



NOTICE OF PUBLIC HEARING
November 1, 2022, 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 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 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 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:** Wilber-Ellis Company
LOCATION: Southerly of Conser Road NE, easterly of the Willamette River (see map)
TAX LOT: Township 10 South; Range 3 West; Section 29; Tax Lot 203, 206, 207, 106, 101, and Township 10 South; Range 3 West; Section 20; Tax Lot 402.
PARCEL SIZE: 25 acres, plus an access road
ZONING: General Industrial (GI)
REQUEST: The Site Development Review application is requesting an agricultural chemical and fertilizer storage and distribution facility. The site includes a 7,380 square foot 2 story (14,760 square foot total) administration office building, a 52,500 square foot operations warehouse with a 2,106 square foot attached office, a 71,858 square foot dry fertilizer building with an attached rail and truck covered loading area, a 11,250 square foot maintenance shop/ laboratory with an attached 4,500 square foot covered wash pad, a 28,080 square foot liquid fertilizer tank farm on a concrete pad with a fabric structure cover, 49 passenger vehicle parking spaces, a new access road, and a new railroad spur. The Conditional Use Permit is requested for the fertilizer production.
CRITERIA: Millersburg Development Code; Section 5.04.050 & 5.05.060
FILE No.: SP 22-04 and CUP 22-01

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.

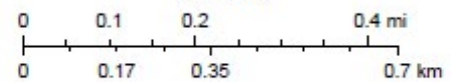
SP22-04/CUP22-01 Vicinity



10/5/2022, 3:43:26 PM

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- Railways
- City Limits
- Highways
- Tax Lots
- Roads
- County Boundary



Linn County GIS, GeoTerra, 2021