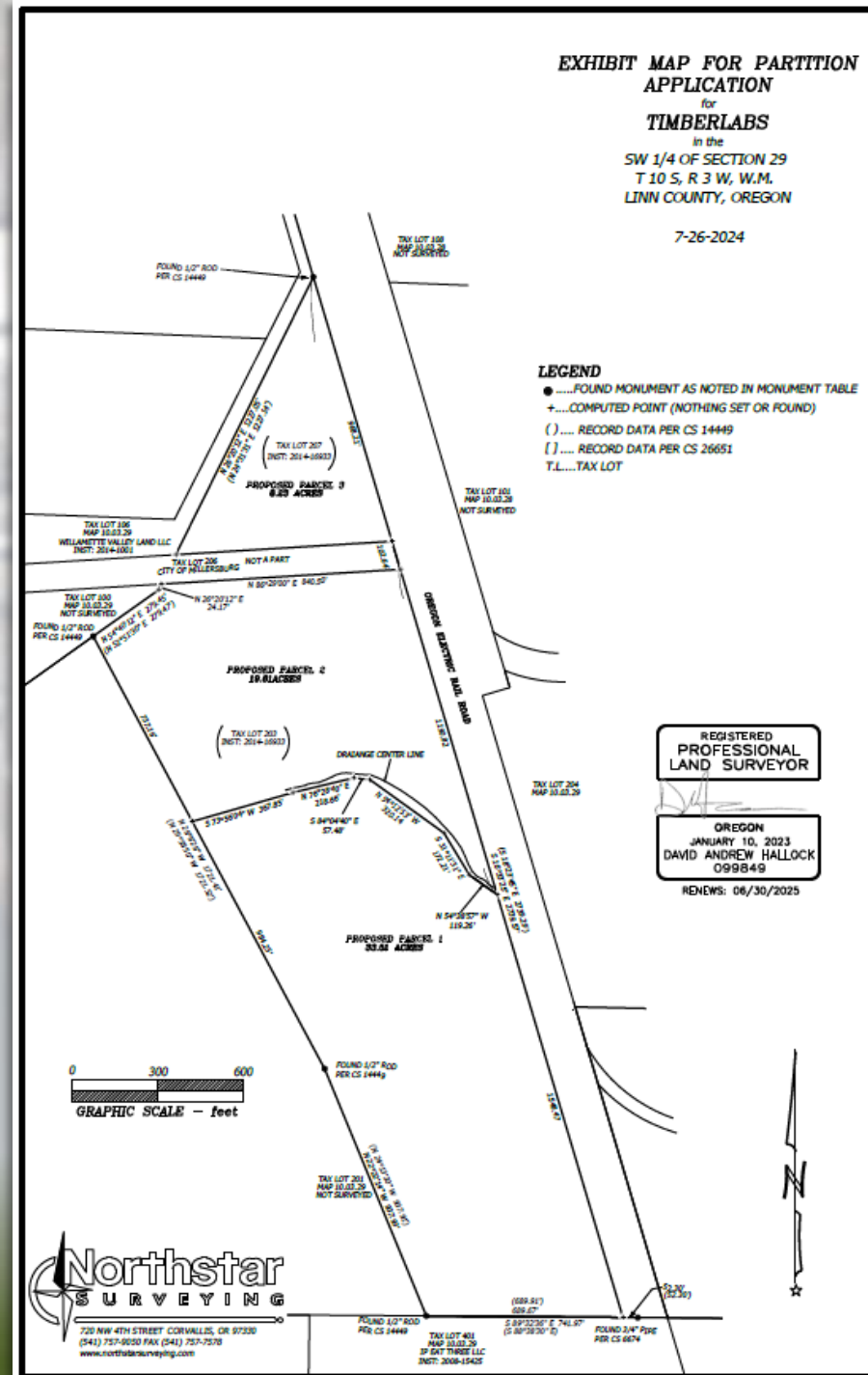
Access agreement

Timberlab



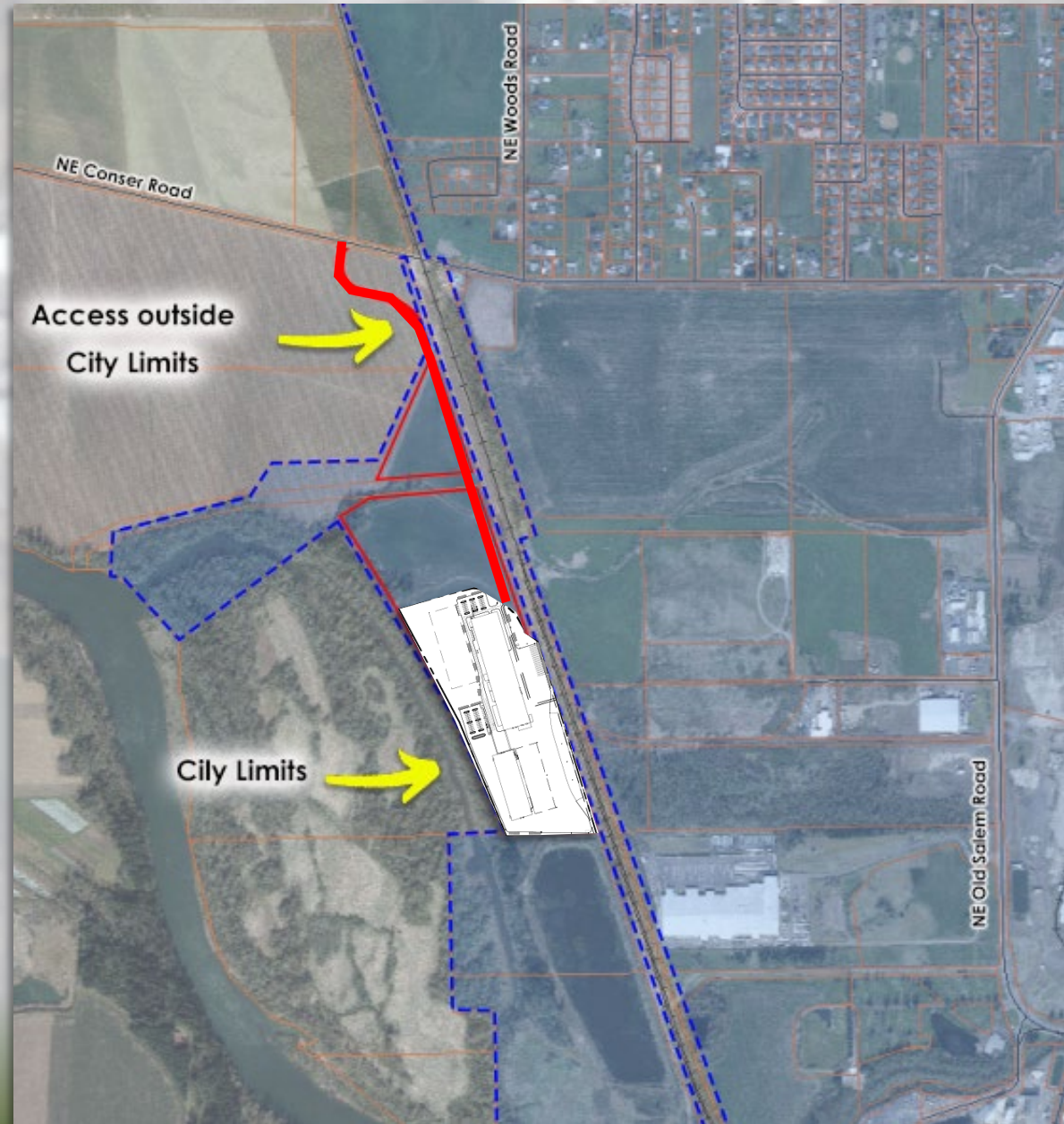
Partition Criteria

- Subdivision criteria used
- Zone Standards



Partition Criteria

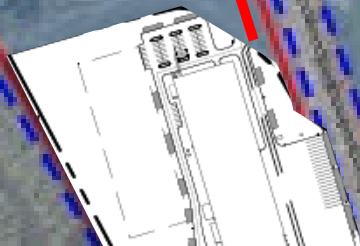
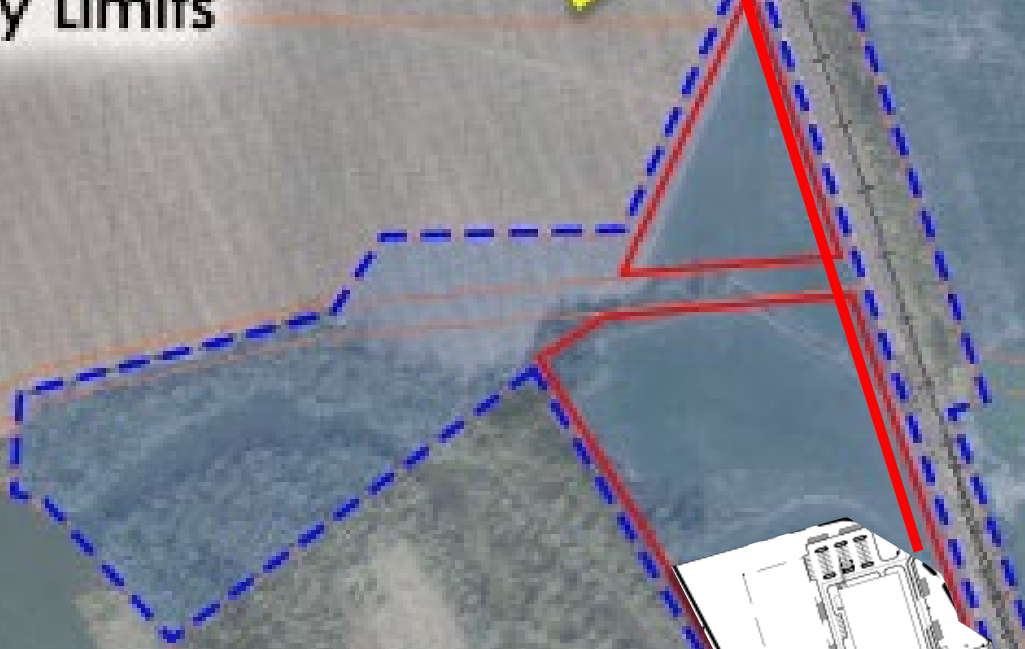
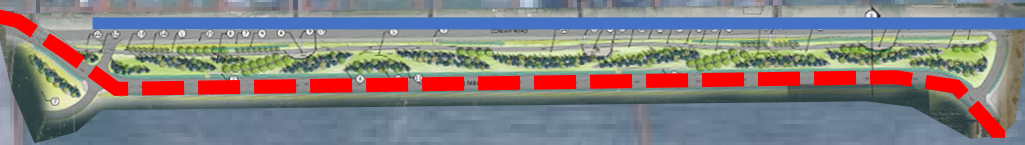
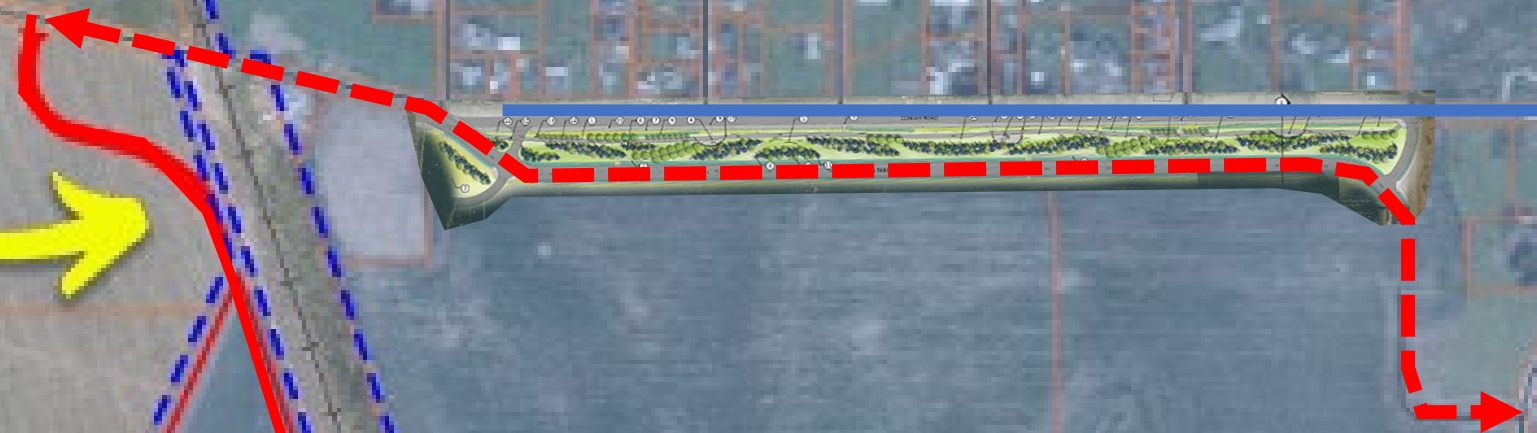
- Facilities
 - Access



NE Woods R

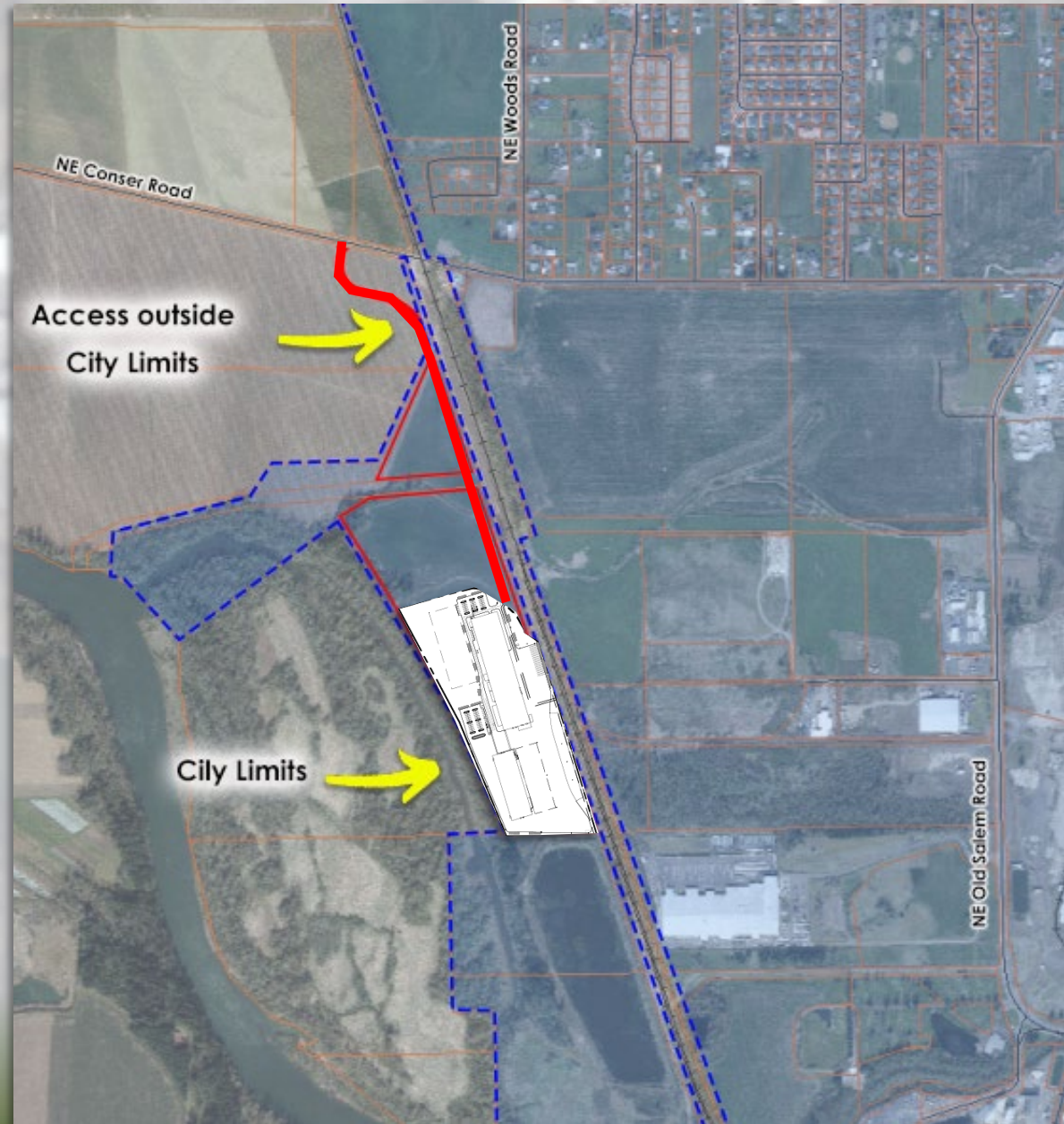
NE Conser Road

Access outside
City Limits



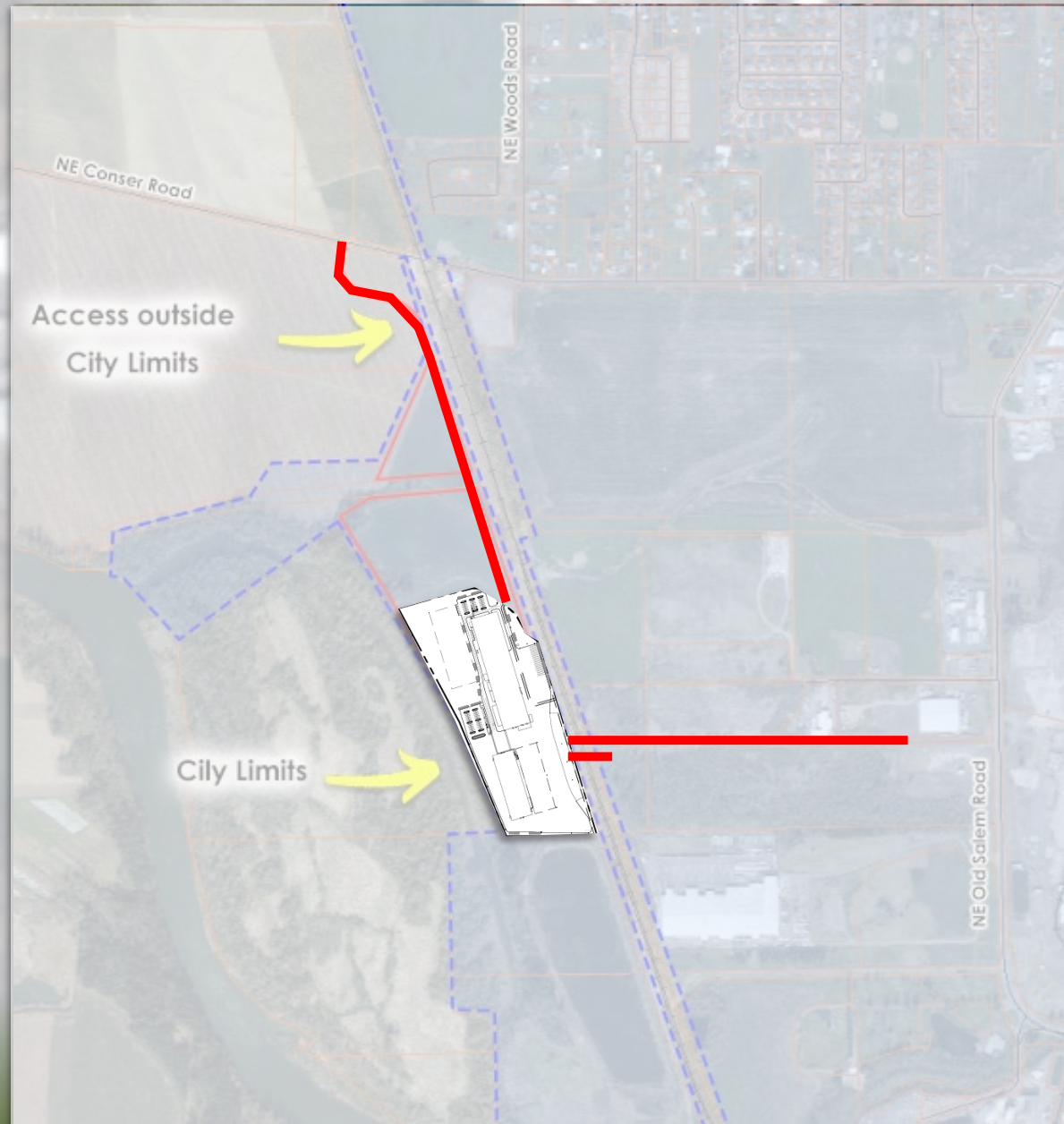
Partition Criteria

- Facilities
 - Access

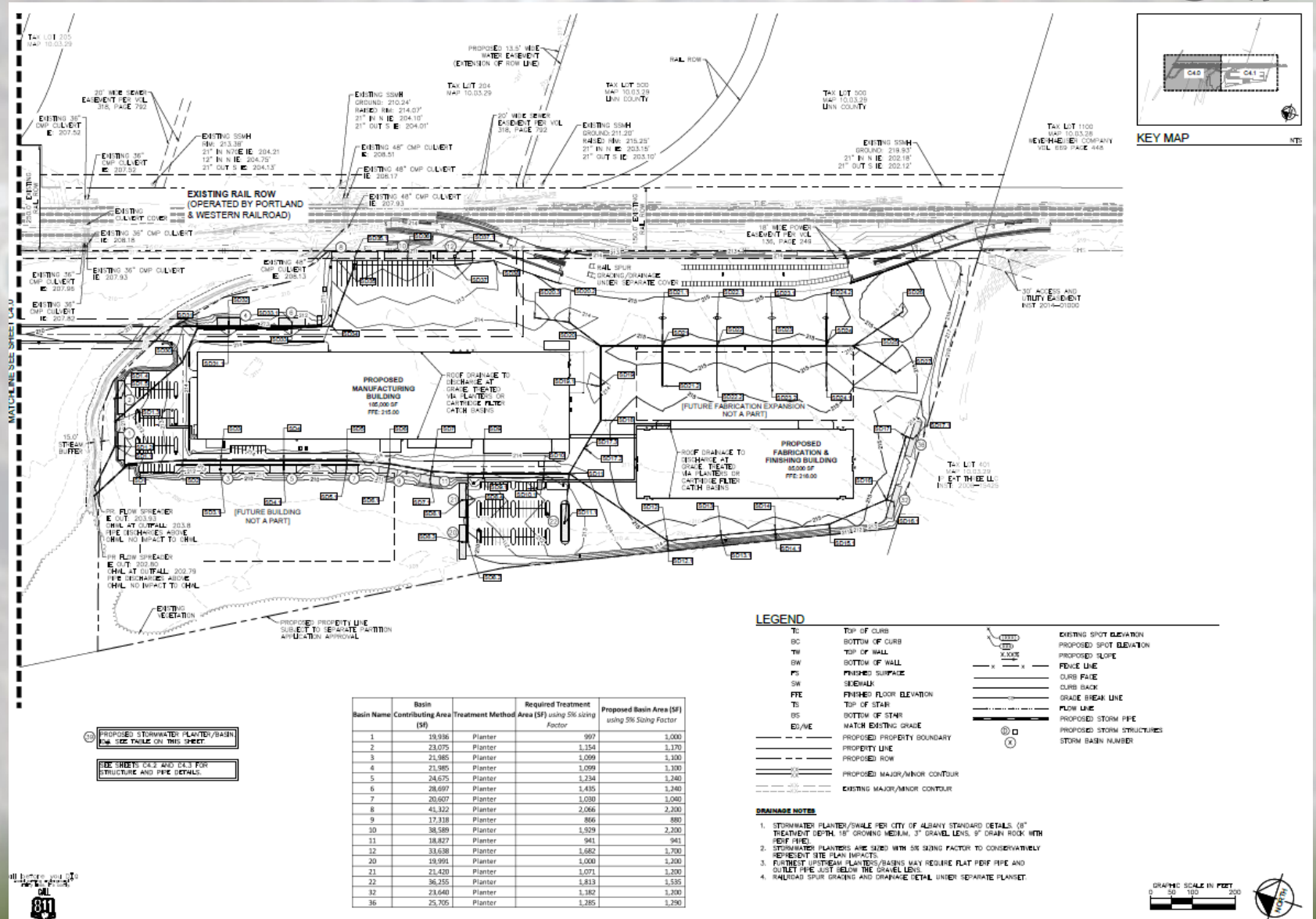


Partition Criteria

- Facilities
 - Utilities



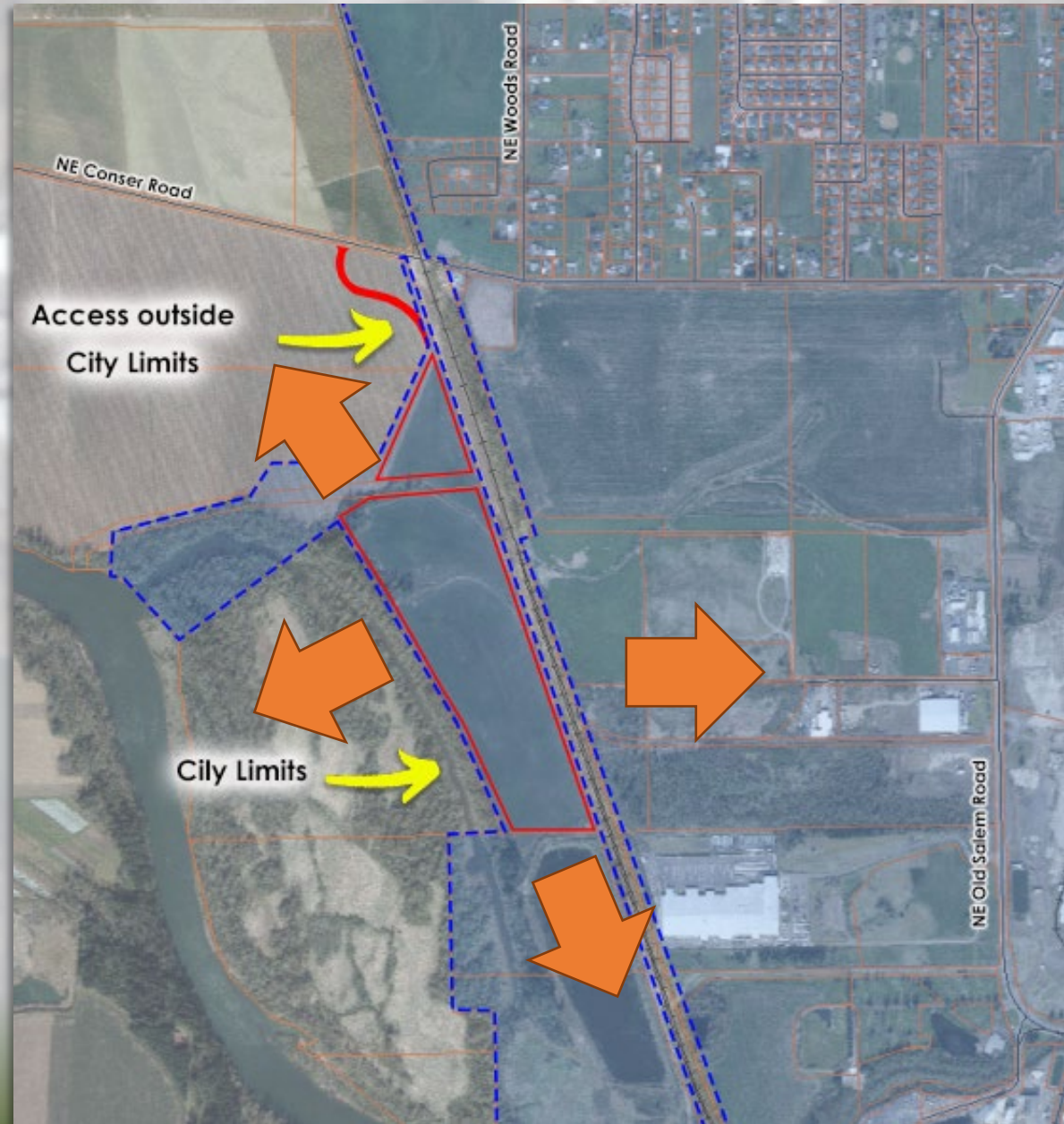
Partition Criteria



- Facilities
 - Storm

Partition Criteria

- Adjoining Land Development



SDR Criteria

- Allowed in the Zone
 - Similar to several listed uses
 - Catch all category

2.10.020 Permitted Uses.

The following uses, when developed under the applicable development standards in the Code, are permitted in the GI zone:

- (1) Manufacturing and Assembly, Secondary Processing
 - a. Food processing, including canning, freezing, drying, dairy products, and similar food processing and preserving, beverage bottling facility, including warehousing and distribution, but excluding processes which involve the slaughter of animals.
 - b. Textile mill products, including apparel and other finished products made from fabrics and similar materials.
 - c. Furniture and fixtures, including retail wood products.
 - d. Printing, publishing, and allied industries.
 - e. Rubber and miscellaneous plastics.
 - f. Leather and leather goods but excluding a tannery.
 - g. Cement, glass, clay, and stone products manufacturing.
 - h. Production, processing, finishing, fabricating, handling, recycling, storage and use of alkali, alkaline earth, metals and their alloys.
 - i. Research and Development facilities.
 - j. Electrical and electronic equipment, machinery and supplies but excluding lead-acid batteries.
 - k. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks.
 - l. Recycling centers less than 5,000 square feet.
 - m. Freight terminals and rail transfer facilities, including loading docks, storage, warehousing and wholesale distribution, and cold storage.
 - n. Other manufacturing, wholesaling, or distributing activities similar to those listed.

SDR Criteria



- Allowed in the Zone
- Similar to several listed uses
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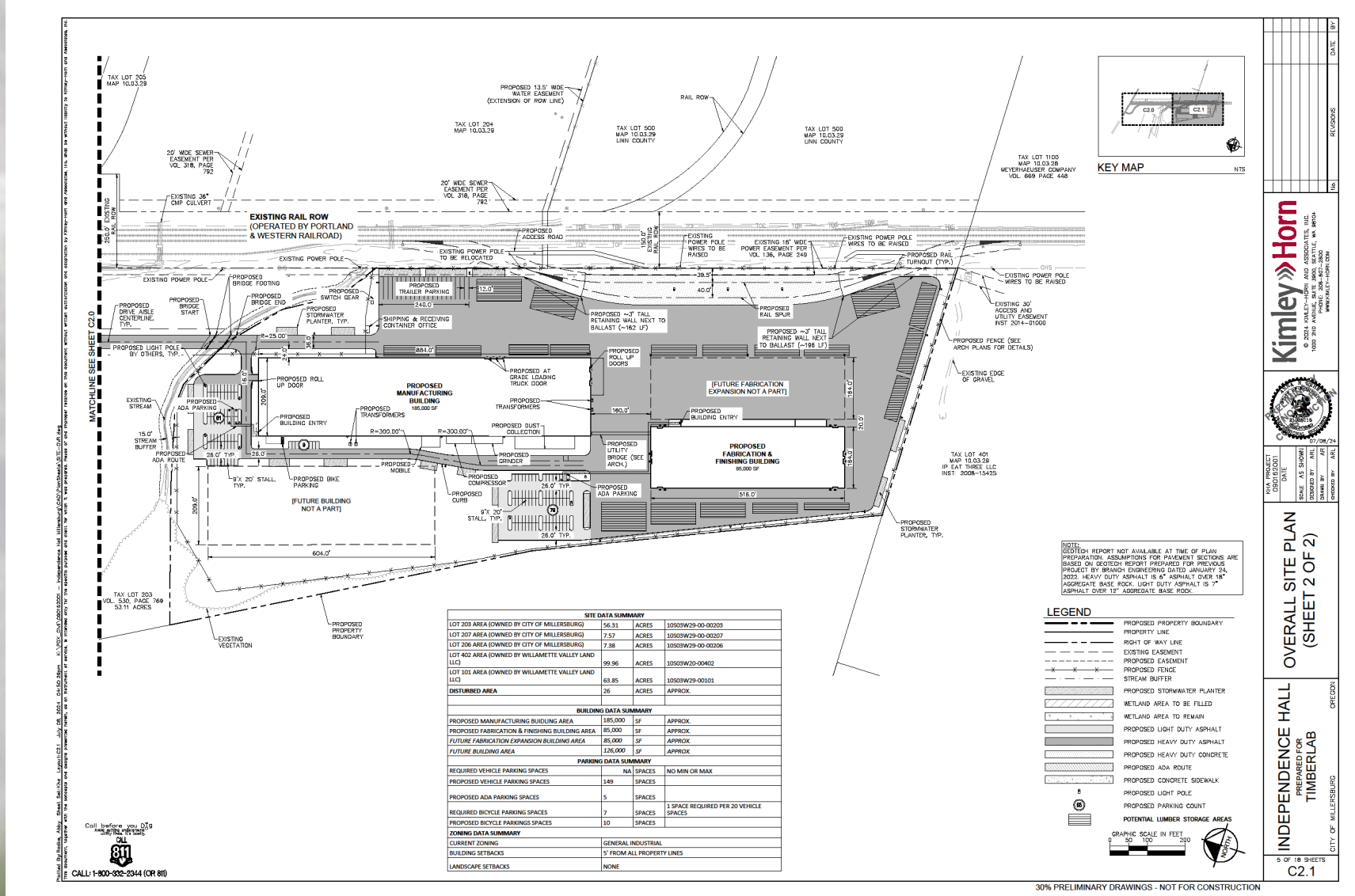


SDR Criteria



- Meets Zone Standards

- Height
- Lot Size
- Setbacks
- Lot Coverage

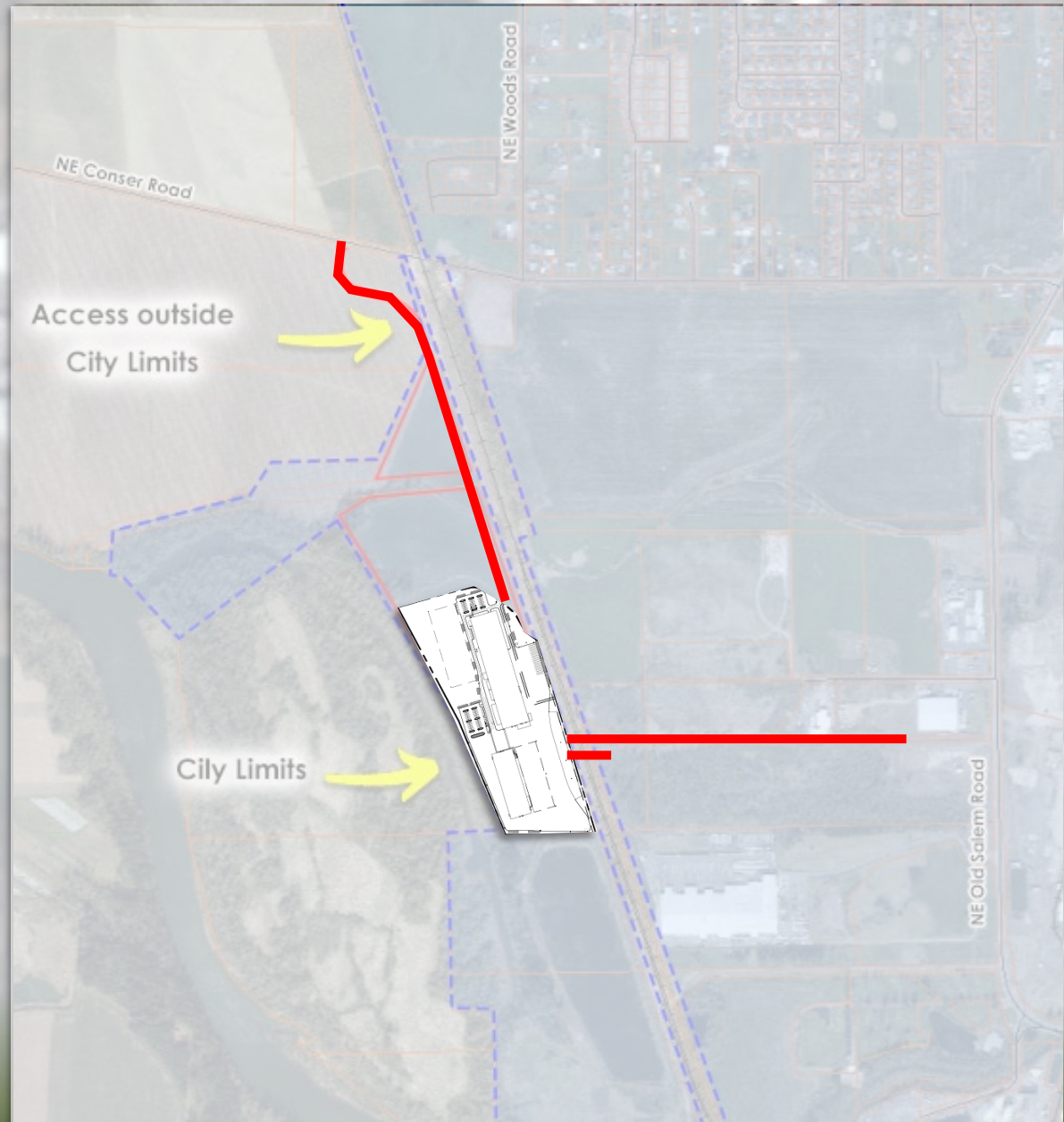


NO. PROJECT	DATE	REVISIONS	DATE
0204	05/20/21		
SCALE	AS SHOWN		
DESIGNED BY	AWL		
CHECKED BY	AWL		
DATE	05/20/21		
PROJECT	INDEPENDENCE HALL PREPARED FOR MILLERSBURG		
OVERALL SITE PLAN (SHEET 2 OF 2)			
INDEPENDENCE HALL PREPARED FOR MILLERSBURG			
CITY OF MILLERSBURG			
5 OF 18 SHEETS			
C2.1			

SDR Criteria

The City may impose...

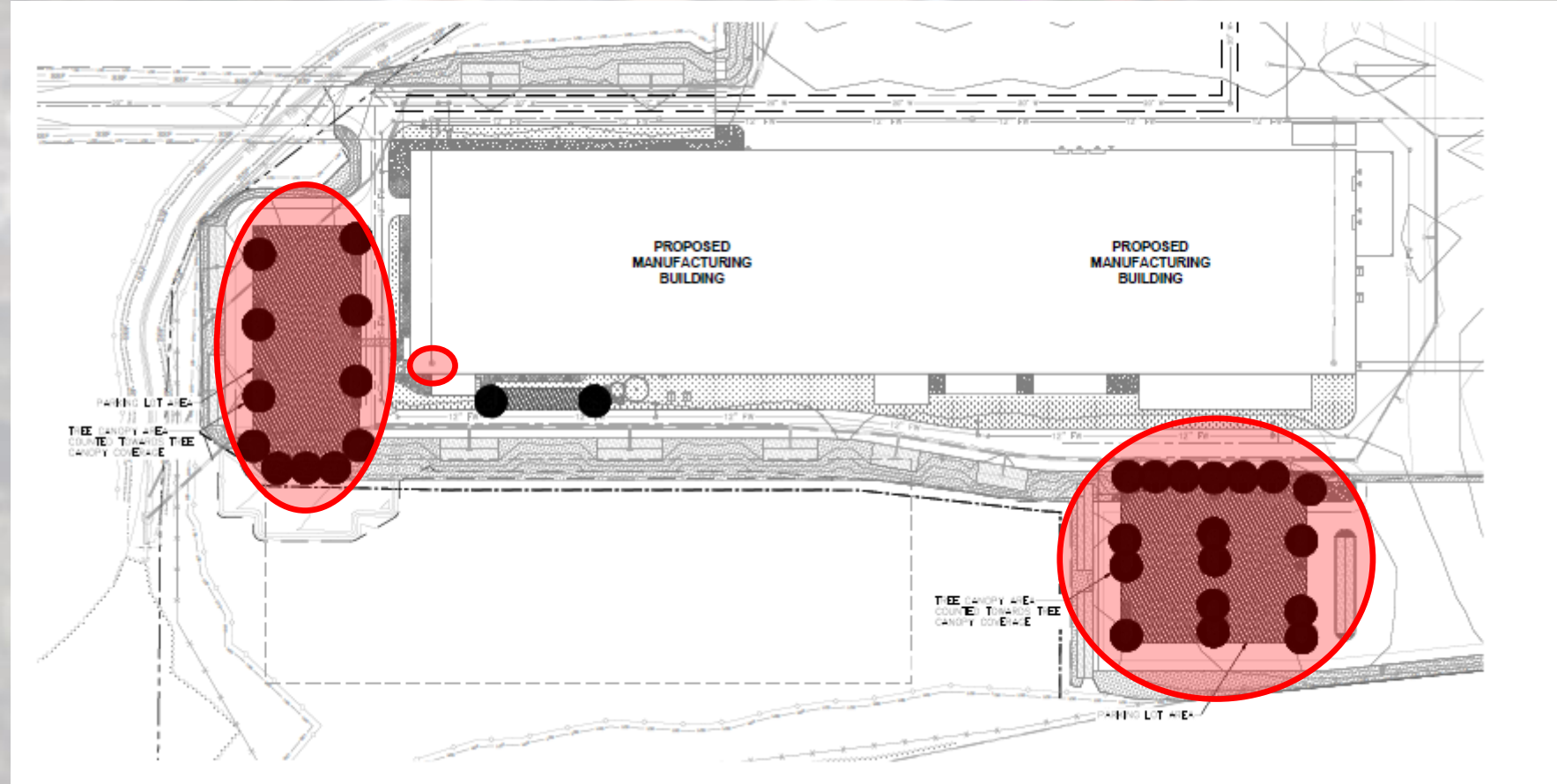
- Utilities
- Parking/Traffic/Bikes/Ped
- Buffering
- Hazards



SDR Criteria

The City may impose...

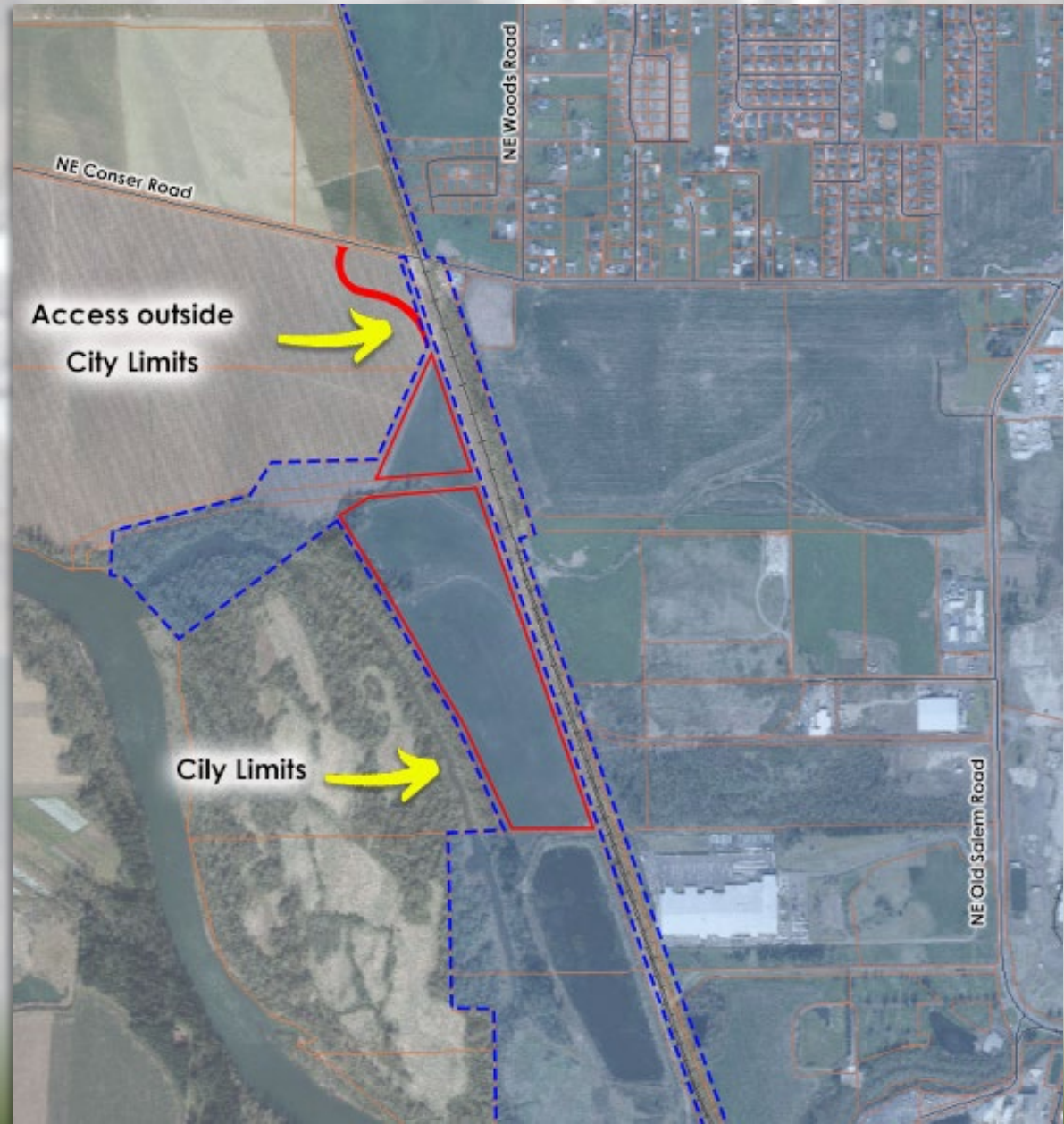
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SDR Criteria

The City may impose...

- Utilities
- Parking/Traffic/Bikes/Ped
- Buffering
- Hazards



Standards- Chapter 3

- Subdivision Standards

This section explains the general improvements required for partitions/subdivisions. More specifically the Code requires the following, as shown in Table 11:

Land Use Activity	Fire Hydrant	Street Improvements	Water Hookup	Sewer Hookup	Storm Drain	<u>Street Lights</u>	Bike & Ped
Subdivision	Yes	Yes	Yes	Yes	Yes	Yes	Yes



Several private hydrants proposed

Standards- Chapter 3

- Subdivision Standards

This section explains the general improvements required for partitions/subdivisions. More specifically the Code requires the following, as shown in Table 11:

Land Use Activity	Fire Hydrant	Street Improvements	Water Hookup	Sewer Hookup	Storm Drain	<u>Street Lights</u>	Bike & Ped
Subdivision	Yes	Yes	Yes	Yes	Yes	Yes	Yes



County access permit required

Standards- Chapter 3

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Land Use Activity	Fire Hydrant	Street Improvements	Water Hookup	Sewer Hookup	Storm Drain	<u>Street Lights</u>	Bike & Ped
Subdivision	Yes	Yes	Yes	Yes	Yes	Yes	Yes



Conditions of approval added

Standards- Chapter 3

- Subdivision Standards

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Subdivision	Yes	Yes	Yes	Yes	Yes	Yes	Yes



Not on a City Street

Standards- Chapter 3

- Subdivision Standards

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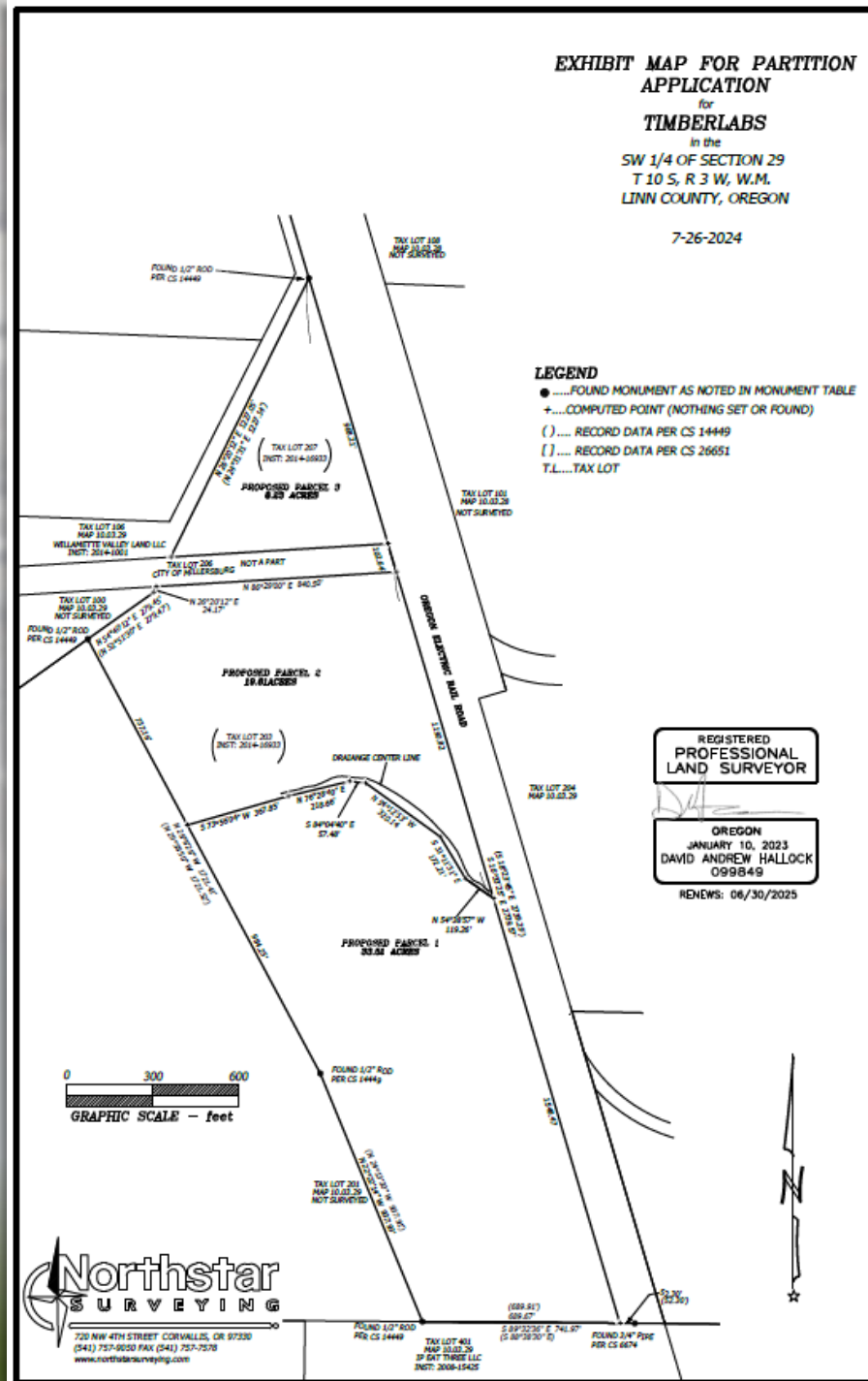
Land Use Activity	Fire Hydrant	Street Improvements	Water Hookup	Sewer Hookup	Storm Drain	<u>Street Lights</u>	Bike & Ped
Subdivision	Yes	Yes	Yes	Yes	Yes	Yes	Yes



Proposed

Standards- Chapter 4

- Subdivision Standards
 - Flag Lots
 - No lot to width
 - Most don't apply or are met.



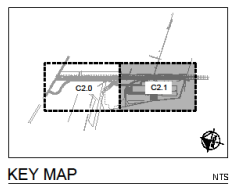
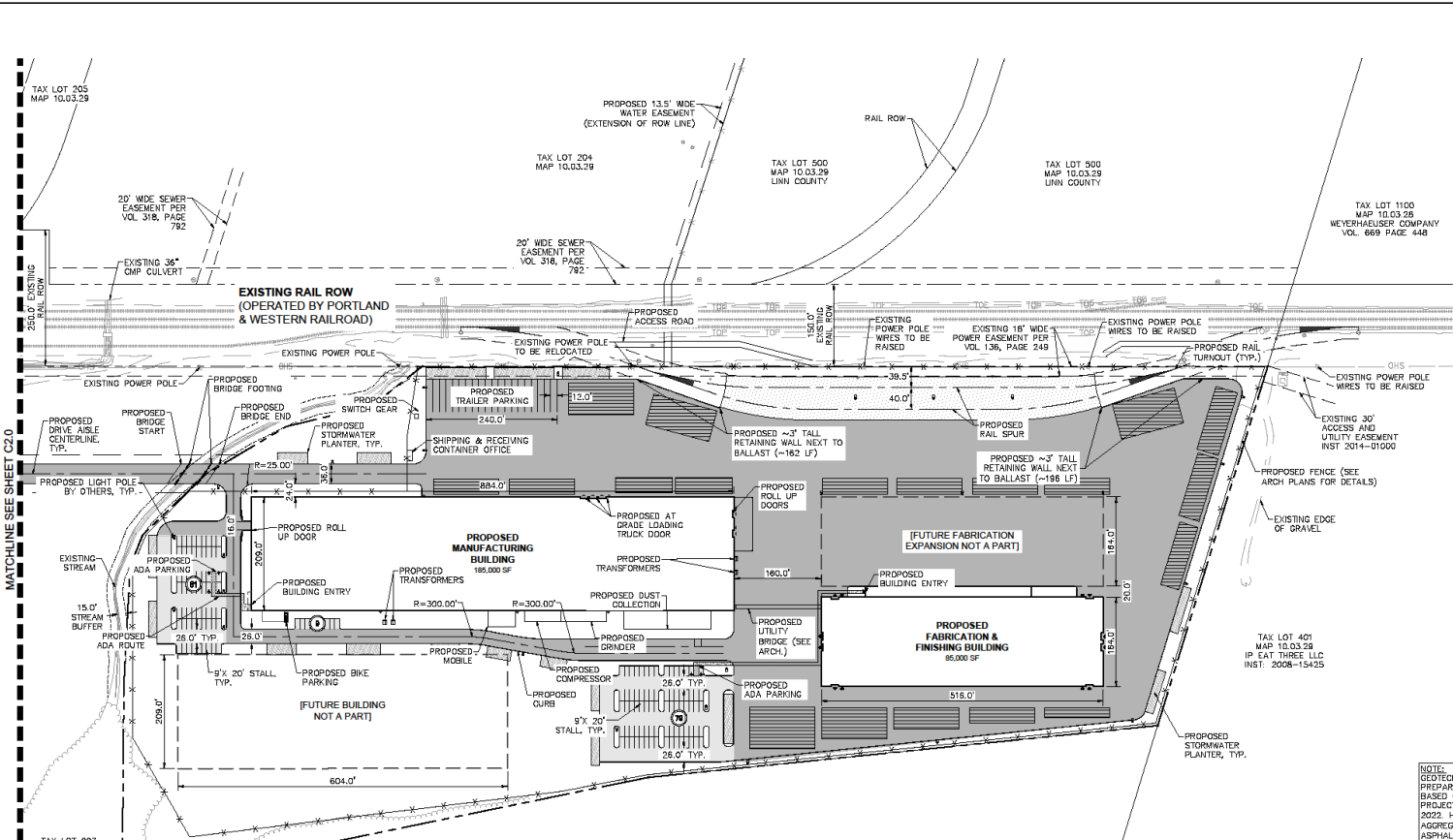
Recommendations



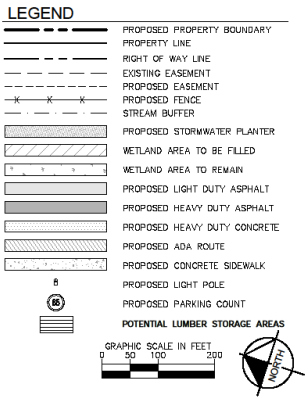
I motion that the Planning Commission approve Site Development Review SP 24-03 and PA 24-02 with the conditions of approval.

Site Plan

Prepared by: **Kimley-Horn**, 1000 200 AVENUE SOUTH, SUITE 200, SEATTLE, WA 98104
 Project: **INDEPENDENCE HALL PREPARED FOR TIMBERLAB**
 Date: **07/08/24**
 Scale: **AS SHOWN**
 Drawn by: **JAK**
 Checked by: **JAK**
 City of Millersburg, Oregon
 57/08/24



NOTES:
 GEOTECH REPORT NOT AVAILABLE AT TIME OF PLAN PREPARATION. ASSUMPTIONS FOR PAVEMENT SECTIONS ARE BASED ON GEOTECH REPORT PREPARED FOR PREVIOUS PROJECT BY BRANCH ENGINEERING DATED JANUARY 24, 2022. HEAVY DUTY ASPHALT IS 6" ASPHALT OVER 18" AGGREGATE BASE ROCK. LIGHT DUTY ASPHALT IS 7" ASPHALT OVER 12" AGGREGATE BASE ROCK.



SITE DATA SUMMARY		
LOT 203 AREA (OWNED BY CITY OF MILLERSBURG)	56.31 ACRES	10503W29-00-00203
LOT 207 AREA (OWNED BY CITY OF MILLERSBURG)	7.57 ACRES	10503W29-00-00207
LOT 206 AREA (OWNED BY CITY OF MILLERSBURG)	7.38 ACRES	10503W29-00-00206
LOT 402 AREA (OWNED BY WILLAMETTE VALLEY LAND LLC)	99.96 ACRES	10503W20-00402
LOT 101 AREA (OWNED BY WILLAMETTE VALLEY LAND LLC)	63.85 ACRES	10503W29-00101
DISTURBED AREA	26 ACRES	APPROX.
BUILDING DATA SUMMARY		
PROPOSED MANUFACTURING BUILDING AREA	185,000 SF	APPROX.
PROPOSED FABRICATION & FINISHING BUILDING AREA	85,000 SF	APPROX.
FUTURE FABRICATION EXPANSION BUILDING AREA	85,000 SF	APPROX.
FUTURE BUILDING AREA	126,000 SF	APPROX.
PARKING DATA SUMMARY		
REQUIRED VEHICLE PARKING SPACES	NA SPACES	NO MIN OR MAX
PROPOSED VEHICLE PARKING SPACES	149 SPACES	
PROPOSED ADA PARKING SPACES	5 SPACES	
REQUIRED BICYCLE PARKING SPACES	7 SPACES	1 SPACE REQUIRED PER 20 VEHICLE SPACES
PROPOSED BICYCLE PARKING SPACES	10 SPACES	
ZONING DATA SUMMARY		
CURRENT ZONING	GENERAL INDUSTRIAL	
BUILDING SETBACKS	5' FROM ALL PROPERTY LINES	
LANDSCAPE SETBACKS	NONE	

Call before you dig
 811
 CALL: 1-800-832-2344 (OR 811)

Kimley-Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1000 200 AVENUE SOUTH, SUITE 200, SEATTLE, WA 98104
 WWW.KIMLEY-HORN.COM

DATE: 07/08/24

SCALE: AS SHOWN

DESIGNED BY: JAK

CHECKED BY: JAK

CREATED BY: JAK

OVERALL SITE PLAN
(SHEET 2 OF 2)

INDEPENDENCE HALL
PREPARED FOR
TIMBERLAB

CITY OF MILLERSBURG

5 OF 18 SHEETS
C2.1

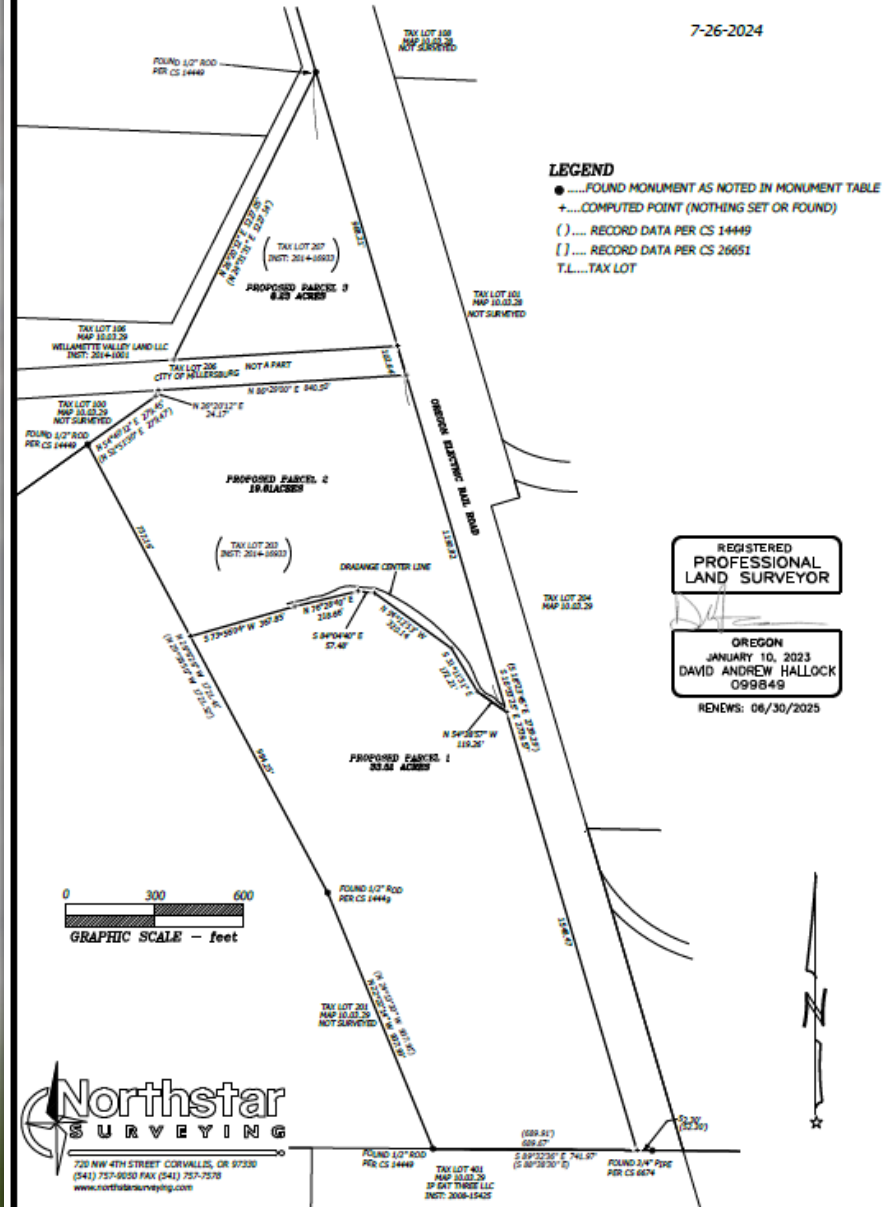


Partition

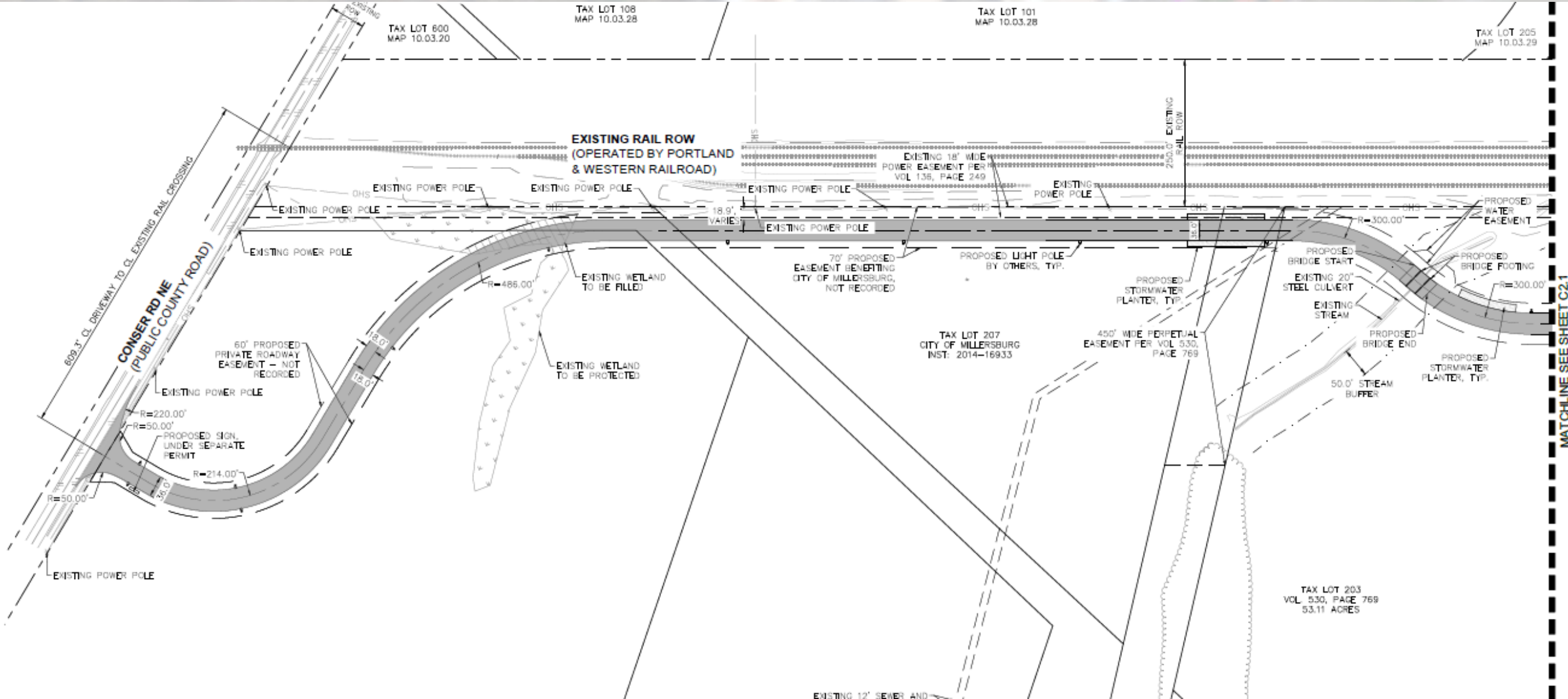


EXHIBIT MAP FOR PARTITION APPLICATION
for
TIMBERLABS
 In the
 SW 1/4 OF SECTION 29
 T 10 S, R 3 W, W.M.
 LINN COUNTY, OREGON

7-26-2024

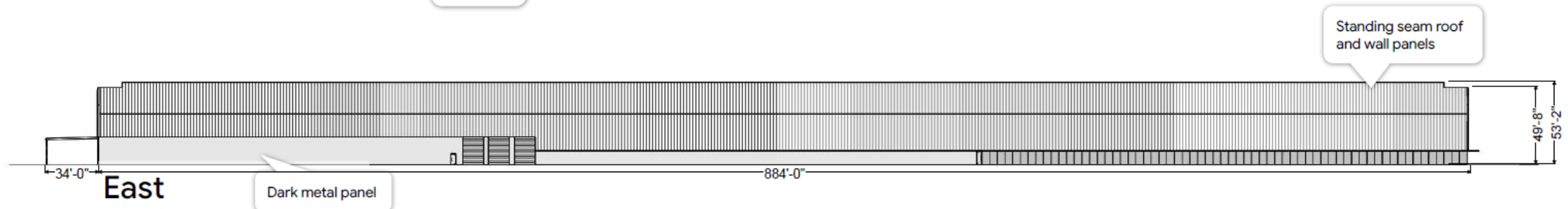
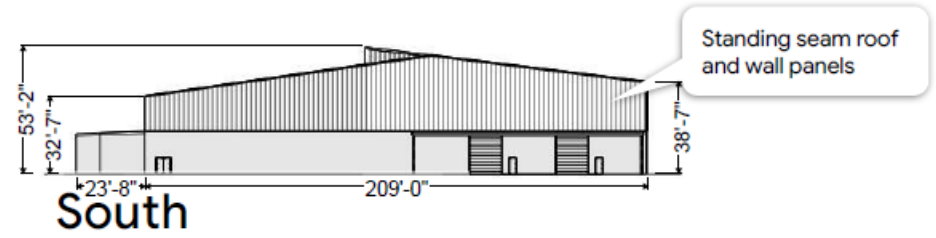
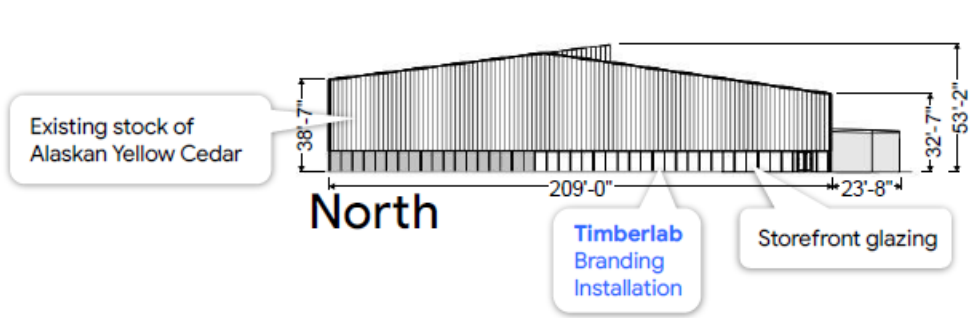
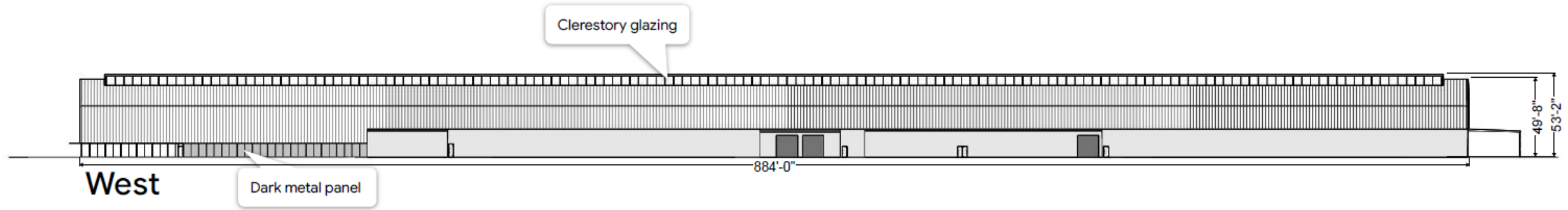


Access



Exterior Elevations

Palette One



Exterior Elevations

