Rules of Conduct for Public Meetings

No person shall be disorderly, abusive, or disruptive of the orderly conduct of the meeting. Microphones will be muted, and webcams will be turned off for remote participants unless called upon to speak or during public comment period.

Persons shall not comment or testify without first receiving recognition from the presiding officer and stating their full name and city of residence.

During public hearings no person shall present irrelevant, immaterial, or repetitious testimony or evidence.

There shall be no audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive of the meeting. If online participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off. If disruption continues, the participant(s) will be removed from the meeting.

This meeting is being recorded for public review on the City of Millersburg website.

PLANNING COMMISSION PUBLIC HEARING

Millersburg City Hall
4222 NE Old Salem Road, Millersburg, OR 97321
May 7, 2024 @ 6:00 p.m.

Planning Commission meetings are in-person. Remote access continues to be available. Instructions for joining are at https://www.millersburgoregon.gov/bc-pc/page/planning-commission-public-hearing-6. If you need additional support, please contact City Hall prior to 5:00 p.m. on Monday, May 6, 2024.

Meeting link to join via computer:
https://aspenuc.accessionmeeting.com/j/1167491335
Phone number to join meeting: 503-212-9900
Meeting ID: 116 749 1335

A. CALL TO ORDER

B. ROLL CALL

C. MEETING MINUTE APPROVAL
   1) Approval of February 6, 2024, Planning Commission Public Hearing Minutes
   Action:_____

D. PUBLIC HEARING
   1) **Files:** DC 24-01 & SP 24-02

DC 24-01 proposes to change the zoning Tract A of the Transition Parkway Industrial Park subdivision from General Industrial (GI) to Public Facilities (PF).

SP 24-02 proposes a new linear park that will be located between the existing Conser Road and the all new street, Transition Parkway (to be built in tandem with the park). The park will be a passive/active park comprised primarily of landscaping, a 12-foot-wide multi-use path, and sidewalk connections to nearby roadways. The park will include a retaining wall and an 8-foot tall, vegetated berm that will provide a buffer between residentially zoned lands to the north and industrial lands to the south.

E. PLANNING UPDATE

F. ADJOURNMENT

Upcoming Meeting(s):
https://www.millersburgoregon.gov/calendar

If you have a disability that requires accommodation to attend or participate, please notify the Millersburg City Hall in advance by calling 458-233-6300.

PLANNING COMMISSION WORK SESSION MINUTES
4222 NE Old Salem Road
Millersburg OR 97321
February 6, 2024
6:00 p.m.

A. CALL TO ORDER: Chair Doug Iverson called the meeting to order at 6:00 p.m.

B. ROLL CALL:

Members Present: Chair Doug Iverson, Commissioner Brandon Abresch, Monte Ayers, Jerry Horn, Alex Patterson, Ryan Penning and Caryl Thomas

Staff Present: Matt Straite, Community Development Director; Sheena Dickerman, City Recorder; Kevin Kreitman, City Manager; Janelle Booth, Assistant City Manager/City Engineer; and Margaret Gander-Vo, City Attorney; and Alan Sorem, City Attorney

C. MEETING MINUTE APPROVAL **6:00 p.m.**

ACTION: Motion to Approve January 2, 2024, minutes as written, made by Commissioner Monte Ayers; seconded by Commissioner Caryl Thomas.

Commissioner Brandon Abresch: Aye
Commissioner Monte Ayers: Aye
Commissioner Jerry Horn: Aye
Commissioner Doug Iverson: Aye
Commissioner Alex Patterson: Aye
Commissioner Ryan Penning: Aye
Commissioner Caryl Thomas: Aye
Motion Passed: 7/0

D. PUBLIC HEARING **6:01 p.m.**

1) **File No: SP 23-04** – **Center Market** The application is for a Site Development Review for the redevelopment (demolish and rebuild) of the existing Center Market convenience store. The applicant is proposing the development of the site in three phases.

Chair Doug Iverson opened the public hearing at 6:02 p.m.

City Recorder Sheena Dickerman read the disclosure statement.

No Commissioners declared a conflict of interest.

Commissioner Caryl Thomas said she had driven through the site.

No one challenged the Commissioners.

Community Development Director Matt Straite said that the project is located on the corner of NE Old Salem Road and NE Conser Road. The zoning is General Commercial (GC). Properties to the south, east and west are zoned GC and to the north are Public Facilities (PF). The project is proposing to demolish the existing building and build a new 5,225-square-foot building. He said almost 4,000 square feet would be the new store and the other 1,178-square-feet vacant space for lease. The applicant does not have a tenant identified yet.

Straite stated that the project is proposed to be done in three different phases. Phase I proposes leaving the existing store in place while building the new store. The trees will be removed. The building will connect to all the necessary public facilities, and it will have a temporary stormwater facility. The applicant will demolish the existing driveway on NE Old Salem Road and build a new one, further south. The second phase will have the new store open, and the old store closed. The parking for the new store will continue to be gravel, temporarily. The sidewalk will remain, street landscaping and a permanent stormwater facility will be installed.

Straite went through the criteria and how the application met the criteria*. The height is under the 35-foot limit, all setbacks are met and the project is under the maximum lot coverage of 90 percent. He said no negative impacts are anticipated.

Straite shared the staff report goes into great detail about trees. There are several mature trees and six are Oak trees. The Municipal Code (MC) addresses tree removal and a tree permit is not needed if it is going through the Land Use process. This application is going through Land Use. The MC includes criteria for removal, but the Land Use Code is silent. He said this circles back to Criteria 2 and if there are possible negative impacts for the tree removal. Staff concluded that it was a negative impact to remove the trees based on the MC and how it addresses tree removals by putting a priority on the preservation of trees.

Straite said the applicant explained the use of the site is significantly impacted by the trees in a separate narrative that is in the staff report. The applicant explained that the existing store cannot stay open if the trees stay while building the new store. The trees sit in the center of the property, if trees are left then a significant amount of the site could not be built upon.

Straite said that without guidance from the Land Use Code staff attempted to strike a balance between the priorities. Staff put in a condition of approval of two to one tree mitigation, meaning every tree removed two trees will be planted somewhere on the property to replace it. Staff also wrote that the applicant would have to replace the Oak trees with mature trees and have a certain diameter. The idea is that it will be quicker to reach an actual canopy.

Straite continued to Criteria 3, the City can add any mitigation to address any negative impacts. He said that all the utilities that are needed are included on both streets, NE Old Salem Road and NE Conser Road. If the applicant decides to go with utilities on NE Old Salem Road, it is the County's jurisdiction. The applicant has said that they are going to mostly use the utilities in NE Conser Road because the existing store already is. Staff has added some standard conditions of approval.

Straite said that the existing entrance on NE Old Salem Road will be abandoned and shifted south. This will make traffic safer going in and out and meets the City's requirements. The entrance on NE Conser Road will remain the same. All parking standards are met, shy of some landscaping requirements.

Straite said the Code requires the project to connect to neighboring properties when appropriate. He showed* the property surrounding the site is property the City owns. The City is exploring some possibilities for a mixed-use center, restaurants possible apartments above shops, Boys and Girls club, etc. He said there would be a need to have connectivity from the City's future site and the applicant's site. Staff felt there needed to be pedestrian connectivity and none was shown on the applicant's plans. Staff included a condition of approval that the applicant show potential connectivity connections on the final plans. He said the applicant doesn't have to build connections yet but must show there is a possibility in the future.

Straite said the Code requires screening; the load areas need to be screened. The applicant does plan to screen that location.

Straite highlighted Development Standards that required more explanation. He said that the application complies with the Commercial Design Standards (CDS) on three sides. The CDS require that all visible sides of the street comply. The back of the building is highly visible from NE Conser Road and a condition of approval has been added. He added that technically the Code requires windows but the back of the building would be beer storage and it did not make sense to be windows. Staff added a condition that the applicant put some architectural features on that side and have approval from staff to ensure it meets the requirements of the Code. The CDS require a plaza. The applicant has added one, it has a picnic table, which is one of the requirements. The applicant's parking meets the City's standards.

The landscape section requires planter bays be installed in the parking area. Straite showed what planter bays looked like and said one is supposed be at the end of each parking aisle, include curbs, ground cover and a tree. None were shown on the site plan, staff added a condition of approval that they be included on the final site plan and be built prior to the project being occupied.

Straite handed out a memo* that included additional information. He showed a slide for the new site plan submitted. He explained that staff had some concerns about an area's truck moveability. The applicant has added asphalt so that trucks coming in off NE Old Salem Road can pull in and back up to the delivery area. All trucks will unload in the back. The applicant's plan showed truck turning radius.

The applicant was not online nor in attendance to answer any questions.

Commissioner Alex Patterson asked if there would be fencing around the stormwater basin and if it would block view of traffic. Straite replied it would be landscaped and would not include trees because it would be in the vision clearance area. Assistant City Manager Janelle Booth explained that there are requirements and that these stormwater basins are not designed to hold water. The fencing comes into play when there is depth and water ponding. She said she had not seen the applicant's whole design yet.

Commissioner Caryl Thomas asked how far the existing trees from the building were. She asked if there were was a way to work with the land and keep one or two trees. Straite explained that staff worked with the applicant to try and preserve *any* of the trees. This was the reason the applicant put together the second narrative regarding trees. He added that the trees, behind the structure, are on City property and none would be removed there. Staff did require mitigation trees but did not say where. The applicant can't count the parking lot trees or the trees on the edge as their mitigation trees. The Commission could allow that but staff didn't write it that way.

Thomas clarified that Straite had said they would be quicker growing trees. Straite affirmed that was the hope. Staff didn't require full grown trees.

Thomas stated that she hated to see the trees go.

Scott Cowan, Millersburg, Oregon- asked for clarification that on the corners of the plans were the holding ponds. He asked what was around it. Booth clarified that Cowan was asking about the double lines shown on the plans. Cowan affirmed. Booth explained that typically engineers are showing top and bottom slopes. Staff does not have the full design of the facility but that is what she would expect it was. She added it could be curbed to keep any cars from going into that area but the applicant has not shown that detail of construction, yet.

Cowan recommended a curb and possibly a decorated rock, to be a deterrent for vehicles. He asked if the vegetation would be the normal vegetation. Booth replied it typically will require stormwater plantings. There are other ways for them to address stormwater quality. She understood that their intent is to have an above ground infiltration, not deep but does provide detention. Staff does not have the details and does not usually have the details at this stage in the process. She suspects it will be full of plants. Cowan said that it is a high visibility site in the City and would like it to be as decorative as possible. He said it was unfortunate that the trees had to be removed. He recommended that if after so many years a tree is lost there be a requirement for a replacement. Straite stated that it was part of the condition of approval.

Chair Doug Iverson closed the public hearing at 6:29 p.m.

Patterson asked if it was possible for the condition of approval to add what Cowan had requested, that the stormwater be more decorative. Straite replied that it would specifically have to address a standard or criteria and if he did think that then he could make it a requirement.

Commissioner Brandon Abresch asked where approval would come from the replanted trees from the removal of existing. Straite explained that it is set up that the applicant come up with a final landscape plan that staff has to approve.

Iverson commented that on page 39 and page 138 it shows there are 15 trees along the perimeter and four more trees being required by planter bays, is 19 trees being planted in this area. He didn't see how the applicant could physically fit 12 more trees. He would like to amend it, because the trees around the perimeter and planters bays should suffice for the trees being removed. Straite said that section is not coming from the Code and is up to the discretion of the Planning Commission.

Abresch asked if part of the requirement could be to replace some of the required trees with mature trees. Straite said that as long as the Planning Commission was drawing a nexus from the removal of the trees, in order to meet the criteria, they can require more mature trees in the required areas shown on the plan.

Iverson said he was trying to prevent a whole bunch of trees that would be an issue in the future. He mentioned the trees in Millersburg and Albany where the power company is cutting them down and the ice and snow breaking the trees and making them serious injury or damage causing. He did not see a reason to plant an additional 12 trees. He said planting more mature trees would be up to the landscaper. He recommended not planting any Oak or Conifer or fruit trees. He said Birch or Ash trees would be ok. Patterson agreed.

Booth explained that all the trees that are planted along the road are street trees. Staff would want them to meet the street tree recommend approved list. This does not apply to their parking lot trees. She added that there is a condition of approval on stie clearance. There may be a tree or two, that due to their driveway location may not be able to go where they are showing on the plan.

Iverson proposed eliminating planting 12 trees for removing 6. Thomas commented that trees on the backside could add aesthetics to the property. She thought part of the community responsibility is to have a lot of trees, adds oxygen and takes away CO2, more trees are better. She did not want to limit because they had the street trees that they didn't need any other trees. She asked for the proposal to be worded in a way that took both into consideration.

Commissioner Jerry Horn reminded that there would be a lot of trucks in the back and there would be a lot of issues when the trees grew. Commissioners discussed that area. Thomas said it was sad, voting for trucks and against trees.

Abresch asked for someone to explain street tree varieties versus the replanting varieties. Straite said that staff did not say what kinds of trees but did speak to the size of tree. The City has adopted Albany's list for recommended street trees. Abresch said that he could only see the applicant packing the street line with street trees to make up for the 12 trees. Patterson only if they went with a fully paved lot, he pointed to the triangle are that could work. Striate agreed. Abresch said he did not see that it was worth it considering that trucks needed to get around it. Iverson said that people don't realize that a three-inch-wide tree could become a foot wide later.

Iverson reiterated that his proposal was to get rid of the extra 12 trees because they have the other trees and the trees in the planting bays. Abresch said a middle ground would be the required trees be more mature in nature. Commissioners continued the discussion on number of trees that should be required. Thomas commented on the open area she was talking about looks like it is a loading zone and trees could not be put there.

Commissioner Ryan Penning asked if it could be treated similar to wetlands, if not able to plant here to purchase and plant at park. Commissioners liked the idea.

City Attorney Margaret Gander-Vo said that when requiring conditions of approval, the condition needs to be related to the proposed application on the proposed development site. There is a little bit of nuance to that for offsite improvements when you

are impacting traffic systems, adding street improvements, but Commissioners can't require them to do offsite mitigation for something that is for an onsite impact. She added that the further from the actual application the more you get for not properly tying mitigation to the actual item that they are trying to mitigate against. In this case if the concern is tree preservation when mitigating on site and requiring something that is feasible within the context of the development the Commission is safer than if they are eroding the connection.

Iverson stated that the applicant agreed to the two to one requirement. Straite affirmed and said it wasn't talked about where the trees were to be planted. Iverson asked why the Commission couldn't ask them to plant as many trees that could be safely planted. City Attorney Alan Sorem said that the motion would need to be clear enough that staff can reduce to a condition of approval. He said Condition 22 talks about a two to one replacement ratio, deferring to a subsequent discussion with the applicant is not something that can be done here. He said the Commissioners might see things in the tree requirements that they would like to change but today they are working within the confines of the current codes.

Iverson asked for confirmation that staff has decided that the trees would be removed to build the new building. Gander-Vo replied no, because that is the question before them now. If Commissioners feel that this application doesn't meet Development Code criteria then they could deny the application and communicate that they are not willing to give up the trees and the applicant has failed to meet the applicable criteria. The Commission does not get to redesign the applicant's project for them but Commissioners can provide modified conditions of approval. The advice is to do it within the conditions of approval because that condition is clear and been agreed to by the applicant. Commissioners may decide to modify that condition of approval or may decide to substitute larger mature trees for existing trees, but it is not the Commissioners' job to redesign the applicant's site plan. Thomas asked if the Commission could ask them to submit a new design that includes more. Straite replied the Commission could say the applicant does not meet the criteria and either deny or continue the hearing at a later date and have them bring a different plan.

Sorem asked where it was in the 120 days. Straite said it could afford a continuance. Sorem said since the applicant wasn't in attendance and there were questions better geared to the applicant instead of staff, the Commissioners could continue the hearing to a date and Straite could let the applicant know it was continued. Straite added that the Commissioners would need to be clear to let him know what they wanted the applicant to do. Sorem asked if the applicant would have an opportunity to view the video. Straite affirmed.

Commissioner Monte Ayers commented that the applicant came in with a newer design and opened up that area, and it looks like they can put trees there. He said if the Commission thinks this is what the applicant has to do to get there, let's see what they offer. If staff doesn't like it because it is too congested, the applicant has to turn in a final design for approval. Straite explained that staff can make sure that the final design meets the Commissions conditions of approval but cannot require the plans to be approved by the Planning Commission at a later time.

Straite clarified that the Commissioners could amend the conditions of approval but must have a strong nexus from requirements of the Code and these conditions will fix that. It

cannot be a redesign of the project. He reiterated that the Commission could deny it or push the decision to a later date and have the applicant return.

Straite stated that the condition of approval he heard was remove the two to one mitigation, take all the existing trees shown on the site plan, shy of any that need to be removed for site clearance issues and make them larger and then add two trees to the planter bays. He said if that is what the Commission believes would mitigate the impacts of the trees removal then that would work. Commissioners agreed.

Iverson said the other problem he saw was that it mentions vehicle and pedestrian connections with neighboring lots. Putting vehicular traffic through the convenience parking lot is putting customers in a safety issue. He was fine with pedestrian traffic. If the City didn't allow vehicle traffic there it would be keeping the traffic on Transition Parkway. He wanted another condition that pedestrian connection is fine but no vehicles. Straite clarified that Iverson was saying that the future area would have cut through traffic instead of taking the streets and he wanted to make sure that didn't happen. Iverson affirmed. Straite said Iverson wanted to modify Condition 12 to just say internal pedestrian. Iverson agreed. He is trying to avoid people getting hit by cars. Commissioners agreed.

Penning asked if the plaza area would be considered a pubic area. Straite replied yes. Penning said in new public areas supposed to have charging stations. Straite said the code will require conduit to run to charging stations, but it doesn't apply to this project because the application was in prior to the update.

ACTION: Motion that the proposed project satisfies the applicable criteria because it satisfies the applicable criteria are standards, and the Planning Commission approve SP 23-04 with conditions of approval as listed in the staff report including the modifications suggested by Planning Commission to conditions 12 and 22, made by Commissioner Alex Patterson; seconded by Monte Ayers.

Commissioner Brandon Abresch	Aye
Commissioner Monte Ayers:	Aye
Commissioner Jerry Horn:	Aye
Commissioner Doug Iverson:	Aye
Commissioner Alex Patterson:	Aye
Commissioner Ryan Penning:	Aye
Commissioner Caryl Thomas:	Nay

Motion Passed: 6/1

PUBLIC HEARING **6:57 p.m.**

2) FILE: SP 23-05 **Northwest RE LLC Industrial Project** -The application is for a Site Development Review of a single building with 326,285 SF of manufacturing space, 17,300 SF of office space, and 156,425 SF of warehouse space. The total building size is estimated to be 500,010 SF. The primary purpose of the building is manufacturing with the designated warehouse and office uses being accessory uses. The site also features passenger vehicle and truck parking areas, landscaping, water quality basins, truck maneuvering areas, loading bays, and an undisturbed wetland area. Two new driveways are proposed, one on NE Old Salem Road and one NE Transition Parkway. The warehouse area is scheduled to be built in a future expansion but was fully analyzed.

Chair Doug Iverson opened the public hearing at 6:57 p.m.

Dickerman read the disclosure statement.

No Commissioner had anything to disclose.

No one challenged the Commissioners.

Straite said the project is located on Transition Parkway across from the new fire station. The zoning is General Industrial (GI) and has been since before the City was formed. The area surrounding the property is GI south, east and west, and Public Facilities (PF) to the northeast.

Straite presented the project description and criteria*. He pointed out that the manufacturing area is shown in blue, the warehousing in orange, and offices in green. All three uses are permitted. There are not a lot of zoning requirements in GI. There is no height limit in the GI zone. There is only one setback requirement from NE Old Salem Road and the project is 160 feet away from NE Old Salem Road.

Straite continued to the potential negative impacts. The applicant will be adding a new trail along the frontage of NE Old Salem Road. The project will be introducing new traffic. The site is zoned for industrial uses and when staff factored all the uses in the master street network it was anticipated that this would be built out as an industrial use. The standard is not that a project introduces any new traffic. The standard is will the new traffic trigger any traffic standards that are included in the City's Transportation System Plan (TSP). The applicant has submitted a traffic study that looked at those issues. The traffic study explains that the existing streets can accommodate the additional traffic without triggering the need for any street improvements. He said that the Planning Commission had been given a memo* that explained what the impacts would mean to the project itself. The traffic study looks at the worst-case impacts.

Booth walked the Planning Commission through the memo*. She explained the traffic study process. She said staff looked at the reality of truck trips and parking stalls even though not part of the criteria, it gives a sense. Staff had the traffic study authors look at the traffic generation models again to show the various uses broken down and it came to 726 daily trips, with the peak hours being closer to 56 to 76 range. Staff asked authors to look at number of employees which aligned with the first analysis. She said the traffic study is not wrong, but the purpose of the memo is to give a more realistic review.

Booth explained that the analysis was important for the County because the applicant is proposing a driveway on NE Old Salem Road. The County comments are attached to the memo and the County has a condition that the project participates for cost of transition signal at the intersection. She reminded everyone that the numbers are at full build out and not on day one.

Straite said all the manufacturing will be indoors and that should address any noise impact. The applicant will have some truck movements. There is no residential neighbors. The residential on the other side of NE Conser Road will be offset by Transition Parkway Park but even without Transition Parkway staff do not believe there will be any impacts because of the distance of the facility and most of the impacts will be inside.

Staff does not expect impacts from dust as all areas with vehicle movements are paved. There may be dust from construction, but conditions of approval have been added to specifically address construction impacts.

Staff does not anticipate any glare, the building is mostly a concrete tilt up building and there are not a lot of windows in it. On the office side, which faces north, there are going be some windows but they are minimal on the façade that faces north. There will be landscaping and streetscaping on this side. The landscaping will address any of the impacts.

Straite said that concerning odors all the production will be inside and staff are not anticipating any.

Straite said adequate utilities exist in Transition Parkway for the project to connect water and sewer. Stormwater is available but the plan is going to the west side for drainage instead, according to preliminary plans. A condition of approval has been added for a stormwater report that will go into more detail. He added that the condition is not unique for this project.

Straite said the parking levels and standards are met. He said the plans didn't show connectivity to the sidewalk, and the applicant will have to show how the building connects to the sidewalk.

Straite reiterated that the traffic study indicated that no improvements would be needed to mitigate the impacts. Old Salem Road is fully built out and does not need improvements besides the trail. He stated that Transition Parkway is more complicated. The City has planned to build Transition Parkway for a while. He said traditionally the applicant would build the streets to front their site, in this case the applicant will submit their fair share of the cost of improvements for the street towards what the City plans on doing. Staff has added a caveat that if the City is slower building Transition Parkway and they wanted to move forward, they would have to build 140 feet of Transition Parkway, past the end of the fire station. It would be eligible for SDC credits if they do.

Straite said there are no screening requirements and no FEMA flood zones. He said there are radon restrictions on the property next to it but has no impact on this site.

Straite showed how the project complied with the standards. They fully comply with parking. The site contains adequate areas for loading. Lighting is not required in the Code. The applicant did not provide a lighting plan, but in their narrative, they plan on doing it. Staff added a condition that they provide the lighting plan before any building permits. They need to show that they do not have light spilling off the site. The plans show preliminary size and location for drainage, a condition of approval was added. The driveway for the passenger vehicle area is at the end of a turn on Transition Parkway. Staff looked at it closely and based on the speed and the location they proposed to put the trees, it does meet the vision clearance requirements.

Staite said that the memo* included a request to change the condition of approval 3, the traffic impact study and Linn County comments.

Horn stated that as far as he knows he is not related to the Horn listed in the packet.

Applicant Brian with NW RE, LLC- said they are looking forward to joining the community. He said the company remained keeping their anonymity in this stage of the process because they want to safeguard this project's confidentiality as they are in a highly competitive industry. If they were compromised at this stage, it would hinder them from going forward. As the project unfolds, they are committed to transparency. The company has a long-standing operation with the US. He said they are a US Fortune 500 manufacturer. They have more than 20 locations within the US and numerous others throughout the globe.

Brian said the company's values center around their people, culture and delivering value to stake holders, which include all the future neighbors of this community. The proposed projects promises substantial job opportunities. Initially bringing 110 to 130 skilled positions to the area, with the potential for more. He said they were committed to fair and competitive compensation, with office and leadership roles $110,000 to $120,000 annually. The production staff averaging $70,000 to $80,000 annually with comprehensive benefit packages. He added more information about their commitment to safety as a high priority. They have a commitment to environmental sustainability. Community involvement is the company's mission in volunteering and donating to community initiatives and needs. He stated they truly want to be a good neighbor. He said Millersburg became a front leader because of the welcoming community and proactive community leadership. Millersburg shows a clear commitment to job creation and the location put it at the top of their list. He said they are eager to partner with the City moving forward.

Iverson asked for any questions. There was no one that wanted to speak in favor or against.

Chair Doug Iverson closed the public hearing at 7:30 p.m.

Thomas asked how soon the company would be revealed. Iverson said that was not in the purview of the hearing.

ACTION: Motion that based on the findings of fact in the staff report, and the conditions of approval, the proposed project satisfies applicable criteria and standards, and the Planning Commission approves Site Plan SP 23-05 with conditions of approval, made by Commissioner Caryl Thomas; seconded by Commissioner Brandon Abresch.

Commissioner Brandon Abresch	Aye
Commissioner Monte Ayers:	Aye
Commissioner Jerry Horn:	Aye
Commissioner Doug Iverson:	Aye
Commissioner Alex Patterson:	Aye
Commissioner Ryan Penning:	Aye
Commissioner Caryl Thomas:	Aye

Motion Passed: 7/0

G. PLANNING UPDATE

Straite said that he does have one partition that he is working on at NE Waverly. It is a Type II case and will go out for 14-day public review and then staff will then issue an approval or denial. He said there is some land use legislation going on in Salem.

Ayers said if an application checks all the boxes, why did it have to come to the Planning Commission. Straite explained that the Code requires it for a Type III case. Staff says it checks the boxes, but the Commission could disagree. A project could have some grey areas.

Iverson emphasized the importance of looking at the staff report.

ADJOURNMENT: Chair Iverson adjourned the meeting at 7: 34 p.m.

Respectfully submitted:

Sheena Dickerman
City Recorder

Reviewed by:

Matt Straite
Community Development Director

*Presentation materials or documents discussed at the meeting that are not in the agenda packet are archived in the record. Documents from staff are posted to the website after the meeting. Documents submitted by the public are available by emailing info@cityofmillersburg.org.

City of Millersburg **April 8, 2024**
STAFF REPORT:

File No: DC 24-01 & SP 24-02 Zone Change and Site Development Review

Proposal: DC 24-01 proposes to change the zoning of Tract A of the Transition Parkway Industrial Park subdivision from General Industrial (GI) to Public Facilities (PF). SP 24-02 proposes a new linear park that will be located between the existing NE Conser Road and the new street, NE Transition Parkway (to be built in tandem with the park). The park will be a passive/active park comprised primarily of landscaping, a 12-foot-wide multi-use path, and sidewalk connections to nearby roadways. The park will include a retaining wall and a vegetated berm that will provide a buffer between residentially zoned lands to the north and industrial lands to the south. Most of the park is on a newly created tract of land, however some will be built within the right of way on the far western edge of the park, crossing over NE Conser Road to the intersection of NE Woods Road and NE Transition Parkway.

I. BACKGROUND

A. Applicant: City of Millersburg

B. Location: The site has no address. It is located southerly of NE Conser Road on section/township/range 10S-03W-28 Tax Lot 00100 and includes park improvements within the right-of-way between NE Woods Road and NE Conser Road (based on the revised ROW designs).

C. Review Type: The proposed Development Code Amendment (DC) is a type IV review which requires a hearing before the Planning Commission whereby the Commission makes a recommendation to the City Council. A subsequent hearing before the City Council is required for a final action, including the adoption of an ordinance. The Site Development Review (SP) is a type III review which normally requires a hearing only before the Planning Commission, however, because this SP review is linked with the DC, the code states that the two should go through the process dictated by the highest-ranking case type.[1] It should be noted that the case is being processed as a quasi-judicial case type because the zone change is applied to only one property. Any appeal of the City Council's decision relating to this matter will be considered by the Oregon Land Use Board of Appeals (LUBA).

D. Public Notice and Hearing: A notice was posted in City Hall. A separate notice was sent to the Department of Land Conservation and Development (DLCD) on March 19, 2024. A notice was also posted in the newspaper on April 16, 2024. Additionally, notices were sent by mail to those within 200 feet of the park property on April 17, 2024, because the case is being processed as a quasi-judicial case. Information related to the hearing is posted on the City's website here - https://www.millersburgoregon.gov/planning/page/dc-24-01-sp-24-02-transition-parkway-linear-park.

E. Review Criteria: Millersburg Development Code Section 5.11.050 for the zone change and section 5.05.060 for the site development review.

F. Current Zoning: General Industrial (GI)

G. Proposed Zoning: Public Facilities (PF)

[1] See Millersburg Development Code Section 5.16.010

H. Background:

Concept

The City of Millersburg is proposing a new linear park that will be located between the existing NE Conser Road and the new street, NE Transition Parkway (to be built in tandem with the park). The park will be a passive/active park comprised primarily of landscaping, a 12-foot-wide multi-use path, and sidewalk connections to nearby roadways. The park will include a retaining wall and a vegetated berm and trees that will provide a buffer between residentially zoned lands to the north and industrial lands to the south.

Because of funding limitations and timing of the need for construction, the project is divided into Schedule A and Schedule C (Schedule B includes only utilities, not park facilities). Schedule A includes the eastern 1,300 feet of the park, from NE Castillo Drive to a point approximately 1,300 feet west. Schedule B is the balance of the project, from where Schedule A ends to the intersection with NE Woods Road, approximately 1,700 feet to the west.

Design

The project is a long park. The shape of the park was dictated by the intended function, which includes acting as a buffer between zones, connecting a trail link for the community, providing additional recreational features, and providing space for special events in Millersburg. The initial design is intended to provide passive and active recreation opportunities with open space lawns, and seating for taking breaks or watching birds. The trail will be used for recreation and exercise, and while the first initial buildout is not planned to have playground equipment, it has been designed for play. The landscaping, the berms, the rocks, and the sidewalks (which cross over the berm) have all been designed so that children can play on all parts of the parks;. A second phase is planned that will introduce more specific built features, possibly playground and/or exercise equipment, or similar features. These will require additional public outreach to see what the people of Millersburg would like to see in the park.

The landscaping has also been designed to feature changing colors throughout the seasons. Sidewalks will be flanked by several colorful trees to create 'tree tunnels' filled with season-changing colors. Additionally, the park has been designed with electrical connection for events and Christmas displays, acting as a community gathering point and a point of pride for the community.

Safety

The park includes several safety design features. First, it provides a multi-use trail off-street. This trail will accommodate bikes, pedestrians, joggers, and other compatible uses. All of these will be off-street which protects users from vehicles. All trails will include lighting for safe use at night. The landscaping has been designed to ensure that law enforcement can view all aspects of the park, night or day, from a patrol car on a street, there are no hiding places in the park. All trials and sidewalks are ADA accessible.

Buffer

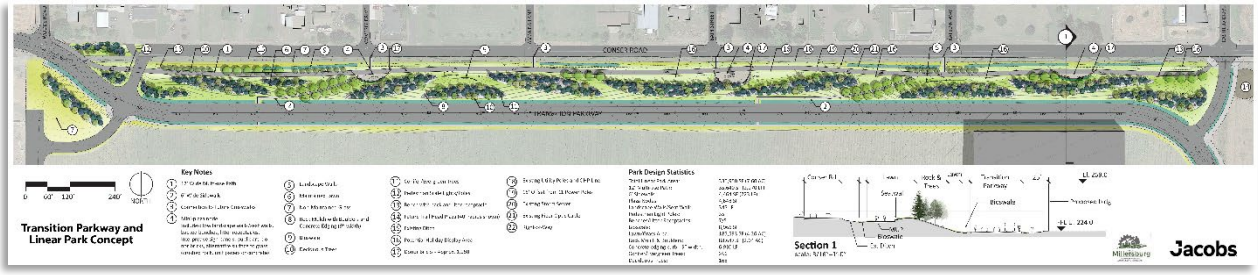
The proposed park will be located between the existing NE Conser Road and the proposed Transition Parkway. NE Conser Road is currently an important dividing line in the City because the zoning changes between residential zones to the north and industrial zones to the south. The City does not want to see industrial traffic using NE Conser Road, partially because it has homes that front on to the road. This is the reason why the new street, NE Transition Parkway, has been designed to parallel the existing NE Conser Road, allowing a downgrade of NE Conser Road from an Arterial. NE Transition Parkway will become an Arterial.

The park will include a visual buffer between these uses as well. The park will feature a berm that will be landscaped with deciduous and evergreen trees. These will visually buffer the residential and industrial uses throughout the year.

Multi-Use Trail

The 12-foot multi-use trail will connect to another trail system currently in development along NE Woods Road, which spans most of the residential portion of the City north of NE Conser Road. The future Woods Road Trail will connect to this east-west trail which will allow people to walk to popular destinations including the local community store and City Hall. Additionally, a future YMCA is planned near City Hall, as is a future Elementary School. There are currently no sidewalks on NE Conser Road; however, the completion of this trail, and the Woods Road Trail System, will also allow people to

complete a loop around most of the residential area, from Woods Road, to NE Conser Road, to NE Old Salem Road, and then along NE Millersburg Drive.



II. CRITERION

CITY OF MILLERSBURG DEVELOPMENT CODE

5.10.050 Decision Criteria. Zone change proposals shall be approved if the applicant provides evidence substantiating the following:

(1) The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

ANALYSIS: The property has a Comprehensive Plan Land Use designation of Industrial. The proposed zoning is Public Facilities (PF). Table 9.500B in the City's Comprehensive Plan lists which zones are compatible with which Comprehensive Plan Land Use designations. The Industrial Comp Plan designation is compatible with the PF zone in the table.

Section 9.590 of the Comp Plan lists the policies specific to each designation. Policy 1 explains that all development in the designation shall be industrial. The park is not specifically listed, however, public facilities are specifically permitted in any designation as previously explained.

Policy 3 explains that development shall not result in disruptions to residential uses through traffic, noise and pollution, or otherwise detract from the livability of the community. The PF zone will permit the proposed park, which will specifically address compatibility issues and concerns. The park will provide a buffer between the uses. The trees, berm and landscaping will provide a natural barrier to limit (not totally prevent) noise and any visual concerns. Pollution is addressed by State rules and regulations. The park is part of a re-design of the streets in the area. The redesign will route through traffic away from the residential area fronting NE Conser Road.

Policy 7 states similar requirements, that all industrial development shall include

consideration of the relationship with other land uses and the adequacy of landscaping. This project helps address these concerns.

Policy 9 explains that industrial areas shall be protected from the encroachment of incompatible uses. The park helps address any concerns with compatibility by essentially hiding the industrial uses from the residential (and vice versa). The project creates a clear demarcation line between the two uses, one that is not just on paper or imaginary, rather one that is tangible and not temporary.

Policy 10 requires screening buffers. The project was designed for that specific intent.

All other policies are not applicable to the project, but are also not inconsistent with, the proposed park/ zoning designation. The proposed PF zone and public park fully implement, and are not inconsistent with, the Comp Plan Land Use designation.

FINDING: Based on the analysis above, the project meets the required criteria.

(2) The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

ANALYSIS: The proposed zone is Public Facilities (PF). This zone permits a wide variety of potential uses, including schools, parks, playgrounds, and facilities like sewer lift stations and basins. Naturally, the shape of the parcel is such that schools would not fit. However, parks and other facilities could easily be accommodated. The proposed park has already been designed specifically for this property.

FINDING: Based on the analysis above, the project meets the required criteria.

(3) Allowed uses in the proposed zone can be established in compliance with the development requirements in this Code.

ANALYSIS: Most uses in a PF zone will have minimal setbacks or other regulations. The property can accommodate most smaller PF uses, again, clearly not larger ones like schools. The proposed park can be established in accordance with the regulations, see the Site Development Review criteria below for more details.

FINDING: Based on the analysis above, the project meets the required criteria.

(4) Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

ANALYSIS: All public utilities front the site. The site is surrounded by public streets (though one is not yet constructed, but is planned to be built as part of the park project).

FINDING: Based on the analysis above, the project meets the required criteria.

(5) For residential zone changes, the criteria listed in the purpose statement for the proposed residential zone shall be met.

ANALYSIS: The proposed zone change is not going from, or to, a residential zone.

FINDING: This criteria does not apply.

5.10.050 Decision Criteria. The review of a site plan shall be based upon the following criteria:

(1) The proposed use is allowed in the zone and complies with the underlying zone development standards.

ANALYSIS: Section 2.11.020 lists the permitted uses in the PF zone. Parks are specifically listed in subsection 2.11.020(2)h. Development standards for the PF zone are listed in section 2.11.050. They include the following:

Minimum lot area	Sufficient for the use	The lot area is 6.7 acres and is sufficient for the park and trail system proposed.
Front yard setback- non-residential	None	No structures are proposed.
Side yard setback non-residential	None	No structures are proposed.
Rear yard setback non-residential	None	No structures are proposed.
Maximum structure height	60 feet	No structures are proposed.
Maximum lot coverage	80%	The proposed park will include some hardscape in the form of trail and sidewalk surfaces. These will be far less than the 80% coverage requirement. The rest of the park will be landscaped.

Additionally, section 2.11.060 clarifies that all projects must still comply with the development standards found throughout the rest of the Development Code. Applicable standards from the rest of the code are addressed in section III of this staff report. In summary, all standards are met.

FINDING: Based on the analysis above, the project meets the required criteria.

(2) The proposed use will not create negative impacts on the surrounding area resulting

from traffic flow, noise, dust, glare, odor, potential incompatible adjacent uses such as parking lots, or other impacts identified in the public hearing process.

ANALYSIS: The proposed park should not result in negative impacts on the surrounding area. Regarding traffic, the park is intended to be a neighborhood park, not a regional destination. As such, no parking is proposed. The City anticipates that most users of the park will come on foot from residential properties north of the park; in fact, the included multi-purpose trail is intended to connect to other sidewalks and trails partially for that reason. The park is proposed along with a new street, NE Transition Parkway. The new street is designed to accommodate the traffic from the industrial areas proposed south of the park. This project will allow Conser Road to be downgraded from an arterial in the future. The park alone will not result in less traffic on NE Conser Road, but the project as a whole (including the street) will.

Regarding other possible impacts, this park is proposed without a playground and without any sports fields. While parks can be noisy, the traditional noise generating features are absent in this park. Children can certainly play in the open lawns and in, and around, the tree areas (in fact, it was designed for them to), but there should be no single concentrated place where kids will play. This will cut down on noise. The entire park will be landscaped, so there should be no dust, glare, or odor impacts.

FINDING: Based on the analysis above, the project meets the required criteria.

(3) The City may impose conditions of approval intended to mitigate potential impacts including, but not limited to:

a. Provisions for public utilities, including drainage and erosion control needs;

b. Parking, traffic safety, and connectivity of internal circulation to existing and proposed streets, bikeways, and pedestrian facilities;

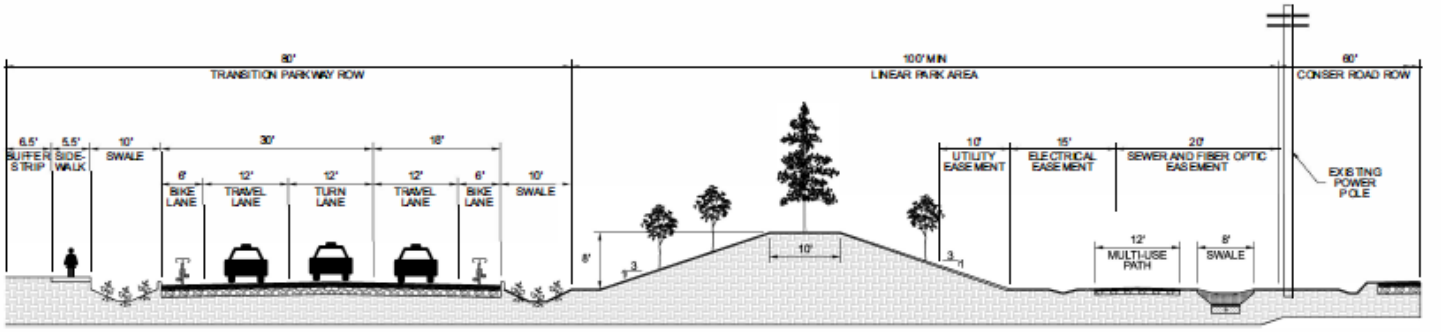
c. Provision for adequate noise and/or visual buffering from non-compatible uses including using site and landscaping design to provide needed buffering; and

d. Protections from any potential hazards.

ANALYSIS: All drainage requirements are addressed in the design of the park. No parking is proposed, and all onsite internal circulation has been fully addressed in the design.

Item c above explains that the City can add mitigation for screening of non-compatible neighboring uses. It should be noted that bulk of the project is intended to be screening between residential and industrial uses. The park includes a berm, with both deciduous and evergreen trees included in the plantings. These are arranged in

a dense pattern, and arranged so that the screening should be viable through all seasons.



The park should present no hazards to the surrounding area. Part of the property features a zoning overlay to mitigate for radon gas in enclosed structures. No structures are proposed, therefore, no mitigation of any kind if required.

FINDING: Based on the analysis above, the project meets the required criteria.

III. STANDARDS

The Development Code includes standards for many kinds of development. Some are not applicable in every case or situation. Some are addressed in the design or do not require any explanation. Those that require explanation, or require conditions of approval in order to be consistent, are reviewed below.

CHAPTER 3.02- STREET STANDARDS

This section includes standards for new streets or improvements that are required when a project is taking access from a public street.

ANALYSIS: The park is part of a larger project that includes a new street to the south of the park site, NE Transition Parkway. There will be no vehicular access from the street required, because no parking is provided as part of the project. No street improvements are required for the street to the north, NE Conser Road. It should be noted that part of the park will be constructed within a right-of-way area, between NE Woods Road and NE Conser Road (as revised by the larger project which includes NE Transition Parkway). The route of NE Conser Road will change, turning southerly near the new intersection of NE Conser Road and NE Transition Parkway. All revisions with NE Conser Road will be made in accordance with the requirements of this section.

FINDING: Based on the analysis above, the project meets the standards.

CHAPTER 3.04- STORM DRAINAGE
This section includes standards for storm drainage.

ANALYSIS: All required storm drainage is addressed through the design of the project. A stormwater plan has already been provided and reviewed by the City Engineer for compliance with the Code. The site will require extensive grading. A 1200-C NDPES permit will be required for erosion and sediment control during construction. No easements are required because the entire property is owned by the City.

FINDING: Based on the analysis above, the project meets the standards.

CHAPTER 3.06- SIGNAGE
This section regulates signage.

ANALYSIS: No signage is proposed with this site development review. A separate sign permit would be required when signage is proposed.

FINDING: These standards do not apply.

CHAPTER 3.07- FENCING AND SCREENING
This section includes standards for fences and screening. Some of these requirements are applicable here because the berm provides screening.

ANALYSIS: Sub section 3.07.070 contains regulations for berms that provide the function of screening. This park does include such a berm; therefore, these apply. Standards 1 through 4 pertain to fences specifically. The only fencing in the park will be located at the top of the retaining walls to prevent people from falling. These will all fully conform to the code requirements; they will all be under 6 feet in height. Standard 5 requires the height of the berm to comply with the zone. The berm is well under the zoning height allowance. The berm at its highest point is only 8 feet tall. Standard 6 requires all berms to be fully landscaped. As discussed previously, the entire berm is planned to be fully landscaped, in accordance with this requirement.

FINDING: Based on the analysis above, the project meets the standards.

IV. STAFF RECOMMENDATION TO THE PLANNING COMMISSION

Based on the above findings of fact, the proposed Zoning Map Amendment and Transition Parkway Linear Park Site Development Review satisfies the applicable criteria.

Staff recommends that the Planning Commission recommend approval of Applications DC 24-01 and SP 24-02 to the City Council.

V. SUGGESTED MOTION FOR PLANNING COMMISSION

I motion that the Planning Commission recommend approval of DC 24-01 and SP 24-02 to the City Council because all applicable criteria are met and all findings of fact are included in the staff report and Ordinance 211-24.

VI. STAFF RECOMMENDATION TO THE CITY COUNCIL *(assuming the Planning Commission recommends approval)*

Based on the above findings of fact the proposed Zone Map Amendment and Site Development Review satisfy the applicable criteria. The Planning Commission and staff recommend that the City Council approve Applications DC 24-01 and SP 24-02 and adopt Ordinance No. 211-24.

VII. CONDITIONS OF APPROVAL

General Conditions:

1. This land use approval shall substantially comply with the submitted preliminary plans included as Exhibit C, except as indicated in the following conditions. Additional development or change of use may require a new development application and approval.

2. Copies of any required federal or state permits that may be required shall be filed in the Record File of this application.

3. This approval does not negate the need to obtain permits, as appropriate, from other local, state, or federal agencies, even if not specifically required by this decision.

Prior to Building Permit Issuance

4. Stormwater detention and water quality facilities shall be designed as required to meet City standards. Maintenance of detention basin and water quality facilities shall be the responsibility of the City.

5. The City Engineer shall approve all plans for all public improvements, including connections to public utilities (water, sewer, stormwater, and streets) to the City. The engineering plans shall conform to the Millersburg Engineering Design Standards, to the satisfaction of the City Engineer.

Prior to Grading:

6. Stormwater:

    - Prior to the issuance of a grading permit the applicant must obtain a 1200C Erosion Control Permit and a City of Millersburg Erosion Prevention and Sediment Control (EPSC) Permit for all the disturbed ground, both on and off site. The applicant shall follow the latest requirements from DEQ for NPDES 1200-C Permit submittals.

    - Stormwater facilities shall be designed and constructed in accordance with the City of Millersburg Engineering Standards.

7. All required public improvement plans shall be approved by the City prior to beginning construction. All utilities shall remain uncovered until inspected and approved by the City. All required public improvements shall be completed and approved by the City prior to occupancy.

VIII. NOTICES TO THE APPLICANT

The applicant should also be aware of the following standards and processes that are required for development. These are not part of the decision on this land use case and are provided as a courtesy to the applicant. Please contact City Hall with any questions.

1. All required street signage and street lighting shall be approved by the City Engineer and installed.

2. Dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.

3. **This approval of the Site Development Review is valid for a period of two (2) years from the date of the decision notice.** The zone change takes effect 30 days after the City Council adopts the ordinance. Extensions may be granted for the Site Development Review by the City as afforded by the Millersburg Development Code.

4. The continual operation of the property shall comply with the applicable requirements of the Millersburg Development Code.

5. Noise shall be kept at the minimum level possible during construction.

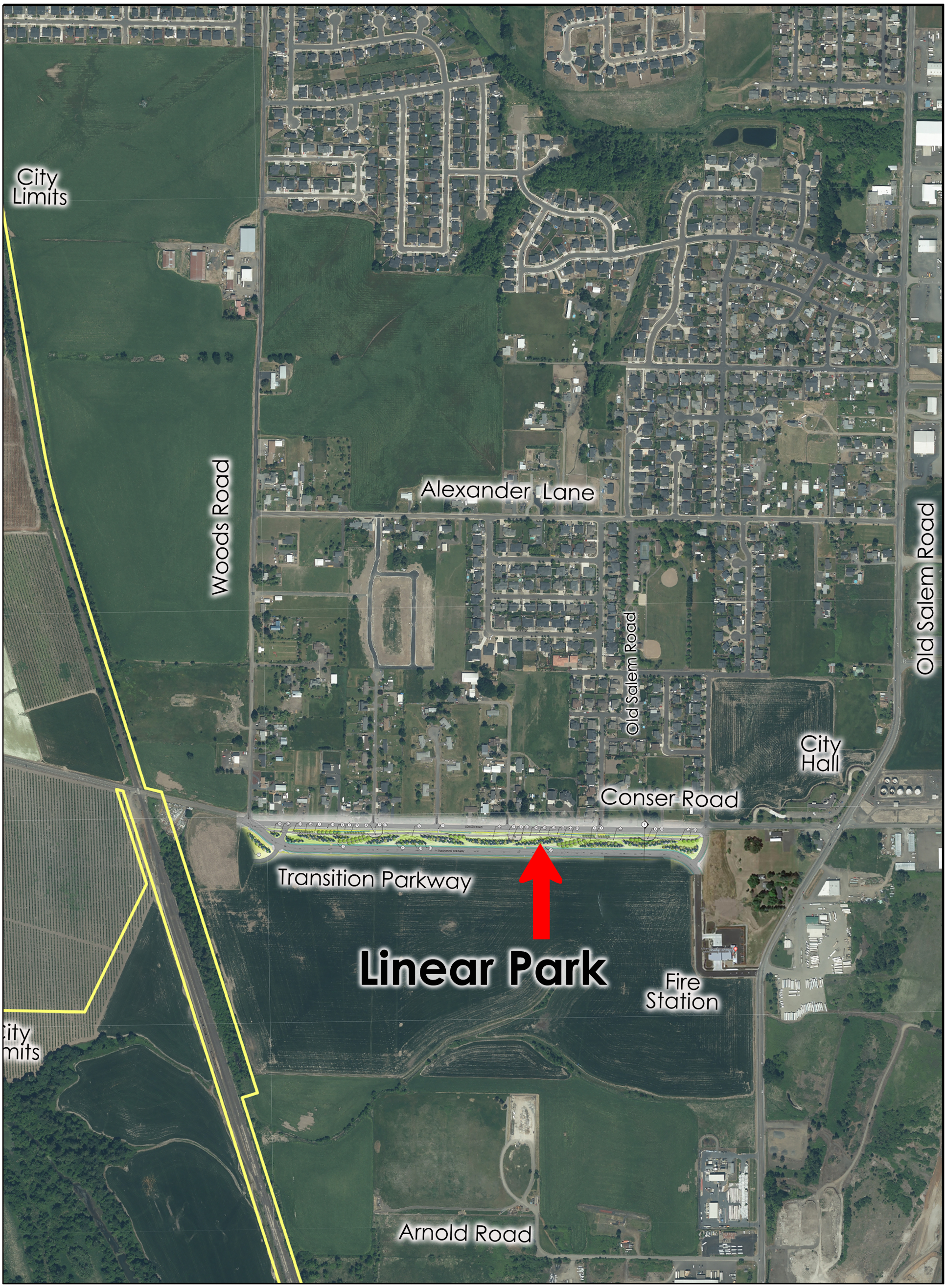
6. All construction sites shall be maintained in a clean and sanitary condition at all times. Construction debris includes food and drink waste. All waste shall be contained on site in proper containers or construction fencing enclosures and shall leave the construction site in

proper disposal containers. Failure to comply with this condition may result in a "Stop Work" order until deficiencies have been corrected to the satisfaction of the City.

IX. EXHIBITS

A. Vicinity Map
B. Zoning Map
C. Park Site Plan
D. Draft Ordinance No. 211-24
E. Public Hearing Notice

Linear Park Vicinity Map



Other City's UGBs

Millersburg UGB

Highways

Railroad

Tax Lots

Roads

CITY OF Millersburg 50 Celebrating 50 Years 1974-2024

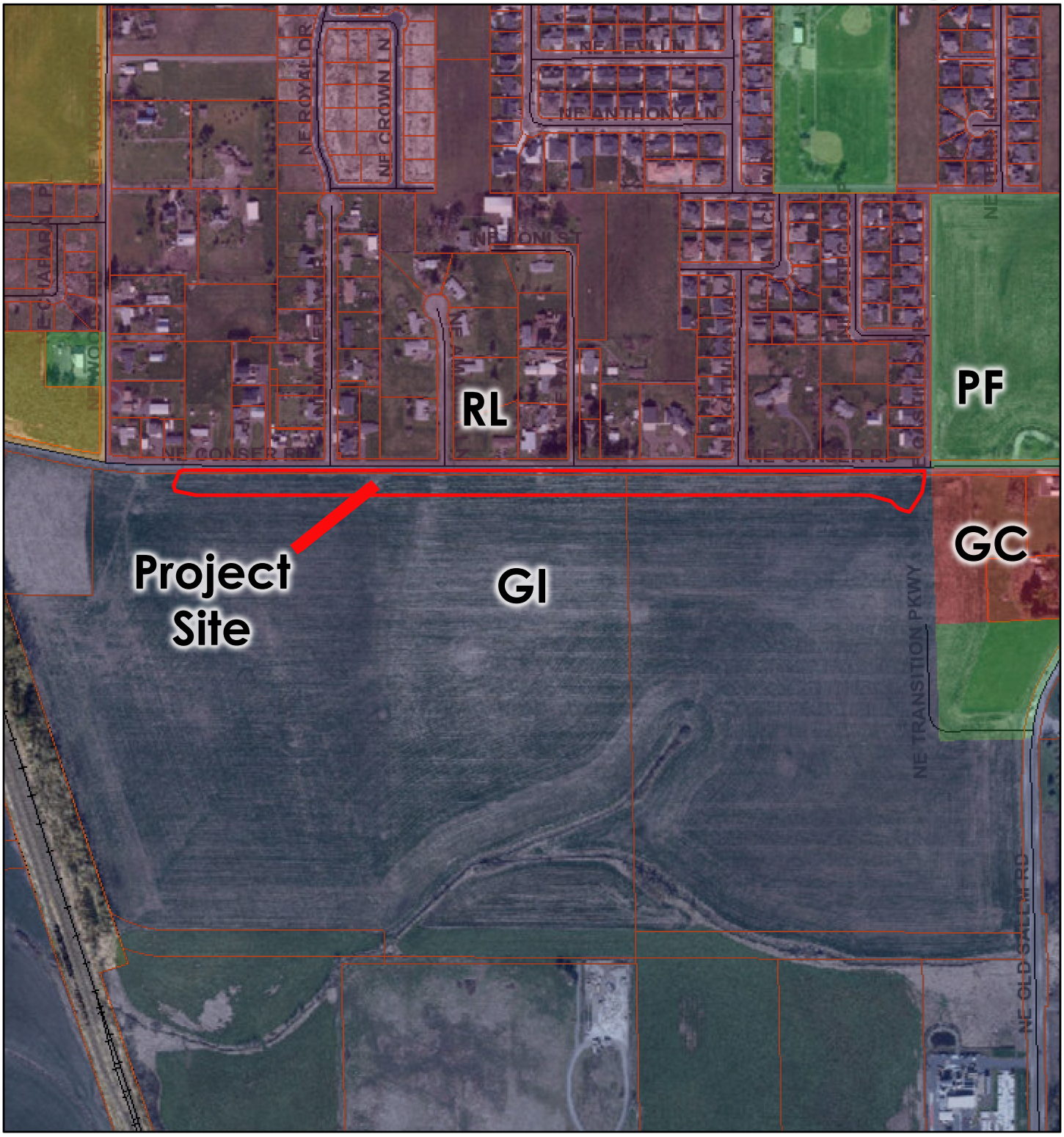
1:36,112

0 0.28 0.55 1.1 mi

0 0.45 0.9 1.8 km

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, METI/NASA, EPA, USDA
Linn County GIS

DC 24-01 Zoning



3/19/2024, 10:21:01 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Highways

Railroad

Millersburg Zoning

COMMERCIAL OFFICE

GENERAL COMMERCIAL

GENERAL INDUSTRIAL

LIMITED INDUSTRIAL

MIXED USE

PUBLIC FACILITIES

RESIDENTIAL LOW DENSITY

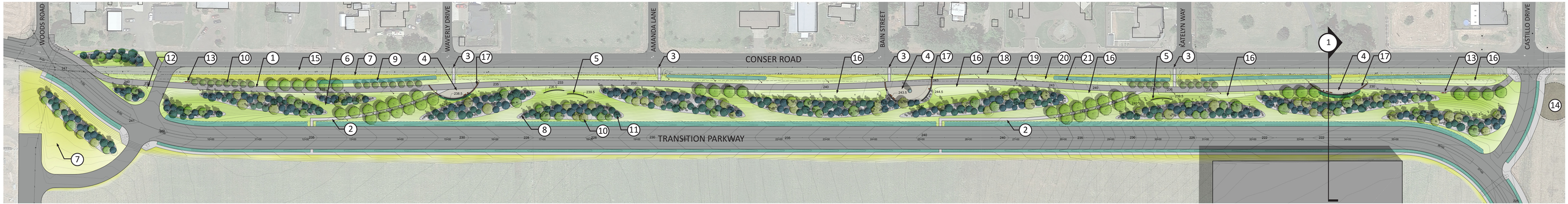
RESIDENTIAL MIXED DENSITY

RURAL

LIGHT INDUSTRIAL

Tax Lots

Linn County GIS, GeoTerra, 2021, 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, Intermap, USGS, METI/NASA, EPA, USDA



0 60′ 120′ 240′

NORTH

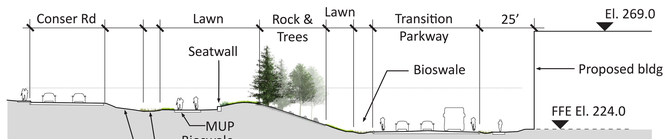
Transition Parkway and Linear Park Concept

Key Notes

1. 12′ Wide Multi-use Path
2. 6′ Wide Sidewalk
3. Connection to Future Crosswalks
4. Mini-plaza node
   Includes: low landscape walls/seat walls, backed benches, litter receptacles, Interpretive sign panels, public art, donor bricks, alternative surface to grass (crushed rock, unit pavers or concrete)
5. Landscape Walls
6. Maintained Lawn
7. Non-Maintained Grass
8. Rock Mulch with Boulders and Concrete Edging (9″ width)
9. Bioswale
10. Deciduous Trees
11. Conifer/Evergreen Trees
12. Pedestrian Scale Lights/Poles
13. Bench with back and liter receptacle
14. Future Trail Head Plaza (40′ radius shown)
15. Existing Ditch
16. Potential Holiday Display Area
17. Donor Bricks - Approx. 1,050
18. Existing Utility Poles and OHP Line
19. 15′ Offset from CL Power Poles
20. Existing Storm Sewer
21. Existing Fiber Optic Cable
22. Right-of-Way

Park Design Statistics

Total Linear Park Area:	330,950 SF (7.60 AC)
12′ Multi-use Path:	35,640 SF (2,970 LF)
6′ Sidewalk:	4,464 SF (723 LF)
Plaza Nodes:	4,648 SF
Landscape Walls/Seat Wall:	345 LF
Pedestrian Light Poles:	35
Benches/Litter Receptacles:	7/5
Bioswale:	8,966 SF
Lawn/Grass Area:	185,593 SF (4.26 AC)
Rock Mulch & Boulders:	88,687 SF (2.04 AC)
Concrete edging curb - 9″ width:	6,930 LF
Conifer/Evergreen Trees:	266
Deciduous Trees:	165



Section 1
scale: 3/16″=1′-0″

Millersburg

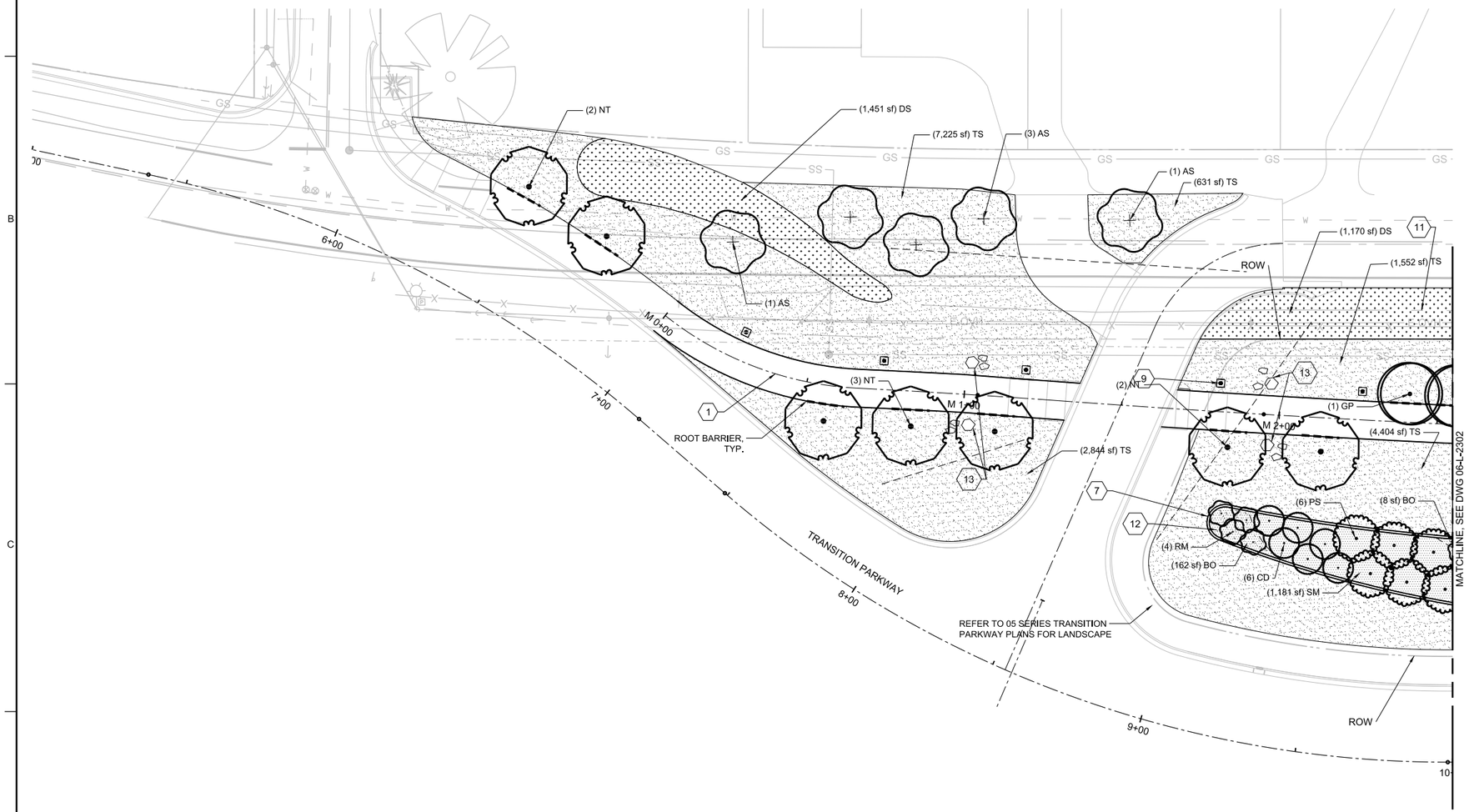
Jacobs

GENERAL NOTES

1. REFER TO DRAWING 01-G-0021 FOR PLANTING LEGEND, SCHEDULE AND GENERAL NOTES.
2. REFER TO DRAWINGS 06-L-2001 - 2005 FOR LAYOUT PLANS.
3. REFER TO DRAWINGS 06-L-2101 - 2105 FOR GRADING PLANS.
4. REFER TO DRAWINGS 06-L-2201 - 2205 FOR IRRIGATION PLANS.
5. REFER TO STANDARD DRAWINGS AND 06-L-5020 - 5023 FOR PLANTING DETAILS.
6. OMITTED SHEET KEY NOTE NUMBERS ARE NOT USED ON THIS SHEET.

SHEET KEYNOTES

1. MULTI-USE PATH ALIGNMENT.
7. LANDSCAPE CURB, TYPICAL.
9. LIGHT FIXTURE AND POLE, TYPICAL. REFER TO DRAWINGS 06-E-2001 THROUGH 06-E-2004.
11. EXISTING DITCH.
12. BOULDER PLACEMENT AREAS, FOR TYPICAL LAYOUT. (C / 06-L-5001)
13. PLACE 2'-4' DIA. BOULDERS AT LOCATION SHOWN ON PLAN. EDGE OF BOULDER SHALL NOT BE LESS THAN 2' FROM EDGE OF MULTI-USE PATH. (B-C / 06-L-5001)



PLAN STA 5+00 TO 10+00
1"=20'

N

N

0 20 40 60
Scale In Feet

PLANTING LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	(AC)	ACER CIRCINATUM / VINE MAPLE
	(AS)	AMELANCHIER LAEVIS 'JFS-ARB' / SPRING FLURRY® ALLEGHENY SERVICEBERRY
	(AG)	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
	(CD)	CALOCEDRUS DECURRENS / INCENSE CEDAR
	(CJ)	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
	(CE)	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK
	(CM)	CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD
	(GP)	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE
	(NT)	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
	(PS)	PINUS CONTORTA / SHORE PINE
	(PC)	THUJA PLICATA / WESTERN RED CEDAR
	(TH)	THUJA PLICATA 'HOGAN' / HOGAN WESTERN RED CEDAR
	(TM)	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK

SHRUBS	CODE	BOTANICAL / COMMON NAME
	(CP)	CISTUS X PURPUREUS / ORCHID ROCKROSE
	(CS)	CORNUS SERICEA 'FARROW'/ ARCTIC FIRE RED TWIG DOGWOOD
	(CK)	CORNUS STOLONIFERA 'KELSEYT' / KELSEY'S DWARF RED TWIG DOGWOOD
	(GS)	GAULTHERIA SHALLON / SALAL
	(MA)	MAHONIA AQUIFOLIUM / OREGON GRAPE
	(MN)	MAHONIA NERVOSA / OREGON GRAPE
	(PM)	POLYSTICHUM MUNITUM / WESTERN SWORD FERN
	(RM)	RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON
	(RS)	RIBES SANGUINEUM / RED FLOWERING CURRANT
	(SD)	SPIRAEA DOUGLASII / WESTERN SPIREA

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	(AU)	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK
	(CO)	CAREX OBNUPTA / SLOUGH SEDGE
	(DC)	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS
	(JP)	JUNCUS PATENS CALIFORNIA GRAY RUSH
	(MR)	MAHONIA REPENS CREEPING MAHONIA
	(BO)	BOULDER AREA PLACEMENT
	(DS)	DRAINAGE DITCH SEEDING
	(SM)	STONE MULCH
	(TS)	TURF GRASS SEEDING

OTHER	DESCRIPTION
	ROOT BARRIER
	BOULDER
	18"x18" UNIT PAVER

NO.	DESGN	DATE	DR	CHK	APVD	BY	REVISION
	S KUMMER		H MILLER	L CYRA-KORSGARD	APVD	M BALDWIN	

TRANSITION PARKWAY AND LINEAR PARK
MILLERSBURG, OR
CITY OF MILLERSBURG
MILLERSBURG, OR

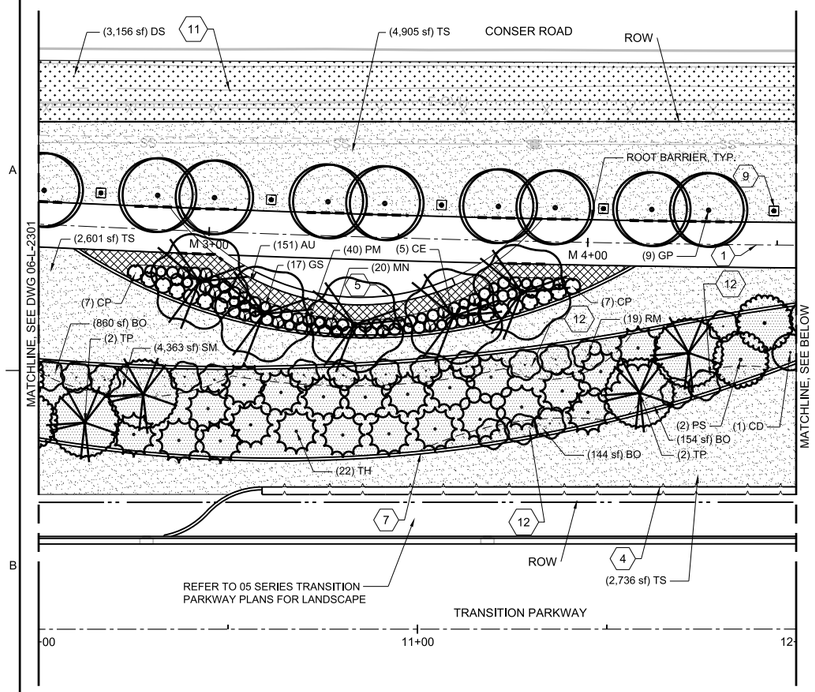
Jacobs
LANDSCAPE ARCHITECTURE

LINEAR PARK PLANTING
PLAN AND PLAN
STA 5+00 TO 10+00

ISSUED FOR BID

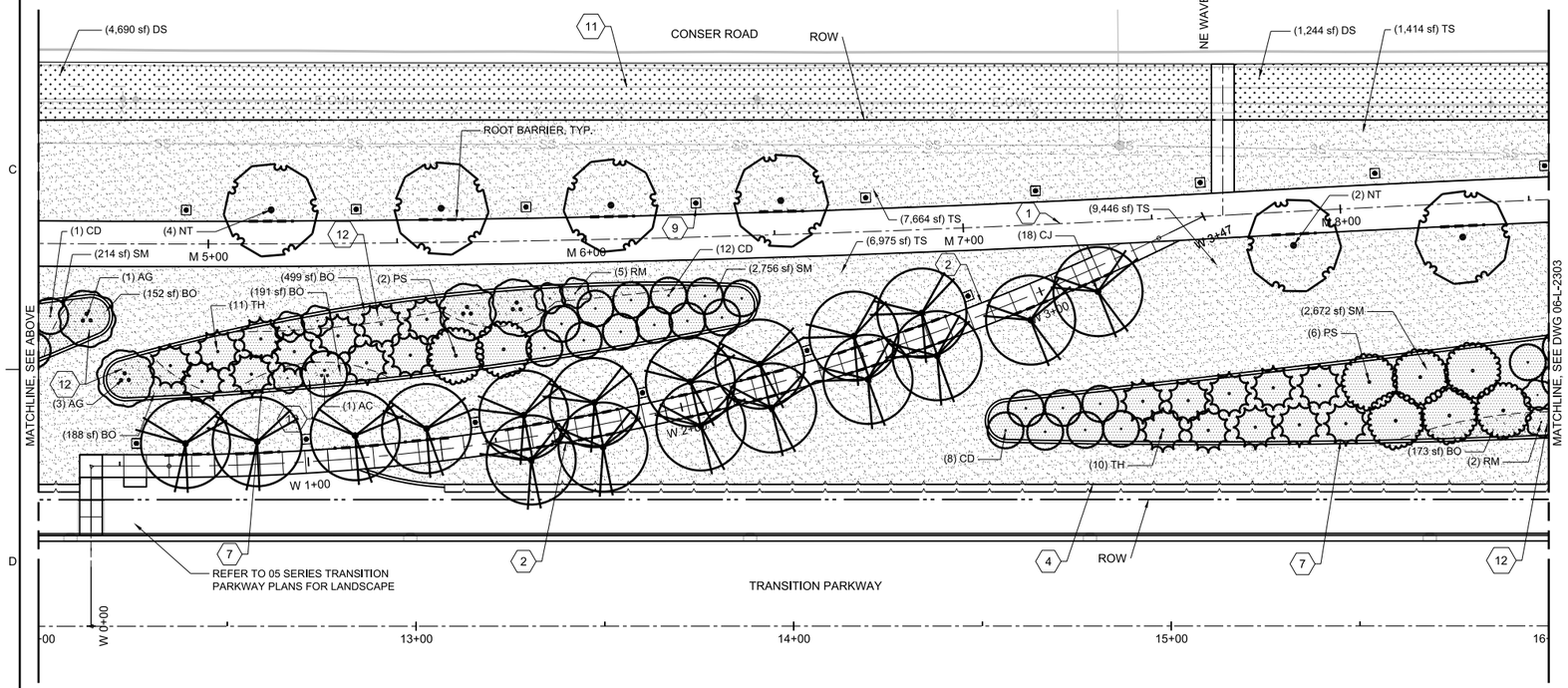
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	DECEMBER 2023
PROJ	D3395316
DWG	06-L-2301
SHEET	6 of



PLAN STA 10+00 TO 12+00

1"=20'



PLAN STA 12+00 TO 16+00

1"=20'

0 20 40 60

Scale In Feet

GENERAL NOTES

1. REFER TO DRAWING 01-G-0021 FOR PLANTING LEGEND, SCHEDULE AND GENERAL NOTES.
2. REFER TO DRAWINGS 06-L-2001 - 2005 FOR LAYOUT PLANS.
3. REFER TO DRAWINGS 06-L-2101 - 2105 FOR GRADING PLANS.
4. REFER TO DRAWINGS 06-L-2201 - 2205 FOR IRRIGATION PLANS.
5. REFER TO STANDARD DRAWINGS AND 06-L-5020 - 5023 FOR PLANTING DETAILS.
6. OMITTED SHEET KEY NOTE NUMBERS ARE NOT USED ON THIS SHEET.

SHEET KEYNOTES

1. MULTI-USE PATH ALIGNMENT.
2. CONCRETE SIDEWALK.
4. RETAINING WALL.
5. SEAT WALL, DRAWINGS 06-L-2001 THROUGH 06-L-2004.
7. LANDSCAPE CURB, TYPICAL.
9. LIGHT FIXTURE AND POLE, TYPICAL. REFER TO DRAWINGS 06-E-2001 THROUGH 06-E-2004.
11. EXISTING DITCH.
12. BOULDER PLACEMENT AREAS, FOR TYPICAL LAYOUT.

C
06-L-5001

PLANTING LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	(AC)	ACER CIRCINATUM / VINE MAPLE
	(AS)	AMELANCHIER LAEVIS 'JFS-ARB' / SPRING FLURRY® ALLEGHENY SERVICEBERRY
	(AG)	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
	(CD)	CALOCEDRUS DECURRENS / INCENSE CEDAR
	(CJ)	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
	(CE)	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK
	(CM)	CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD
	(GP)	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE
	(NT)	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
	(PS)	PINUS CONTORTA / SHORE PINE
	(PC)	THUJA PLICATA / WESTERN RED CEDAR
	(TH)	THUJA PLICATA 'HOGAN' / HOGAN WESTERN RED CEDAR
	(TM)	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK

SHRUBS	CODE	BOTANICAL / COMMON NAME
	(CP)	CISTUS X PURPUREUS / ORCHID ROCKROSE
	(CS)	CORNUS SERICEA 'FARROW'/ ARCTIC FIRE RED TWIG DOGWOOD
	(CK)	CORNUS STOLONIFERA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
	(GS)	GAULTHERIA SHALLON / SALAL
	(MA)	MAHONIA AQUIFOLIUM / OREGON GRAPE
	(MN)	MAHONIA NERVOSA / OREGON GRAPE
	(PM)	POLYSTICHUM MUNITUM / WESTERN SWORD FERN
	(RM)	RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON
	(RS)	RIBES SANGUINEUM / RED FLOWERING CURRANT
	(SD)	SPIRAEA DOUGLASII / WESTERN SPIREA

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	(AU)	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK
	(CO)	CAREX OBNUPTA / SLOUGH SEDGE
	(DC)	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS
	(JP)	JUNCUS PATENS CALIFORNIA GRAY RUSH
	(MR)	MAHONIA REPENS CREEPING MAHONIA
	(BO)	BOULDER AREA PLACEMENT
	(DS)	DRAINAGE DITCH SEEDING
	(SM)	STONE MULCH
	(TS)	TURF GRASS SEEDING

OTHER	DESCRIPTION
	ROOT BARRIER
	BOULDER
	18"x18" UNIT PAVER

NO.	DATE	DSGN	DR	CHK	APVD	BY	APVD
		S KUMMER	H MILLER	L CYRA-KORSGARD			M BALDWIN

REVISION

TRANSITION PARKWAY AND LINEAR PARK
MILLERSBURG, OR
CITY OF MILLERSBURG
MILLERSBURG, OR

Jacobs

LANDSCAPE ARCHITECTURE

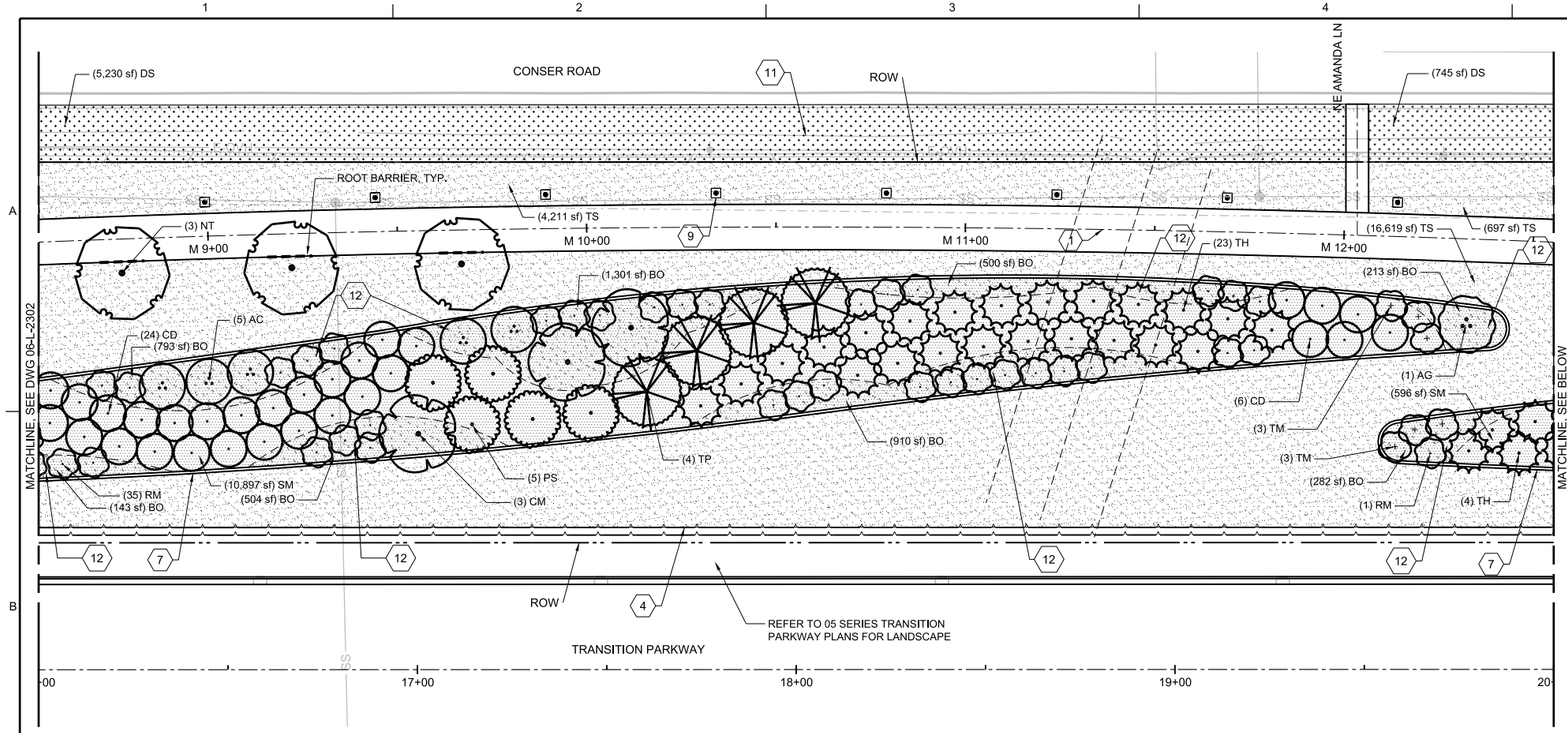
LINEAR PARK PLANTING PLAN AND PLAN STA 10+00 TO 16+00

ISSUED FOR BID

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	DECEMBER 2023
PROJ	D3395316
DWG	06-L-2302
SHEET	06



PLAN STA 16+00 TO 20+00

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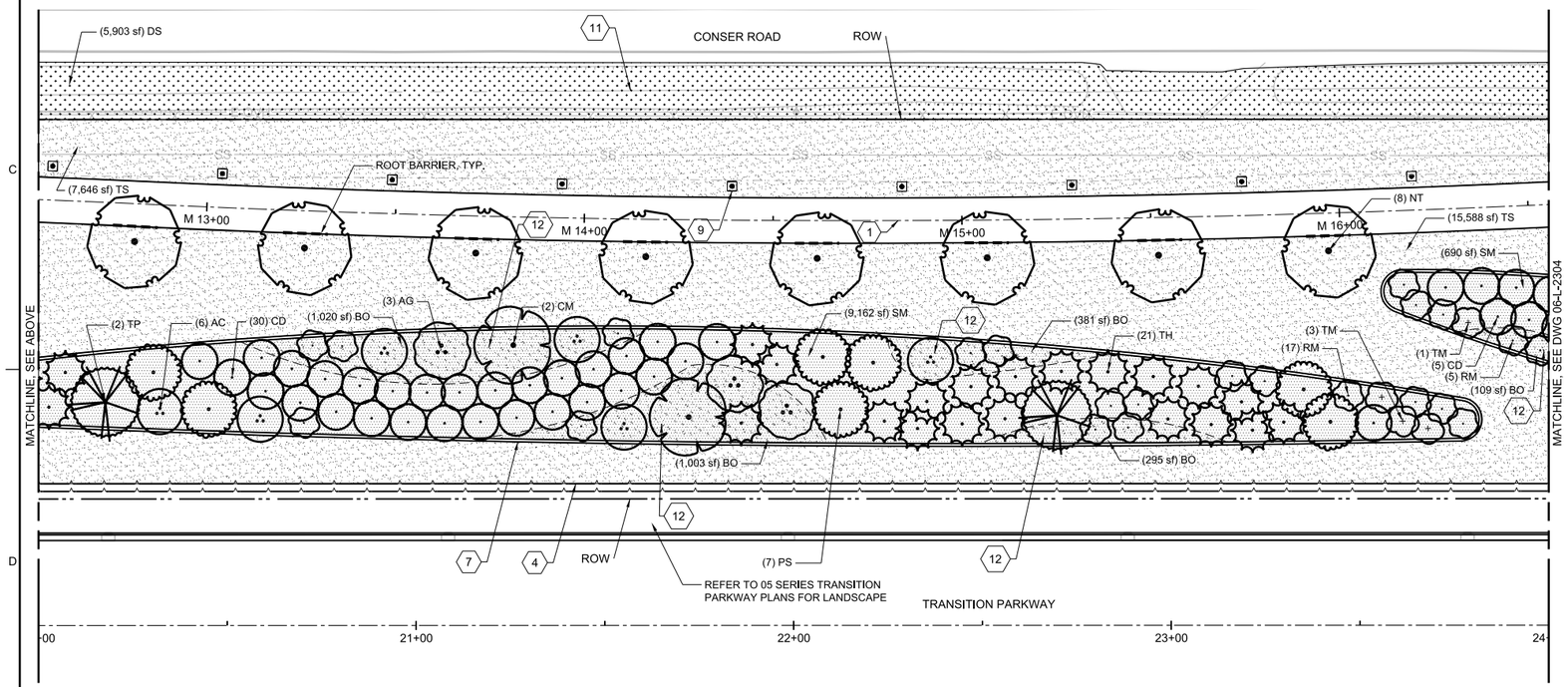

PLAN STA 20+00 TO 24+00

1"="20'

0 20 40 60

Scale In Feet

GENERAL NOTES

1. REFER TO DRAWING 01-G-0021 FOR PLANTING LEGEND, SCHEDULE AND GENERAL NOTES.
2. REFER TO DRAWINGS 06-L-2001 - 2005 FOR LAYOUT PLANS.
3. REFER TO DRAWINGS 06-L-2101 - 2105 FOR GRADING PLANS.
4. REFER TO DRAWINGS 06-L-2201 - 2205 FOR IRRIGATION PLANS.
5. REFER TO STANDARD DRAWINGS AND 06-L-5020 - 5023 FOR PLANTING DETAILS.
6. OMITTED SHEET KEY NOTE NUMBERS ARE NOT USED ON THIS SHEET.

SHEET KEYNOTES

1. MULTI-USE PATH ALIGNMENT.
4. RETAINING WALL.
7. LANDSCAPE CURB, TYPICAL.
9. LIGHT FIXTURE AND POLE, TYPICAL. REFER TO DRAWINGS 06-E-2001 THROUGH 06-E-2004.
11. EXISTING DITCH.
12. BOULDER PLACEMENT AREAS, FOR TYPICAL LAYOUT. (C / 06-L-5001)

PLANTING LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	(AC)	ACER CIRCINATUM / VINE MAPLE
	(AS)	AMELANCHIER LAEVIS 'JFS-ARB' / SPRING FLURRY® ALLEGHENY SERVICEBERRY
	(AG)	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
	(CD)	CALOCEDRUS DECURRENS / INCENSE CEDAR
	(CJ)	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
	(CE)	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK
	(CM)	CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD
	(GP)	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE
	(NT)	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
	(PS)	PINUS CONTORTA / SHORE PINE
	(PC)	THUJA PLICATA / WESTERN RED CEDAR
	(TH)	THUJA PLICATA 'HOGAN' / HOGAN WESTERN RED CEDAR
	(TM)	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK

SHRUBS	CODE	BOTANICAL / COMMON NAME
	(CP)	CISTUS X PURPUREUS / ORCHID ROCKROSE
	(CS)	CORNUS SERICEA 'FARROW'/ ARCTIC FIRE RED TWIG DOGWOOD
	(CK)	CORNUS STOLONIFERA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
	(GS)	GAULTHERIA SHALLON / SALAL
	(MA)	MAHONIA AQUIFOLIUM / OREGON GRAPE
	(MN)	MAHONIA NERVOSA / OREGON GRAPE
	(PM)	POLYSTICHUM MUNITUM / WESTERN SWORD FERN
	(RM)	RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON
	(RS)	RIBES SANGUINEUM / RED FLOWERING CURRANT
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
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	(CO)	CAREX OBNUPTA / SLOUGH SEDGE
	(DC)	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS
	(JP)	JUNCUS PATENS CALIFORNIA GRAY RUSH
	(MR)	MAHONIA REPENS CREEPING MAHONIA
	(BO)	BOULDER AREA PLACEMENT
	(DS)	DRAINAGE DITCH SEEDING
	(SM)	STONE MULCH
	(TS)	TURF GRASS SEEDING

OTHER	DESCRIPTION
	ROOT BARRIER
	BOULDER
	18"x18" UNIT PAVER

NO.	DATE	DSGN	DR	CHK	APVD	BY	REVISION
		S KUMMER	H MILLER	L CYRA-KORSGARD	APVD	M BALDWIN	

TRANSITION PARKWAY AND LINEAR PARK
MILLERSBURG, OR
CITY OF MILLERSBURG
MILLERSBURG, OR

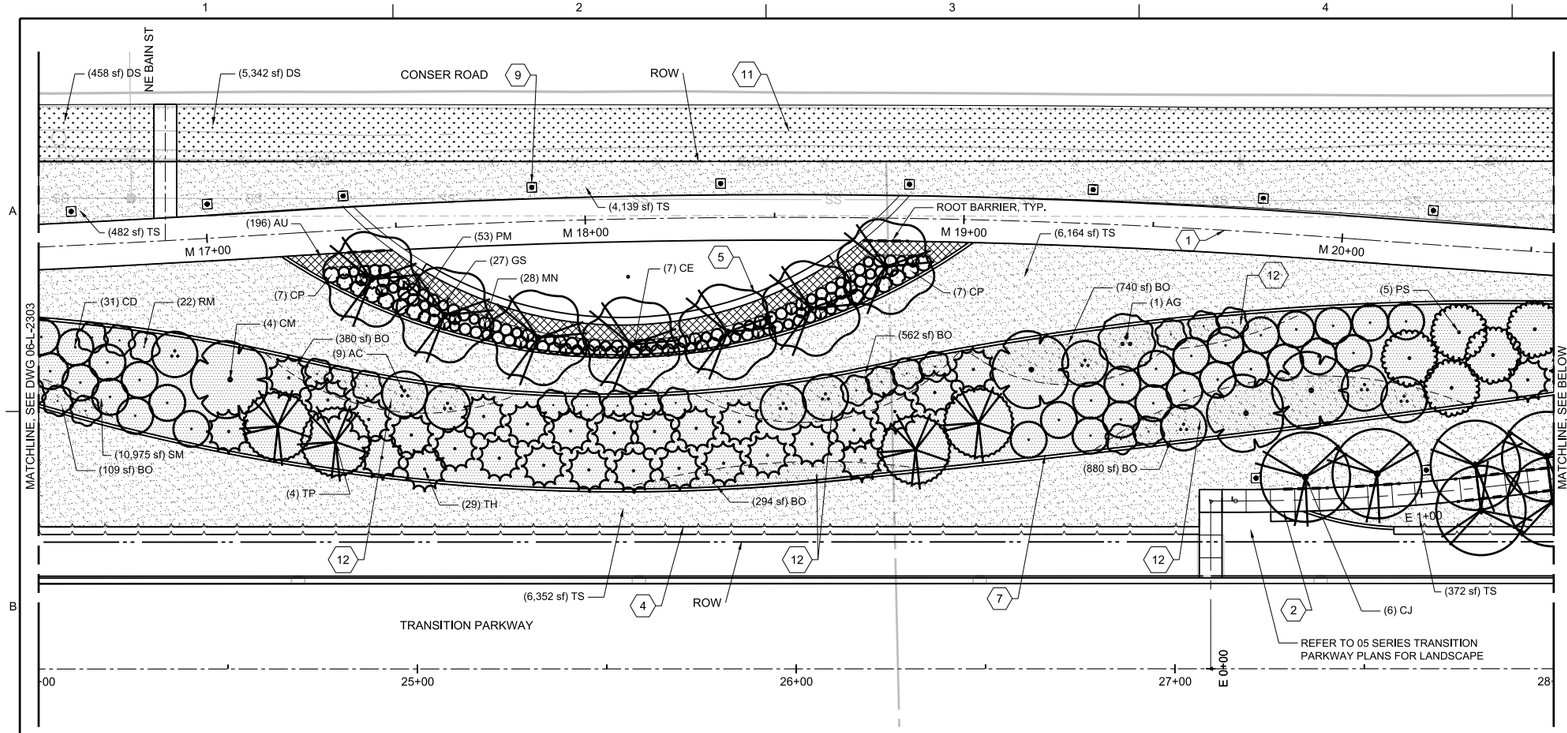
Jacobs

LANDSCAPE ARCHITECTURE
LINEAR PARK PLANTING PLAN AND PLAN STA 16+00 TO 24+00

ISSUED FOR BID

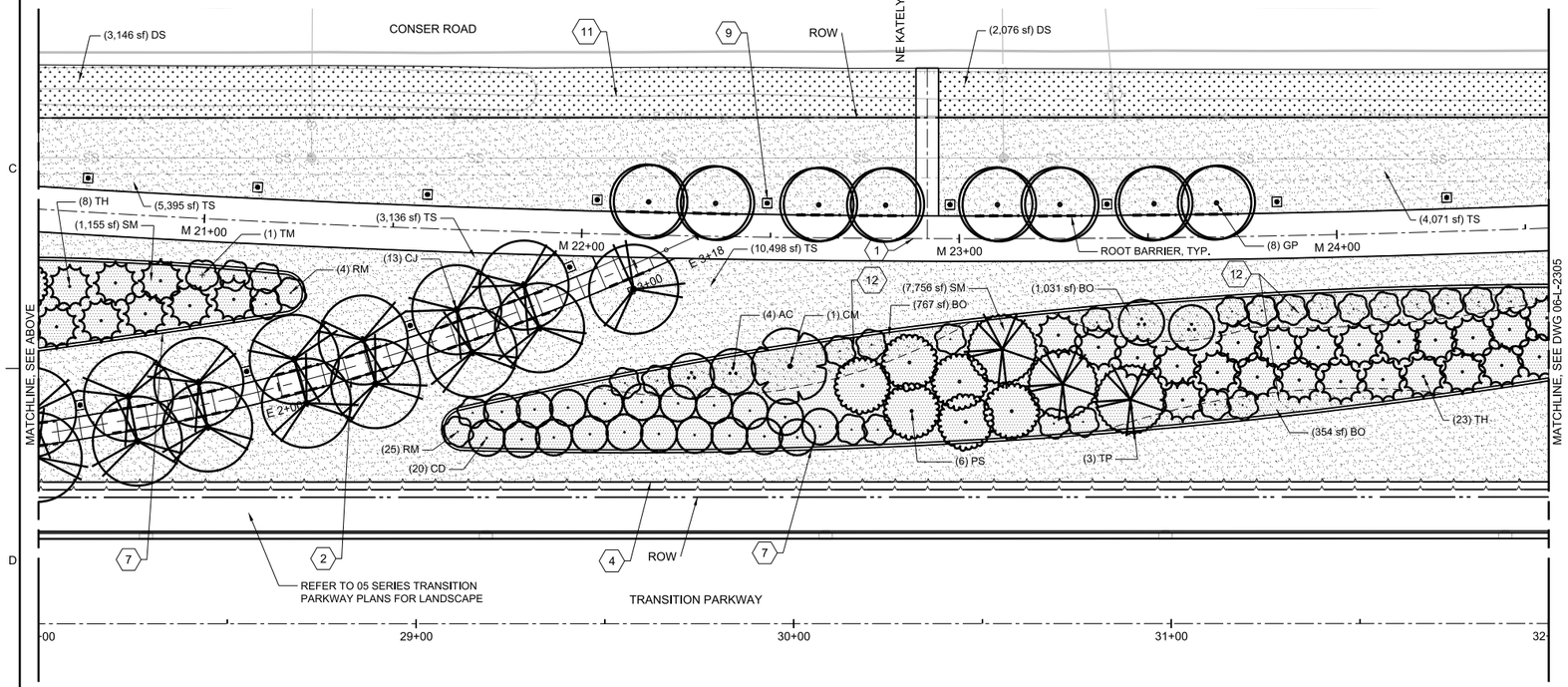
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	DECEMBER 2023
PROJ	D3395316
DWG	06-L-2303
SHEET	06 OF 28



PLAN STA 24+00 TO 28+00

1"="20'



PLAN STA 28+00 TO 32+00

1"="20'

0 20 40 60

Scale In Feet

GENERAL NOTES

1. REFER TO DRAWING 01-G-0021 FOR PLANTING LEGEND, SCHEDULE AND GENERAL NOTES.
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5. REFER TO STANDARD DRAWINGS AND 06-L-5020 - 5023 FOR PLANTING DETAILS.
6. OMITTED SHEET KEY NOTE NUMBERS ARE NOT USED ON THIS SHEET.

SHEET KEYNOTES

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2. CONCRETE SIDEWALK.
4. RETAINING WALL.
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9. LIGHT FIXTURE AND POLE, TYPICAL. REFER TO DRAWINGS 06-E-2001 THROUGH 06-E-2004.
11. EXISTING DITCH.
12. BOULDER PLACEMENT AREAS, FOR TYPICAL LAYOUT. (C / 06-L-5001)

PLANTING LEGEND

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	(CD)	CALOCEDRUS DECURRENS / INCENSE CEDAR
	(CJ)	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
	(CE)	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK
	(CM)	CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD
	(GP)	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE
	(NT)	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
	(PS)	PINUS CONTORTA / SHORE PINE
	(PC)	THUJA PLICATA / WESTERN RED CEDAR
	(TH)	THUJA PLICATA 'HOGAN' / HOGAN WESTERN RED CEDAR
	(TM)	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK

SHRUBS	CODE	BOTANICAL / COMMON NAME
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	(CK)	CORNUS STOLONIFERA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
	(GS)	GAULTHERIA SHALLON / SALAL
	(MA)	MAHONIA AQUIFOLIUM / OREGON GRAPE
	(MN)	MAHONIA NERVOSA / OREGON GRAPE
	(PM)	POLYSTICHUM MUNITUM / WESTERN SWORD FERN
	(RM)	RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON
	(RS)	RIBES SANGUINEUM / RED FLOWERING CURRANT
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
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	(CO)	CAREX OBNUPTA / SLOUGH SEDGE
	(DC)	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS
	(JP)	JUNCUS PATENS CALIFORNIA GRAY RUSH
	(MR)	MAHONIA REPENS CREEPING MAHONIA
	(BO)	BOULDER AREA PLACEMENT
	(DS)	DRAINAGE DITCH SEEDING
	(SM)	STONE MULCH
	(TS)	TURF GRASS SEEDING

OTHER	DESCRIPTION
	ROOT BARRIER
	BOULDER
	18"x18" UNIT PAVER

NO.	DATE	DSGN	DR	CHK	APVD
		S KUMMER	H MILLER	L CYRA-KORSGARD	M BALDWIN

REVISION BY APVD

TRANSITION PARKWAY AND LINEAR PARK
MILLERSBURG, OR
CITY OF MILLERSBURG
MILLERSBURG, OR

Jacobs

LANDSCAPE ARCHITECTURE

LINEAR PARK PLANTING PLAN AND PLAN STA 24+00 TO 32+00

ISSUED FOR BID

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

DATE	DECEMBER 2023
PROJ	D3395316
DWG	06-L-2304
SHEET	06

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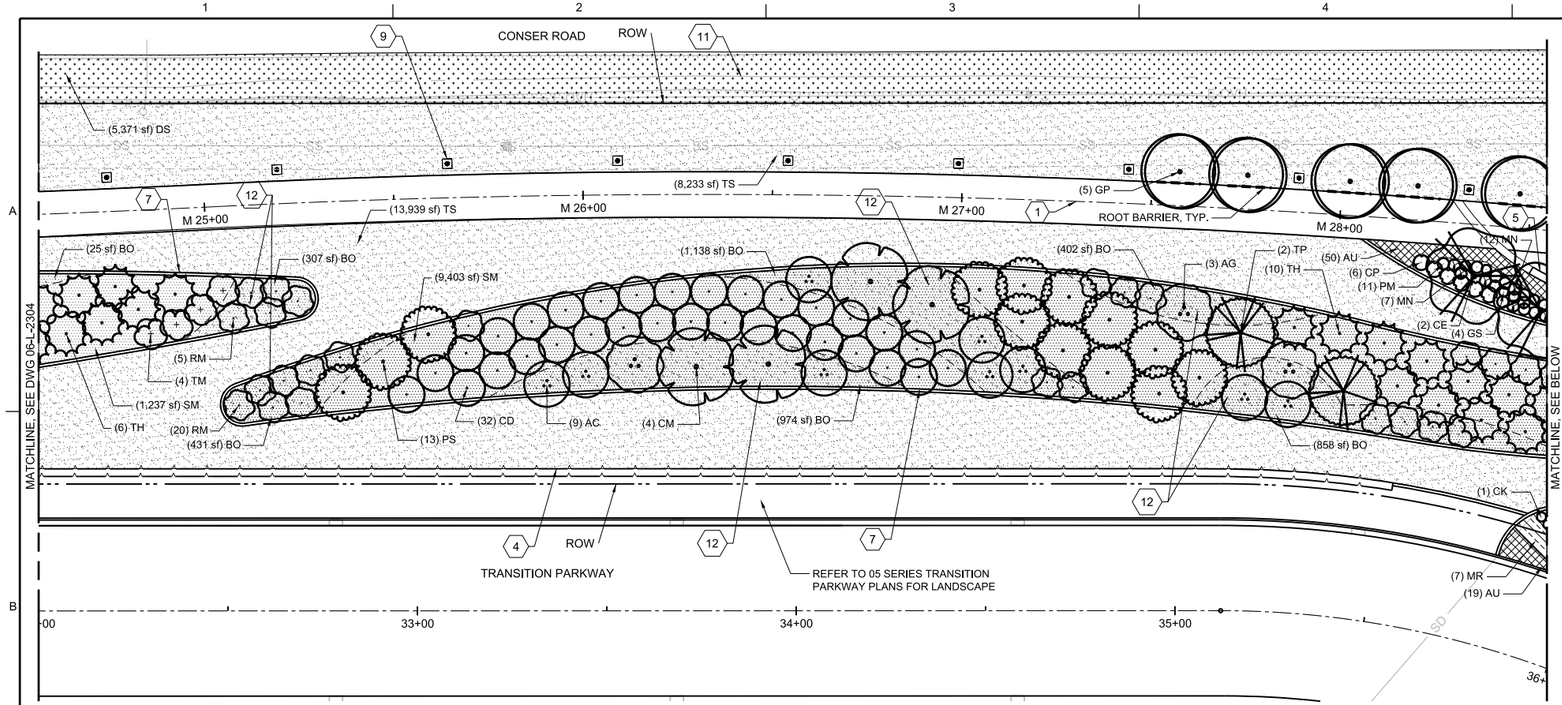
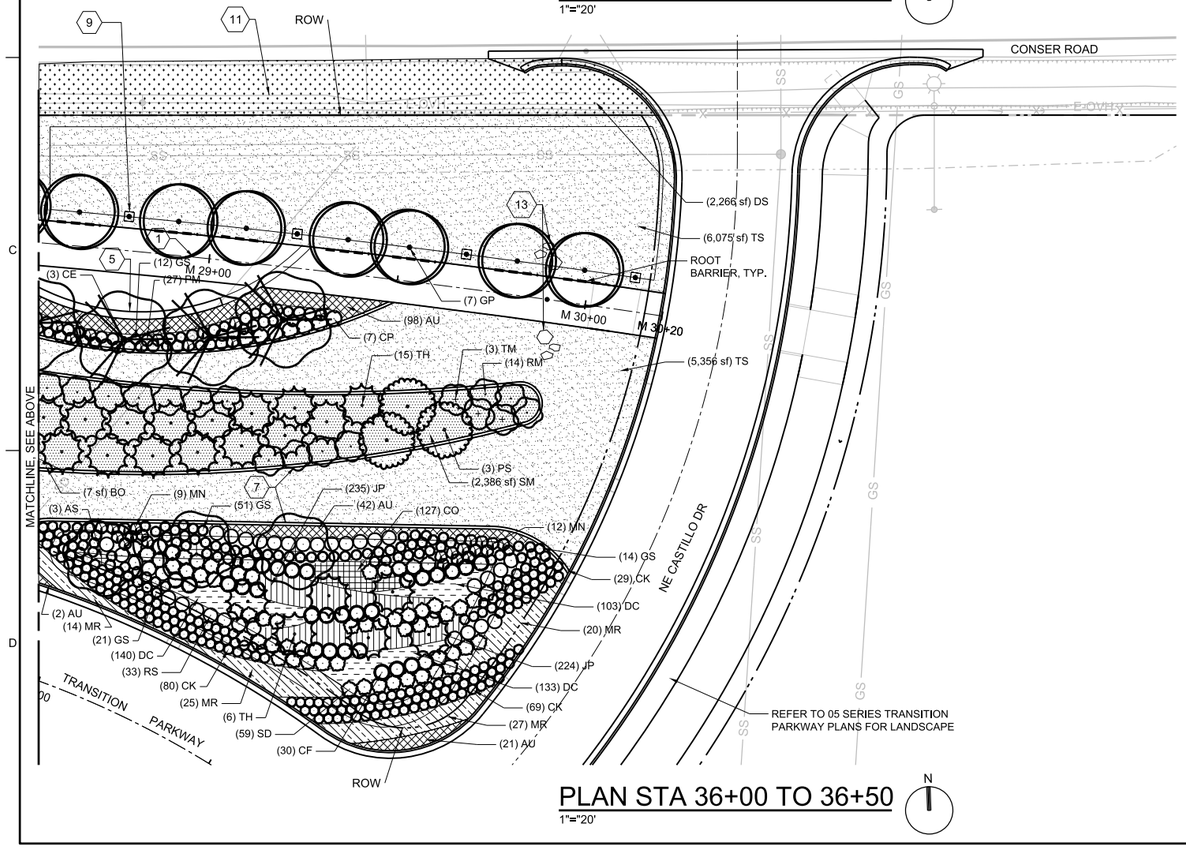


PLAN STA 32+00 TO 36+00

1"=20'



PLAN STA 36+00 TO 36+50

1"=20'

0 20 40 60

Scale In Feet

GENERAL NOTES

1. REFER TO DRAWING 01-G-0021 FOR PLANTING LEGEND, SCHEDULE AND GENERAL NOTES.
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3. REFER TO DRAWINGS 06-L-2101 - 2105 FOR GRADING PLANS.
4. REFER TO DRAWINGS 06-L-2201 - 2205 FOR IRRIGATION PLANS.
5. REFER TO STANDARD DRAWINGS AND 06-L-5020 - 5023 FOR PLANTING DETAILS.
6. OMITTED SHEET KEY NOTE NUMBERS ARE NOT USED ON THIS SHEET.

SHEET KEYNOTES

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4. RETAINING WALL.
5. SEAT WALL, DRAWINGS 06-L-2001 THROUGH 06-L-2004.
7. LANDSCAPE CURB, TYPICAL.
9. LIGHT FIXTURE AND POLE, TYPICAL. REFER TO DRAWINGS 06-E-2001 THROUGH 06-E-2004.
11. EXISTING DITCH.
12. BOULDER PLACEMENT AREAS, FOR TYPICAL LAYOUT. (C / 06-L-5001)
13. PLACE 2'-4' DIA. BOULDERS AT LOCATION SHOWN ON PLAN. EDGE OF BOULDER SHALL NOT BE LESS THAN 2' FROM EDGE OF MULTI-USE PATH. (B-C / 06-L-5001)

PLANTING LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	(AC)	ACER CIRCINATUM / VINE MAPLE
	(AS)	AMELANCHIER LAEVIS 'JFS-ARB' / SPRING FLURRY® ALLEGHENY SERVICEBERRY
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	(CD)	CALOCEDRUS DECURRENS / INCENSE CEDAR
	(CJ)	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
	(CE)	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK
	(CM)	CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD
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SHRUBS	CODE	BOTANICAL / COMMON NAME
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	(GS)	GAULTHERIA SHALLON / SALAL
	(MA)	MAHONIA AQUIFOLIUM / OREGON GRAPE
	(MN)	MAHONIA NERVOSA / OREGON GRAPE
	(PM)	POLYSTICHUM MUNITUM / WESTERN SWORD FERN
	(RM)	RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
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	(MR)	MAHONIA REPENS CREEPING MAHONIA
	(BO)	BOULDER AREA PLACEMENT
	(DS)	DRAINAGE DITCH SEEDING
	(SM)	STONE MULCH
	(TS)	TURF GRASS SEEDING

OTHER	DESCRIPTION
	ROOT BARRIER
	BOULDER
	18"x18" UNIT PAVER

NO.	DATE	DSGN	DR	CHK	APVD	BY	REVISION
		S KUMMER	H MILLER	L CYRA-KORSGARD		M BALDWIN	APVD

Jacobs

LANDSCAPE ARCHITECTURE

TRANSITION PARKWAY AND LINEAR PARK
MILLERSBURG, OR
CITY OF MILLERSBURG
MILLERSBURG, OR

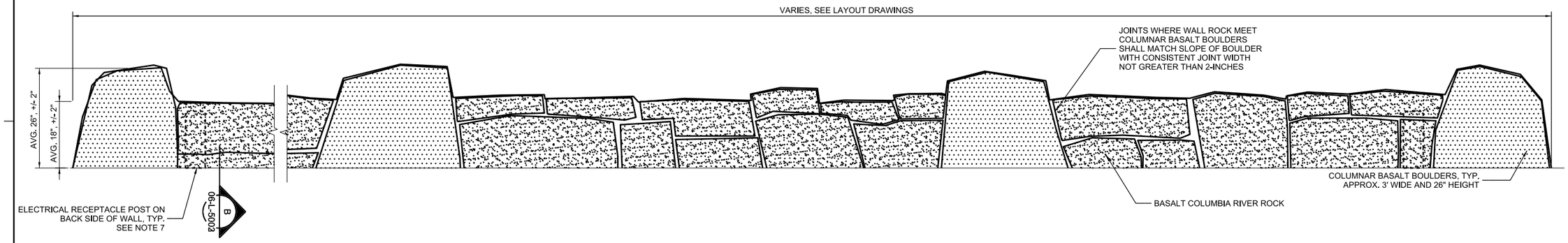
LINEAR PARK PLANTING PLAN AND PLAN STA 32+00 TO 36+50

ISSUED FOR BID

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

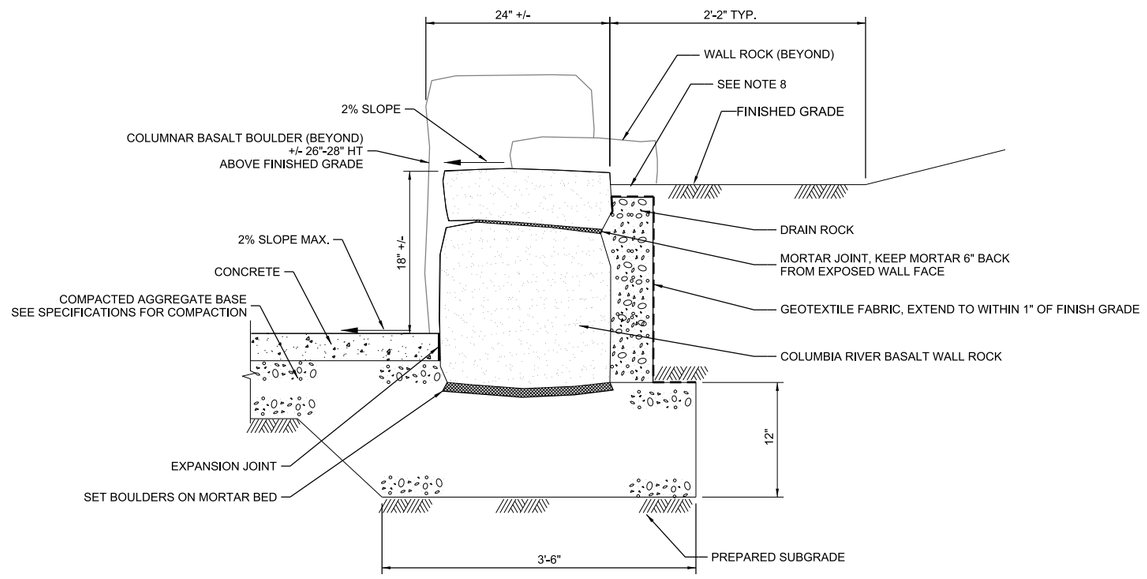
DATE	DECEMBER 2023
PROJ	D3395316
DWG	06-L-2305
SHEET	Page 32 of 38 of



A STONE SEATWALL ELEVATION

NTS

06-L-2001 TO 06-L-2005
AND 06-L-5005



B STONE SEAT WALL - SECTION

NTS

06-L-2001 TO 06-L-2005
AND 06-L-5005, 06-L-2102, 06-L-2104

NOTES:

1. COLUMBIA RIVER BASALT WALL ROCK PIECES SHALL VARY IN SIZE. LENGTHS FROM 1' TO 4' AND HEIGHTS FROM 8" TO 18".
2. JOINT WIDTHS SHALL BE CONSISTENT IN WIDTH BEWEEN ROCK PIECES, NOT EXCEEDING 2-INCHES. NO MORTAR SHALL BE VISIBLE SO THAT WALLS HAVE A DRY STACK APPEARANCE.
3. CONSTRUCT WALL ROCK IN A RANDOM ASHLAR PATTERN AS SHOWN IN THE DETAIL USING WALL PIECES THAT ARE EITHER CUT OR BROKEN TO FORM ROUGHLY RECTANGULAR AND SQUARE SHAPES AS SHOWN. SAW CUT EDGES SHALL NOT BE VISIBLE.
4. SINGLE ROCK PIECES MAY EXTEND THRU ENTIRE VERTICAL WALL FACE AS SHOWN. WHERE MULITIPLE LAYERS OF ROCK ARE USED, PLACE LARGER WALL ROCK PIECES AT BOTTOM OF WALL.
5. SUBMIT REPRESENTATIVE PHOTOS TAKEN OF ROCK AT QUARRY AND PROVIDE SAMPLES OF COLUMNAR BASALT BOULDERS AND COLUMBIA RIVER BASALT WALL ROCK, PER SIZES AND SHAPES INDICATED FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND DELIVERING ROCK TO JOB SITE.
6. PROVIDE A 5' LENGTH WALL MOCK-UP FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO COMPLETING CONSTRUCTION OF WALLS.
7. REFER TO ELECTRICAL DRAWINGS FOR RECEPTACLE POST INFORMATION. WALL CONSTRUCTION ADJACENT TO RECEPTACLE POSTS SHALL BE VERTICAL SO THAT POSTS FIT TIGHT TO WALL ALONG ENTIRE VERTICAL WALL LANEGTH. SET TOP OF RECEPTACLE POSTS 3-INCHES BELOW TOP OF WALL.
8. PLACE DRAIN ROCK UNDER WALL ROCK WHRE IT OVERHANGS BACK OF WALL AND SET ROCK ON MORTAR BED OVER THE DRAIN ROCK TO FIRMLY SET ROCK IN PLACE. OTHERWISE SET DRAIN ROCK 4" BELOW FINISHED GRADE AND WRAP WITH GEOTEXTILE AS SHOWN.
9. USE TYPE I PORTLAND CEMENT TO MAKE MORTAR PER STANDARD SPECIFICATION 205 CONCRETE, ASPHALT, AND AGGREGATE MATERIALS.

NO.	DATE	DSGN	DR	CHK	APVD	BY	REVISION
		S KUMMER	H MILLER	L CYRA-KORSGARD	APVD	M BALDWIN	

TRANSITION PARKWAY AND LINEAR PARK
MILLERSBURG, OR
CITY OF MILLERSBURG
MILLERSBURG, OR

Jacobs

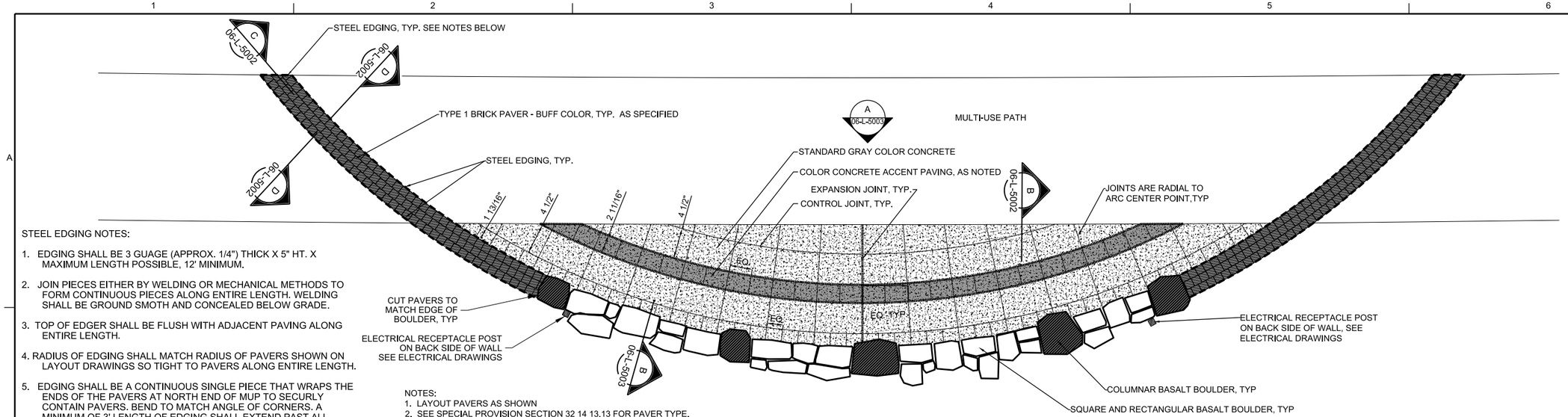
LANDSCAPE ARCHITECTURE
HARDSCAPE DETAILS

ISSUED FOR BID

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	DECEMBER 2023
PROJ	D3395316
DWG	06-L-5003
SHEET	of

$PWURL pw://ProjectWiseAMER.jacobs.com:jacobs-americas-01/Documents/D3395316&space;-&space;Millersburg&space;Transition&space;Parkway/4&space;Delivery/43&space;Sheets/Landscaping/Sht/06-L-5003_D3395316.dgn FILENAME: 06-L-5003_D3395316.dgn PLOT DATE: 12/21/2023 PLOT TIME: 4:12:07 PM



STEEL EDGING NOTES:

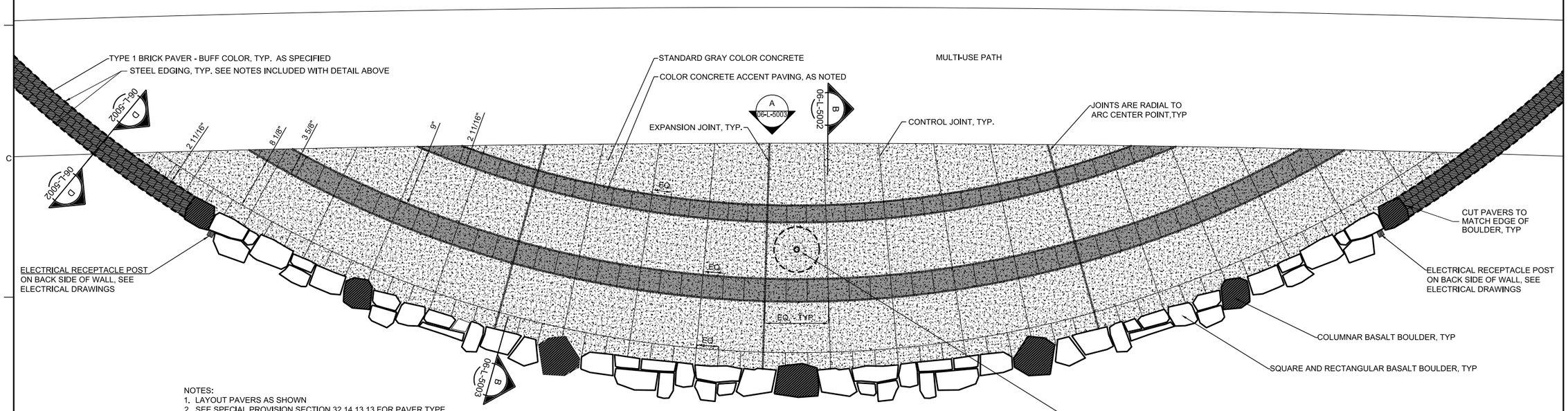
1. EDGING SHALL BE 3 GUAGE (APPROX. 1/4") THICK X 5" HT. X MAXIMUM LENGTH POSSIBLE, 12' MINIMUM.
2. JOIN PIECES EITHER BY WELDING OR MECHANICAL METHODS TO FORM CONTINUOUS PIECES ALONG ENTIRE LENGTH. WELDING SHALL BE GROUND SMOTH AND CONCEALED BELOW GRADE.
3. TOP OF EDGER SHALL BE FLUSH WITH ADJACENT PAVING ALONG ENTIRE LENGTH.
4. RADIUS OF EDGING SHALL MATCH RADIUS OF PAVERS SHOWN ON LAYOUT DRAWINGS SO TIGHT TO PAVERS ALONG ENTIRE LENGTH.
5. EDGING SHALL BE A CONTINUOUS SINGLE PIECE THAT WRAPS THE ENDS OF THE PAVERS AT NORTH END OF MUP TO SECURLY CONTAIN PAVERS. BEND TO MATCH ANGLE OF CORNERS. A MINIMUM OF 3' LENGTH OF EDGING SHALL EXTEND PAST ALL CORNERS. WELDING AT CORNERS IS PERMITTED PROVIDED WELDING IS GROUND SMOOTH AND CONCEALED UNDER GRADE.
6. EXTEND EDGING SO THAT ENDS BUTT UP TO BOULDERS AT ENDS OF WALLS.
7. SET EDGING IN PLACE USING 1/2" DIA. X 16" LONG REBAR STAKES AS NEEDED. REBAR STAKES MAY BE REMOVED AS NEEDED DURING INSTALLATION ONCE EDGING IS SET IN PLACE, OR DRIVEN A MINIUM OF 1" BELOW GRADE SO NOT VISIBLE.

NOTES:
1. LAYOUT PAVERS AS SHOWN
2. SEE SPECIAL PROVISION SECTION 32 14 13.13 FOR PAVER TYPE.
3. CONSTRUCT METAL EDGING USING 1/4" X 5" STEEL. EDGING SHALL MATCH RADIUS OF PAVING AND WRAP CORNERS OF PAVERS AT EDGE OF MUP.
4. PROVIDE CONCRETE COLOR SAMPLES, SIZE 2'X2', FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE OF THE FOLLOWING COLORS BY DAVIS COLORS: BAYOU 6130, MESQUITE 677 AND MOCHA 6058, OR APPROVED EQUAL. APPROVED COLOR WILL BE USED TO CONSTRUCT COLORED CONCRETE ACCENT PAVING.
5. PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE.

A WEST AND EAST PLAZA ENLARGMENT PLAN

NTS

06-L-2002 AND 06-L-2005



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5. PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE.

B CENTRAL PLAZA ENLARGMENT PLAN

NTS

06-L-2004

NO.	DATE	REVISION	BY	APVD
DSGN	S KUMMER	DR H MILLER	CHK L CYRA-KORSGARD	APVD M BALDWIN

TRANSITION PARKWAY AND LINEAR PARK
MILLERSBURG, OR
CITY OF MILLERSBURG
MILLERSBURG, OR

Jacobs

LANDSCAPE ARCHITECTURE
HARDSCAPE DETAILS

ISSUED FOR BID

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	DECEMBER 2023
PROJ	D3395316
DWG	06-L-5005
SHEET	of

$PWURL pw://ProjectWiseAMER.jacobs.com:jacobs-americas-01/Documents/D3395316&space;-&space;Millersburg&space;Transition&space;Parkway/4&space;Delivery/43&space;Sheets/Landscaping/Sht/06-L-5005_D3395316.dgn FILENAME: 06-L-5005_D3395316.dgn PLOT DATE: 12/21/2023 PLOT TIME: 4:12:39 PM

ORDINANCE NO. 211-24

AN ORDINANCE AMENDING THE MILLERSBURG ZONING MAP CHANGING THE ZONING ON THE TRANSITION PARKWAY LINER PARK

WHEREAS, the State of Oregon Land Conservation and Development Commission acknowledged the City's first Comprehensive Plan, and the City adopted said plan in 1983, including a zoning map; and,

WHEREAS, the City is proposing to construct a linear park along the new NE Transition Parkway; and,

WHEREAS, the Zoning for the proposed park site (identified as 10S-03W-28-00100) as of January 2024 was General Industrial (GI); and,

WHEREAS, the General Industrial (GI) zone does not permit a public park; and,

WHEREAS, the City now wishes to amend the Zoning designation to Public Facilities (PF) which permits a city park; and,

WHEREAS, the proposed zoning of Public Facilities (PF) is consistent with the Industrial Comprehensive Plan Land Use Designation as shown on Table 9.500B of the Comprehensive Plan; and,

WHEREAS, the Department of Land Conservation and Development (DLCD) received hearing notice thirty-five days in advance of the first Planning Commission hearing on March 19, 2024; and,

WHEREAS, quasi-judicial public hearing notices were sent to all surrounding addresses in the City (200 feet), at least twenty days prior to the of the first Planning Commission hearing on May 7, 2024 and posted in the newspaper on April 16, 2024; and,

WHEREAS, the Millersburg Planning Commission recommended to the Millersburg City Council on May 7, 2024, that the City Council approve the Zone map amendment that is the subject of this Ordinance; and,

WHEREAS, the Millersburg Planning Commission and City Council find that the proposal meets all criteria requirements from Section 5.09 of the Millersburg Development Code and all findings are included in the staff report dated April 30, 2024.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF MILLERSBURG DO ORDAIN AS FOLLOWS: the Millersburg Zoning Map is hereby amended to change the

zoning designation for the property known as tax lots 10S-03W-28-00100, from General Industrial (GI) to Public Facilities (PF).

PASSED by the Council and signed by the Mayor this 14h day of March, 2024.

_____

Scott Cowan,
Mayor

ATTEST:

_____

Sheena Dickerman,
City Recorder

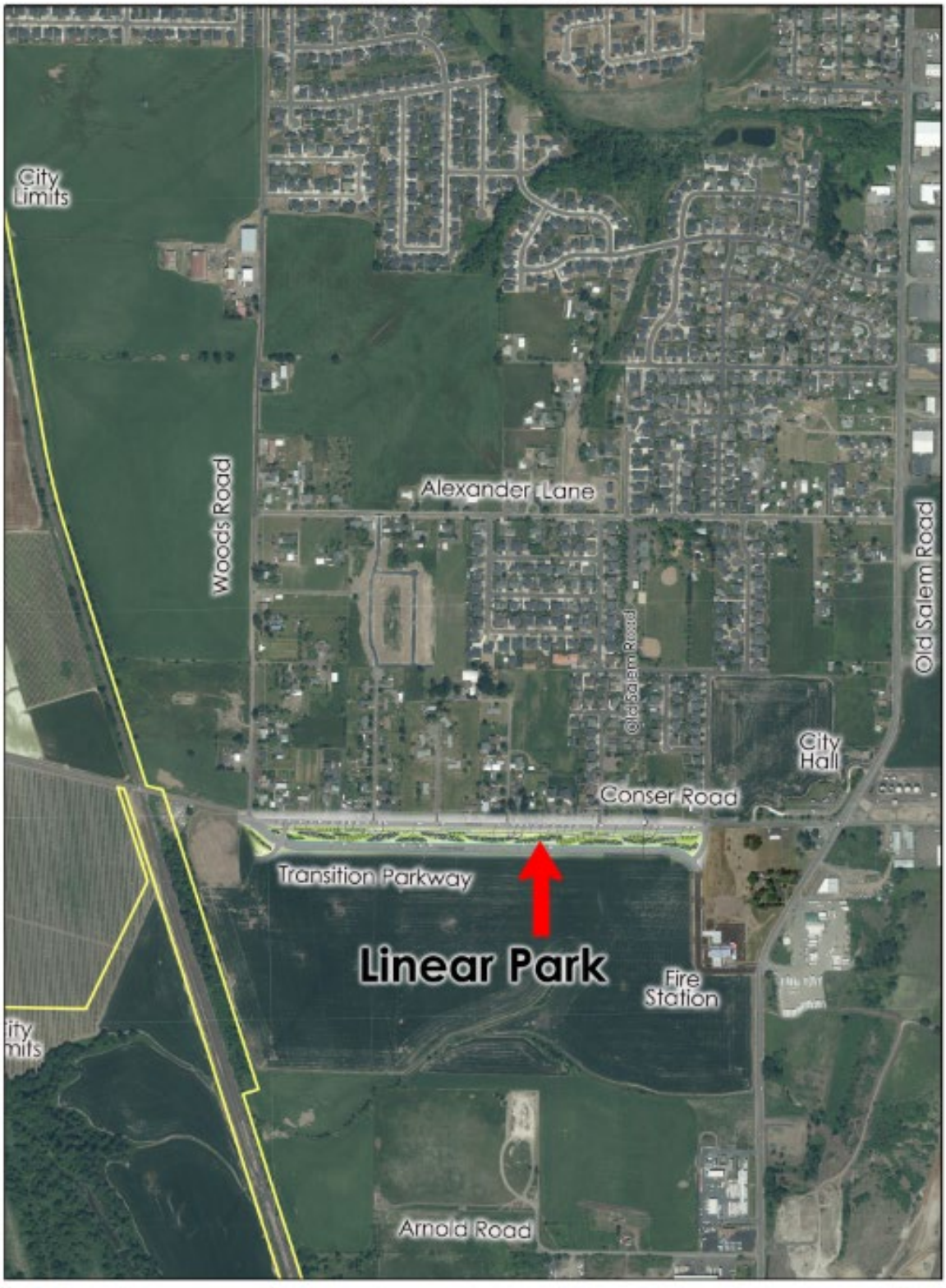
NOTICE OF PUBLIC REVIEW
May 7, 2024, 6:00 p.m.
And May 14, 2024, 6:30 p.m.
Hearing will be in person and
by phone/computer.
See Agenda on the City website for details.

The City of Millersburg will hold a **PLANNING COMMISSION** hearing on May 7, 2024 at the above time and place, and a **CITY COUNCIL** hearing on May 14, 2024 at the above time and place to consider the actions described below. The actions may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send written comments or attend the hearing. A staff report relating to the proposal will be available seven (7) days prior to the first public hearing. For further information contact Matt Straite, Community Development Director, at Millersburg City Hall- (458) 233-6306.

The location of the meeting is accessible to the disabled. If you need any special accommodation to attend or participate in the meeting, please notify City Hall at least twenty-four (24) hours before the meeting.

APPLICANT:	City initiated
LOCATION:	Southerly of NE Conser Road between NE Woods Road and NE Castillo Drive.
CRITERIA:	Millersburg Development Code; Section 5.09.050 and 5.10.050. These criteria also require compliance with the applicable Statewide Planning Goals and Oregon Administrative Rules, 660-004, 660-012, 660-014, 660-015, 660-022, and Oregon Revised Statutes 197.732.
FILE No.:	DC 24-01 & SP 24-02
REQUEST:	DC 24-01 proposes to change the zoning Tract A of the Transition Parkway Industrial Park subdivision from General Industrial (GI) to Public Facilities (PF). SP 24-02 proposes a new linear park that will be located between the existing Conser Road and the all new street, Transition Parkway (to be built in tandem with the park). The park will be a passive/active park comprised primarily of landscaping, a 12-foot-wide multi-use path, and sidewalk connections to nearby roadways. The park will include a retaining wall and an 8-foot tall, vegetated berm that will provide a buffer between residentially zoned lands to the north and industrial lands to the south. See this link for more detail and full Code text edits proposed: https://www.millersburgoregon.gov/planning/page/land-use-applications-and-applications-under-review

Linear Park Vicinity Map



Other City's UGBs
Millersburg UGB
Highways
Railroad
Tax Lots
Roads

Millersburg
Celebrating 50 Years

1:36,112
0 0.28 0.55 1.1 mi
0 0.45 0.9 1.8 km

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, METI/NASA, EPA, USDA
Linn County GIS

ArcGIS Web AppBuilder

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, METI/NASA,