



Rules of Conduct for Public Hearings

1. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing.
2. Persons shall not testify without first receiving recognition from the presiding officer and stating their full name and residence address.
3. No person shall present irrelevant, immaterial, or repetitious testimony or evidence.
4. There shall be no audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive of the hearing.

NOTICE OF PUBLIC MEETING CITY OF MILLERSBURG PLANNING COMMISSION

Tuesday, February 19, 2018
6:00 p.m.

Agenda

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. MEETING MINUTE APPROVAL

- 1) Planning Commission Meeting held on:
 - i. January 7, 2019 Planning Commission Work Session
 - ii. January 14, 2019 Planning Commission Work Session
 - iii. January 15, 2019 Planning Commission Hearing

E. QUASI-JUDICIAL PUBLIC HEARINGS

- 1) File No: PA 19-01 Smith Land Partition: The applicant is requesting approval to partition 0.9 acres (42,732 square feet) into 3 residential lots of 13,296 square feet, 11,396 square feet, and 17,753 square feet.
- 2) File No: PA 19-03 Wills Land Partition: The applicant is requesting approval to partition 4.93 acres into 3 residential parcels - parcel 1 is proposed to be 178,627 square feet (4.1 acres), parcel 2 is proposed at 19,432 square feet (0.44 acres), and parcel 3 is proposed at 16,503 square feet (0.37 acres).
- 3) File No: SP 18-02 Mid-Willamette Valley Intermodal Transfer Center: *The applicant is proposing a facility that would transfer rail contents in shipping containers to trucks and from trucks to rail. The intent is to connect the International Port of Coos Bay with I-5 for containers and international shipping. The contents of the shipping containers will generally be agricultural, though the facility is not limited to these products. The application indicates that the facility could serve up to 76,340 containers a year. The site has been designed to accommodate*

cold storage as well. The application has indicated that the use, located on a portion of the old Albany Paper Mill site, will consist of:

- i. Two existing structures, one 60,750 square foot storage structure to be renovated to a shop and storage area, and another 7,000 square foot structure to be used as multi-use office spaces,
- ii. Revised landscaping and site work on the project frontage,
- iii. Offsite revisions to existing railroad track layout/design,
- iv. Onsite revisions to the existing railroad track layout,
- v. Truck path revisions to the site, including the use of the existing truck queuing areas near Old Salem Road, and new truck queuing areas internal to the site,
- vi. Two new stormwater basins,
- vii. And a new truck loading area with a gravel finish and lighting.

The applicant has indicated that the proposed use is Phase 1 and takes only a portion of the property. Any future use of the site outside the area identified as Phase 1 will require additional entitlements. The intermodal facility would operate on a five-day work week, each day consisting of a ten hour shift. The site would be operational 261 days of the year, accounting for weekday holidays and weekends. Although the intermodal facility will operate at these hours, the site will be inhabited 24 hours a day, 365 days a year as truckers could use it as truck stop.

F. CITY PLANNER UPDATE

G. ADJOURNMENT

Upcoming Meetings:

~~February 13, 2019 @ 6:00 p.m. – Planning Commission Workshop – Canceled~~

February 25, 2019 @ 6:00 p.m. – Planning Commission Workshop

March 19, 2019 @ 6:00 p.m. – Planning Commission Hearing