



**NOTICE OF PUBLIC HEARING**  
**October 19, 2021, 6:00 p.m.**  
**Hearing will be in person,**  
**by phone/computer, or both.**  
**See Agenda for details**

The **MILLERSBURG PLANNING COMMISSION** will hold a public hearing either in person, by phone and online only, or both to consider the request 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 in written comment or may testify by phone or online 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 Commission an opportunity to respond to the issue will preclude your ability to appeal the decision to 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 can be made in person, by phone or email, or can be viewed at the following web location- <https://www.cityofmillersburg.org/planning/page/current-planning-applications>. 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:** Palm Harbor Homes

**LOCATION:** The site address is 3737 NE Palm Harbor Drive, which is located easterly of Old Salem Road. The project area may also include some portions of the property surrounding the site.

**TAX LOT:** Township 10 South; Range 3 West; Section 21D; Tax Lots 0800, 0700, and 100

**PARCEL SIZE:** The proposed project is generally located on one tax lot, a 4.41-acre parcel near the freeway, tax lot 00800.

**ZONING:** Commercial Office (CO) and General Industrial (GI)

**REQUEST:** The application requests to approve an expansion to a permitted manufactured home sales center at the end of Palm Harbor Drive. The expansion has been operating without the benefit of permits, this permit seeks to rectify this. The permit will allow a sales center on (portions of) three parcels, an on-site office, 13 parking spaces, landscaping and up to a maximum of 26 home displays. The site uses the 26 displays for homes as model homes as well as direct sales of units and inventory as it rotates. Additionally, the applicant is requesting to permit a series of existing signs up and down Palm Harbor Drive.

**CRITERIA:** Chapter 5.05.060 Site Development Review Criteria and Standards from Chapter 3.06 for the Signs.

**FILE No.:** SP 21-04 & SIGN 21-03

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.

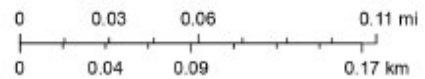
# SP 21-04/SIGN 21-03 Vicinity



9/13/2021, 2:52:26 PM

1:4,514

- Address
- Tax Lots
- Highways
- Roads
- +— Railroad
- City Boundary



City of Albany, 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, EPA, USDA, Linn County GIS, GeoTerra, 2021