

MILWAUKIE PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, MARCH 12, 1991

COMMISSIONERS PRESENT

John Littlehales, Chairman
Betty Fulmore
Patricia Lent
Don Trotter

STAFF PRESENT

Maggie Collins,
Community Dev. Dir.
Dave Krogh,
Associate Planner
Shirley Richardson,
Hearings Reporter

COMMISSIONERS ABSENT

Angus Anderson
Carolyn Tomei
Bob Vial

1.0 CALL TO ORDER

Chairman Littlehales called the meeting to order at 6:35 p.m. He explained to the audience that there were four commissioners present, which was a quorum.

2.0 PROCEDURAL QUESTIONS

Chairman Littlehales explained the hearing format. He then asked the audience if there were any questions. There were none.

3.0 CONSENT AGENDA

3.1 PLANNING COMMISSION MINUTES - February 26, 1991

Pat Lent moved to approve the Minutes of February 26, 1991 as corrected. **Don Trotter** seconded. MOTION PASSED 3-0 with one abstention. Betty Fulmore was not at that meeting.

4.0 PUBLIC COMMENT - None

5.0 PUBLIC HEARINGS

5.1 APPLICANT: Guido and Wilma Bocci

PROPERTY OWNER: Guido Bocci

LOCATION: East of Home Avenue (Tax Lot 390 of Tax Map
T1S, R2E, 31CA)

PROPOSAL: Preliminary Plat for a 6-lot Subdivision in R-7 (S-91-01).

5.2 APPLICANT: Guido and Wilma Bocci
PROPERTY OWNER: Guido Bocci
LOCATION: 11708 SE Home Avenue (Tax Lots 300 and 400 of Tax Map T1S, R2E, 31CA)
PROPOSAL: Preliminary Plat for a 22-lot Subdivision in R-7 (S-91-02).

Chairman Littlehales opened the public hearing. He asked if there were any conflicts of interest or ex parte contacts to declare. There were none. He stated for the record that the Applicants, Guido and Wilma Bocci, were present at this hearing.

Dave Krogh reported that there were two applications being reviewed concurrently. The request is an extension of the existing Torino I subdivision. There are two applications because there is an intervening ownership.

The proposal is to continue the Torino I subdivision via extension of Appenine Way towards the north, parallelling Home Avenue. Access is off Appenine Way. The surrounding area is zoned R-7. The proposed site for Torino II is 1.3 acres with a 6-lot subdivision. The Torino I site is 4.47 acres with a 22-lot subdivision. There is an existing home on Torino I where the applicant lives and it will be included as part of the subdivision.

Dave Krogh showed some slides of the subject property. The property is wooded, slightly rolling, with elevations ranging from 124 feet to 144 feet above mean sea level. These sites are vacant with scattered trees, except for the owner's existing home.

Wilma Circle is proposed as the street name for the cul-de-sac that the development is creating in S-91-01 and Guido Drive and Appenine Way will be extended in S-91-02. Staff recommends a 1-foot reserve strip be imposed on the new streets to insure that all street improvements will be completed before adjacent properties access these streets.

Staff has reviewed application S-91-01 and feels that all standards have been met. Five of the six lots meet the solar access requirement, which exceeds the 80% guideline. Staff recommends approval of S-91-01 with conditions as stated in the Staff Report.

S-91-02 is a proposal for a phased 22-lot subdivision. Nine lots will front Guido Drive, 5 lots will front Home Avenue, and 8 lots will front Appenine Way. Staff would like to have the applicant address the specific phasing planned for this project.

Staff has reviewed S-91-02 and has found that all standards are met. A one-foot reserve strip at the end of Guido Drive is recommended to restrict access from properties to the east until such time as Guido Drive is extended to serve those properties as part of a specific development proposal.

There was concern from the City Fire Marshall as to the phasing of this project and whether there would be emergency vehicle access and adequate turn-around space for fire vehicles.

No park and open space is required since there is no Master Parks and Recreation Plan in effect at this time. Phase six meets solar access standards: five and seven do not.

Correspondence was received from Carol Hughart, 11875 SE Wood Avenue, Milwaukie; Donald Hughart, 11801 SE Wood Avenue; James Rogers, 11787 SE Wood Avenue and a fourth party who provided written comments but who did not provide his full name or address. All letters stated the same concern, sewer and drainage and whether this subdivision would worsen their present facilities.

Dave Krogh made available for the meeting copies of a potential future street plan for this area. Included in this plan, drawn by a former Public Works Director, was a proposed street extension for Appenine Way.

Paul Roeger, City Office Engineer, has reviewed the application and feels that the half street improvements meet the City's requirements. Staff recommends approval of S-91-02 with conditions as stated in the Staff Report.

APPLICANT PRESENTATION

Speaking: Russell Lawrence, 5123 SE Meldrum, Gladstone, OR 97027

Mr. Lawrence stated that he was speaking on behalf of Guido and Wilma Bocci. He stated that Don Trotter and he had worked together on projects in the past, but there

had been no contact on this project. He had no concerns about Don Trotter hearing this issue. **Don Trotter** stated that he had no financial benefits to gain by hearing this issue, and he intended to vote.

Mr. Lawrence stated that it was their intent to plat everything at once. Construction on various stages of the project will come at the time of financing.

A standard hammerhead configuration will be used for the turn-around that will easily accommodate emergency access.

Sewage and road access has been adequately addressed by Paul Roeger. There is 91-1/2 feet of depth on the streets, the minimum is 80 feet. All the needs and desires of the adjacent residents can be adequately serviced. Mr. Lawrence stated that he had no difficulty with providing a utility easement between Lots 12 and 13 for future use by properties to the east. He ended by saying that he felt the Staff Report was thorough and he was in complete agreement with the conditions stated therein.

TESTIMONY IN FAVOR OF THE APPLICATION

COMMENTS OR QUESTIONS ON THE APPLICATION

Speaking: Diane Bocci, 9757 SE 42nd Street, Milwaukie

Ms. Bocci asked if the owner adjacent to the proposed Wilma Circle is responsible for completing the half-street improvements on their side. **Dave Krogh** stated that the proposed half-street and half cul-de-sac were adequate for the 6-lot subdivision. Only at the time the adjacent owner chooses to develop, will the other half-street improvements be necessary.

Speaking: Laurie Conover, 11745 SE Wood Avenue, Milwaukie

Ms. Conover stated that the proposed road in the City street plan would run down the back of her property. She wanted to know if she would be responsible for completing half street improvements to that road if she does not want to do any further development to her property. Also, because there is a road there, will she have to develop her property along that roadway, or does she have the choice to never develop this portion of her property? **Dave Krogh** stated that in this plan, the development on

the other side of the street is up to the individual property owner. If an owner does not wish to develop, he or she doesn't have to. If one owner wishes to develop, then all affected owners have to develop in order to accommodate a future extension of Guido Drive.

Speaking: Dan Croft, 5216 SE Wood Court, Milwaukie

Mr. Croft voiced concern about land-locking. He would like to see something different done with Guido Drive that would take into consideration the properties adjacent to this proposed street. He feels that the Applicant's proposal puts his property into a land-locked situation.

Mr. Croft also voiced concern about the drainage in the area. He stated that he has drainage problems now, and wanted to know if this proposed development would make the situation worse.

Speaking: Jim Rogers, 11787 SE Wood Avenue, Milwaukie

Mr. Rogers indicated that he was not opposed to the proposed development but that he would like to see access guaranteed to adjacent neighbors whose property fronts Wood Avenue. Mr. Rogers stated that the City should not allow any development that would put residents in a land-locking situation.

Mr. Rogers also stated that he would like to see in writing a condition that the developer provide a right-of-way for drainage and sewer.

Speaking: Al Bertie, 11107 SE 51st, Milwaukie

Mr. Bertie voiced concerns about the phasing of the proposed project. If the development is phased, would the developer be subject to later codes and land use requirements? **Chairman Littlehales** stated that the preliminary and final plat approvals must be gained within a year. At that time recording would occur and the developer is not subject to any further codes and land use requirements.

Speaking: Marlene Bran, 4036 Monroe, Milwaukie

Ms. Bran asked if the property owners adjacent to the one-foot reserve strip proposed for Guido Drive are responsible for any of the half-street improvements.

Dave Krogh stated that intervening ownerships are not required to do anything until they, individually, develop their side of the site.

Ms. Bran voiced concern about the cul-de-sac and whether the adjacent owner would be responsible financially for the maintenance of the proposed half street; and if an adjacent owner is responsible for half of the street, shouldn't he or she get a say in the name of that street?

Ms. Bran also asked about the possibility of part of the property being dedicated to the City for a small park. She wanted to know if there were any requirements as to the size or configuration for a park.

TESTIMONY IN OPPOSITION OF THE APPLICATION

Speaking: John Barton, 11607 SE Home, Milwaukie

Mr. Barton stated that he was an Engineering Technician by profession and was very concerned about the sight distance problem on Home Avenue and how it will affect Wilma Circle. There is an incline that drops dramatically just before you get to the area where Wilma Circle is proposed. This makes it hard for motorists to see a great distance ahead of them until they get to the crest of this hill. Mr. Barton voiced concern that the site distance from the top of that hill and the proposed location of Wilma will cause traffic problems.

Mr. Barton also voiced concern about drainage problems. He now has serious water problems and feels this development will make it worse. The roads in the area are not that good. He feels that the heavy equipment trucks will cause further damage to the roads.

Speaking: Bob Lockwood, 11635 SE Home, Milwaukie

Mr. Lockwood stated that he has a problem with water in his basement. He would like to see the Commission address this issue. He stated that there is an underground creek along the back of this area and he would like to see some solution to the drainage problem.

CLOSING COMMENTS

Speaking: Russell Lawrence, 5123 SE Meldrum, Gladstone, OR

In respect to sight distance on Home Avenue, Mr. Lawrence stated that there is 300 feet from the crest to the curb. This is a residential street and it is posted at 25 miles/hour. If there are cars speeding on that street, it is an enforcement problem. His development is not responsible for speeding cars. The City has deemed 25 mile/hour appropriate for this street, and he feels it is adequate.

The road does have a crown. The water has a problem going over this crown. Half-street improvements proposed in the development will alleviate most of the drainage problems, channeling the water in one direction. Mr. Lawrence stated that this was an existing problem and that he didn't feel it was the responsibility of the developer to solve the entire problem. He does feel that the development would improve the situation, not make it worse.

In regards to the property adjacent to the cul-de-sac, Mr. Lawrence stated that the development of his site will not cross the property line. The part of Wilma Circle proposed to be constructed will be entirely on his property. He has no intention to encroach on anyone's property, and since the street will be solely on his property, he feels the owner has the right to name that street. As to participation with the neighbors, Mr. Lawrence stated that he tried to contact the adjacent property owners, but they expressed no interest in the development. He is not asking for any participation in any way, shape, or form from the other property owners.

On the subject of land-locking, Mr. Lawrence stated that when Lot 5700 was divided, it land-locked itself. The owner of that property created the problem, and the Applicants are not responsible for the land-locking situation.

QUESTIONS FROM THE COMMISSIONERS

Don Trotter asked if other road alternatives were looked at in the development of this site. Mr. Lawrence stated that they looked at five different accommodations for the lay of the land. This proposed configuration gave them the maximum benefit for the least amount of street.

Don Trotter asked what would happen if a new half-street was moved to the east. Mr. Lawrence stated that movement of the road would result in a loss of about 25% density.

Recess was taken at 8:15 p.m. and the meeting reconvened at 8:25 p.m.

DELIBERATION AMONG THE COMMISSIONERS

Dave Krogh indicated that there is a City plan for extension of Guido Drive as part of City future street extension plans. Extension of Guido Drive one lot east would get more density. The subdivision Ordinance states that double frontage should be avoided. Lots 12, 13, 14, and 15 would be double fronted if the street were moved to the east.

Dave Krogh informed the Commission that phasing of this development includes platting. If the entire property is to be platted, streets and utilities have to be in place or financial guarantees provided. At final plat approval, recording takes place and all required infrastructure provisions have to be met. Any additional conditions after that time result from construction situations, usually the responsibility of a contractor. The Applicant is only responsible for codes and ordinances that are in effect at the time of recording.

S-91-01 Preliminary Plat for a 6-lot Subdivision in R-7

Don Trotter asked Staff to comment on the sight line in regards to the half street improvements on Home Avenue. **Dave Krogh** stated that the developer had coordinated the street design with the City. The Applicant went through Staff review and the City's concerns were addressed. The City Engineer had no concerns, and Staff feels the standards have been met. As far as the water drainage is concerned, the Applicant is only required to take care of drainage on his property. At the time of final review, construction plans will address these concerns.

Pat Lent moved to approve S-91-01 with the three conditions in the Staff Report; Condition #2, deleting reference to Exhibit #10, Condition #3, deleting reference to Exhibit #11, and adding a fourth condition, "The approval is subject to Fire Marshall approval of street configuration of the turn-around," and to include the findings on Page 2 through Item P on Page 4 of the

Staff Report. **Chairman Littlehales** seconded. MOTION CARRIED 4-0.

S-91-02 Preliminary Plat for a 22-Lot Subdivision in R-7

Chairman Littlehales reviewed with the Commission the phasing of this development. The Applicant is in agreement with completing the final plat at one time and will install the public facilities improvements or provide financial performance guarantees required by the City. Arrangements for infrastructure must be completed at or before final plat approval.

Don Trotter pointed out that land-locking is being negated by the developer by providing a possible access via Guido Drive. At present there is no access possible to the rear of these parcels. **Chairman Littlehales** stated that the extension of Appenine Way and Guido Drive is not inconsistent with that which was envisioned by City Public Works Department.

Chairman Littlehales moved to approve S-91-02 with the following conditions.

1. As proposed.
2. Delete reference to Exhibit 4.
3. Delete reference to Exhibit 5.
4. "The approval is subject to Fire Marshall approval of street configuration of the turn-around."
5. "Applicant is required to provide a phasing plan subject to Staff approval regarding timing and fire requirements prior to final plat approval."
6. A utility easement be provided in Phase 7 between lots 12 and 13, subject to approval by the City Engineer for utility access as necessary for properties to the East of this development.

Further, including findings on Item 7, Page 4 through Item 17 on Page 8. **Pat Lent** seconded. MOTION CARRIED 4-0.

6.0 CONSIDERATION ITEMS - None.

7.0 OLD BUSINESS - None.


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- 8.0 OTHER BUSINESS
- 8.1 Pat Lent Reappointed

Maggie Collins reported that Pat Lent was reappointed unanimously to the Planning Commission. She will serve another four years on the Commission.

- 9.0 Next Meeting: March 26, 1991
- 9.1 Manufactured Housing Worksession
- 9.2 AIA Seminar Videotape

Betty Fulmore moved to adjourn the meeting of March 12, 1991. **Pat Lent** seconded. MOTION PASSED UNANIMOUSLY 4-0. Meeting adjourned at 9:20 p.m.



John Littlehales,
Chairman



Shirley Richardson,
Hearings Reporter

AGENDA
MILWAUKIE PLANNING COMMISSION
Milwaukie Center, 5440 S.E. Kellogg Creek Dr.
Tuesday, March 12, 1991, at 6:30 p.m.

- 1.0 Call to Order
- 2.0 Procedural Questions
- 3.0 Consent Agenda
 - 3.1 Planning Commission Minutes: February 26, 1991
 - 3.2 City Council Minutes: February 19, 1991
- 4.0 Public Comment

This is an opportunity for the public to comment on any item not on the agenda.
- 5.0 Public Hearings (see Public Hearing Procedure on reverse)
 - 5.1 Applicant: Guido and Wilma Bocci
Property Owner: Guido Bocci
Location: East of Home Avenue (Tax Lot 390 of Tax Map T1S, R2E, 31CA)
Proposal: Preliminary Plat for a 6-lot Subdivision in R-7 (S-91-01)
 - 5.2 Applicant: Guido and Wilma Bocci
Property Owner: Guido Bocci
Location: 11708 SE Home Ave.
(Tax Lots 300 and 400 of Tax Map T1S, R2E, 31CA)
Proposal: Preliminary Plat for a 22-lot Subdivision in R-7 (S-91-02)
- 6.0 Consideration Items - None.
- 7.0 Old Business* - None.
- 8.0 Other Business - None.
- 9.0 Next Meeting: March 26, 1991
 - 9.1 Manufactured Housing Worksession
 - 9.2 AIA Seminar Videotape

The Milwaukie Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please.

Commissioners:	John Littlehales, Chairman	Staff:	Maggie Collins, Community Development Director
	Angus Anderson		Anne Nickel, Development Coordinator
	Betty Fulmore		Dave Krogh, Associate Planner
	Patricia Lent		Shirley Richardson, Hearings Reporter
	Carolyn Tomei		
	Don Trotter		
	Bob Vial		

* Information request sheets - delivered at meeting.

91.00114

Public Hearing Procedure

1. Staff Report
2. Correspondence
3. Applicant's presentation
4. Public testimony from others in support of application
5. Comments or questions from interested persons who are neither proponents nor opponents
6. Public testimony from those in opposition to the application
7. Questions from the Planning Commission
8. Rebuttal testimony from Applicant
9. Closing of public hearing
10. Commission discussion/action

The Planning Commission's decision on these matters may be subject to further review or be appealed to the City Council. For further information, contact the Milwaukie Community Development Department office at 652-4410.

CITY OF MILWAUKIE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

Date: March 12, 1991
File No.: S-91-01 and
S-91-02

Application: Preliminary Plat for 2 Subdivisions in R-7
Applicant: Guido and Wilma Bocci
Owner: Guido Bocci
Location: East of Home Avenue and North of Appenine Way
(Tax Lots 300, 390, and 400 of Tax Map T1S, R2E, 31CA)

Proposal

S-91-01 is a request for approval of the preliminary plat for Torino II Subdivision, a 6 lot subdivision in R-7.

S-91-02 is a request for approval of the preliminary plat for Torino I, Phases V, VI, and VII, for 22 lots in R-7.

Discussion

The Torino Subdivision currently exists with 19 lots developed in 4 phases. Phase I (S-74-2) was approved in 1975. Phase II (S-76-2) was approved in 1976. Phase III (S-77-1) was approved in 1977. Phase IV (S-78-7) was approved in 1979.

The current proposal is to continue this subdivision pattern via extension of Appenine Way, towards the north, parallelling Home Avenue. An intervening ownership (Tax Lot 200, 11666 Home Ave.) will not be part of this development proposal. A family member owns this piece, however, and the preliminary plat for S-91-01 does consider future development of that property, tying it into the configuration proposed for Torino II.

The surrounding area is zoned R-7 and designated for Low Density Residential development. Full public utilities are available to this site.

The sites in question are rolling in nature with elevations ranging from 124 feet above mean sea level (MSL) to 144 feet MSL (reference site plans for topographic information - Exhibits 1 and 7). These sites are also vacant with scattered trees except for an existing house shown as lying on Lot 22 of Torino I, Phase VI.

Findings

1. Criteria for reviewing preliminary plat subdivision requests are those of Sections 3 (Preliminary Plat) and 6 (Design Standards) within the City Subdivision Ordinance.
2. Because an intervening ownership separates these two subdivision sites, two separate subdivision requests were required. These will be analyzed separately.
3. S-91-01 is a request to create 6 lots with an average lot size of 7756 square feet on an R-7 zoned property of 1.32 acres in area.
4. S-91-01 proposes a new local street to be extended east from Home Avenue 260 feet, terminating in a cul-de-sac. This street is proposed to be named Wilma Circle. This street is partially located on Tax Lot 200 in order to provide access for the future development of that property as well. Half street improvements will be provided by the Applicant as part of this proposal with the remainder of the street improved at such time as Tax Lot 200 is subdivided. Reference Exhibit 4 for street and utility requirements as per the City Office Engineer.
5. Preliminary plat requirements are referenced in Section 3 of the Subdivision Ordinance and listed on the Preliminary Plat Check List attached as Exhibit 2. Staff has reviewed the Check List to the Preliminary Plat for S-91-01 and verified that requirements have been met.
6. Design standards are those of Section 6 of the Subdivision Ordinance. These will be addressed for S-19-01 as follows:
 - A. Section 6.02.1. lists general provisions for streets. The proposed Wilma Circle is the only street location feasible to provide access for Tax Lot 390 considering property configuration, the need to provide for access to Tax Lot 200, and area development considerations.
 - B. Section 6.02.2. specifies right-of-way requirements for various street types. Wilma Circle is proposed as a local street with an ultimate right-of-way of 50 feet, as required.
 - C. Section 6.02.3. deals with reserve strips. A 1-foot reserve strip is being proposed along the south property boundary for the length of Wilma Circle in order to restrict access from Tax Lot 200 until such time as the other half of Wilma Circle is constructed.
 - D. Section 6.02.4. discusses alignment for offset intersections. This is not applicable as Wilma Circle does not align with any other street on the west side of Wood Ave. In addition, Wilma Circle is 250 feet (centerline to centerline) from the proposed Guido Drive to the south.

- E. Section 6.02.5. requires consideration of street extension to allow for future development of adjacent undeveloped lands. In this case, the site in question borders the 6 lot Dahleen Addition Subdivision to the east which is already fully developed. Therefore, extension of Wilma Circle farther to the east would not be necessary for future access purposes. The proposal does, however, make provision for the future development potential of Tax Lot 200, which is developable in a similar configuration as Tax Lot 390.
- F. Section 6.02.6. requires right angle intersections as is proposed for Wilma Circle at Wood Ave.
- G. Section 6.02.7. discusses adequacy of existing streets fronting the subdivision. Home Ave. already has a 50 foot right-of-way and no additional dedications are being required for this property by Public Works (reference Exhibit 4).
- H. Section 6.02.8. requires a practicality review for half street proposals. Wilma Circle is being centrally located, as much as possible, to provide the most development potential for both Tax Lots 200 and 390. A reserve strip is being proposed as a guarantee that the other half of Wilma Circle will be completed before any uses on Tax Lot 200 could access this street.
- I. Section 6.02.9. limits cul-de-sac lengths to 600 feet. Wilma Circle will have a total length of 250 feet.
- J. Section 6.02.10. discusses street names. Wilma Circle is not used elsewhere in the City. Similarly, east/west streets in Milwaukie generally are named while north/south streets are numbered.
- K. Section 6.01.11. provides street grade standards. Local streets may have up to a 15% grade. Wilma Circle, as estimated through analysis of topographic contours, will have less than a 5% grade.
- L. Section 6.02.12. center line radii for local streets to be not less than 75 feet. The two curves near the middle to Wilma Circle both have 75 foot center line radii as per the preliminary plat map (Exhibit 1).
- M. Section 6.02.13., 14., and 15. relate to railroad frontage, frontage streets and alleys, none of which are applicable for S-91-01.
- N. Section 6.03. relates to blocks. No blocks are proposed for S-91-01.

- O. Section 6.04. discusses lot standards. All 6 lots proposed meet R-7 lot width, depth, size, and frontage requirements as evidenced in the following table:

<u>Unit</u>	<u>Lot Size</u>	<u>Width</u>	<u>Depth</u>	<u>(Cul-de-sac) Frontage</u>
R-7	7000*	60 feet	80 feet**	35 feet
Lot 1	7565	73	103	--
Lot 2	7160	64	111	--
Lot 3	7145	65	109	--
Lot 4	7625	60+	92	36
Lot 5	9060	80	100+	36
Lot 6	7985	60+	122	35

* Square feet
 ** Average depth

- P. Section 6.05. promotes the dedication and development of public parks and open space in the if the proposal is in an area designated as being park deficient. This is not applicable ta this time as the City has not as yet adopted a Park and Recreation Master Plan. The Applicant is also not proposing park space although density transfer could be allowed in such a case.
7. S-91-02 is a request to create 22 lots with an average lot size of 7190 square feet on an R-7 zoned property of 4.47 acres in area.
8. S-91-02 proposes a new local street called Guido Drive to be extended from Home Ave. east to the eastern property line and an extension of Appenine Way to the north, connecting with Guido Drive. Both streets will include a 50 foot right-for-way fully improved to a 32 foot wide paved street curb to curb. Guido Drive is intended to also provide future access for properties to the east of Tax Lots 300 and 400 which have future development potential (see Exhibit 7). Reference Exhibit 10 for street and utility requirements as per the City Office Engineer.
9. Preliminary plat requirements are referenced in Section 3 of the Subdivision Ordinance and listed on the Preliminary Plat Check List attached as Exhibit 8. Staff has reviewed the Check List to the Preliminary plat for S-91-02 and verified that requirements have been met.
10. Design standards are those of Section 6 of the Subdivision Ordinance. These will be addressed for S-91-02 as follows:
- A. Section 6.02.1. lists general provisions for streets. The proposed configuration for Guido Drive and the Appenine Way extension appears to best fit the property orientation. The northerly extension of Appenine Way follows the direction of the street where it currently dead ends. The Guido Drive connection is a logical extension to Home Ave. besides providing properties to the east that have development potential with an access point.

- B. Section 6.02.2. specifies right-of-way requirements for various street types. Both Guido Drive and the extension of Appenine Way are proposed as local streets with a required right-of-way of 50 feet.
- C. Section 6.02.3. deals with reserve strips. A 1-foot reserve strip is being proposed at the east end of Guido Drive in order to restrict access from properties to the east until such time as Guido Drive is extended to serve those properties as part of specific development proposals.
- D. Section 6.02.4. discusses alignment for offset intersections. This is not applicable as Guido Drive does not align with any other street on the west of Wood Ave. In addition, Guido Drive is 250 feet (centerline to centerline) from the proposed Wilma Circle to the north.
- E. Section 6.02.5. requires consideration of street extensions to allow for future development of adjacent undeveloped lands. In this case, Appenine Way is being extended north to accommodate this proposed development. Guido Drive is being dead ended at the east property line with the intent that properties to the east could extend Guido Drive to access future development plans of their own. Currently, six 384 foot deep lots lie adjacent to this site on the east between Torino I, Phase 2 (south) and the Dahleen Addition (north). All of these have houses fronting and accessing Wood Ave. but the rear of the lots are essentially vacant and without access. Consolidation of these rear properties and the utilization of the Guido Drive extension could make them developable.
- F. Section 6.02.6. requires right angle intersections as is proposed for Appenine Way at Guido Drive and for Guido Drive at Home Ave.
- G. Section 6.02.7. discusses adequacy of existing streets fronting the subdivision. Home Ave. already has a 50 foot right-of-way and no additional dedications are being required for this property by Public Works (reference Exhibit 10).
- H. Section 6.02.8. requires a practicality review for half street proposals. No half streets (only full streets) are proposed for S-91-02.
- I. Section 6.02.9. limits cul-de-sac lengths to 600 feet. No cul-de-sacs are proposed for S-91-02. Guido drive is proposed for dead ending after a length of 380 feet with the intent of future extension.
- J. Section 6.02.10. discusses street names. Guido Drive is a new street name not used elsewhere within the City. Appenine Way is an existing street proposed here for extension.

City of Milwaukie Community Development Department
 Staff Report - Guido Bocci
 S-91-01 and S-91-02 March 12, 1991

- K. Section 6.02.11. provides street grade standards. Local streets may have up to a 15% grade. Both Guido Drive and Appenine Way will have a slight grade because of topographic change on the site. Finished grade will not be known until detailed engineering plans are reviewed after the preliminary plat approval stage, however, as estimated through analysis of topographic contours, the grade should be 5% or less for each.
- L. Section 6.02.12. center line radii for local streets to be 1=not less than 75 feet. Three curves proposes for these two street have curve radii of 150 feet (Guido Drive) and 75 and 150 feet (Appenine Way).
- M. Section 6.02.13., 14., and 15. relate to railroad frontage, frontage streets and alleys, none of which are applicable for S-91-02.
- N. Section 6.03 relates to blocks. No blocks are proposed for S-91-02.
- O. Section 6.04. discusses lot standards. All 22 lots proposed meet R-7 lot width, depth, size, and frontage requirements as evidenced in the following table:

Unit	Lot Size	Width	Depth	Cul-de-sac Frontage
R-7	7000*	60 feet	80 feet**	35 feet
Lot 1	7040	80	88	--
Lot 2	7000	70	100	--
Lot 3	7000	70	100	--
Lot 4	7000	70	100	--
Lot 5	7200	80	96	--
Lot 6	7200	72	100	--
Lot 7	7180	65	100	--
Lot 8	7015	60	115	--
Lot 9	7015	60	115	--
Lot 10	7015	60	115	--
Lot 11	7620	60	120	--
Lot 12	7120	60	120	--
Lot 13	7200	60	120	--
Lot 14	7200	60	120	--
Lot 15	7200	60	120	--
Lot 16	7060	60	115	--
Lot 17	7140	60	119	--
Lot 18	7040	80	88	--
Lot 19	7040	80	88	--
Lot 20	7007	67	93	--
Lot 21	7100	77	101	--
Lot 22	8745	83	97	--

* Square Feet
 ** Average Depth

- P. Section 6.05. promotes the dedication and development of public parks and open space if the proposal is in an area designated as being park deficient. This is not applicable at this time as the City has not as yet adopted a Park and Recreation Master Plan. The Applicant is also not proposing park space although density transfer could be allowed in such a case.
11. Section 1703.03 (Solar Access Design Standards) within the Zoning Ordinance requires 80% of new lots in a development to meet solar access requirements. This requirement as per S-91-01 and S-91-02 will be addressed as follows:
- A. S-91-01 (Torino II) meets the provisions of Section 1703.03 in that 5 of the 6 lots proposed (83%) have a north/south lot depth of at least 90 feet and a front line oriented to within 30 degrees of east/west. Lot 6 is the only lot not meeting these requirements. (Note: the front line used for Lot 5 is that of the southerly property line of the buildable area as exclusive of the access strip).
- B. S-91-02 is divided into 3 phases. These are Torino I, Phases V, VI, and VII.
- Phase VI meets the solar access standards of Section 1703.03 in that all 9 lots of this phase are in an east/west orientation and only 2 of the 9 lots does not have a north/south depth of 90 feet. These 2 lots (lots 18 and 19) have north/south depths of 88 feet, only 2 feet from the standard.
 - Phases V and VII do not comply with Section 1703.03 solar access standards. However, these phases will be allowed adjustments to the 80% provision as per Section 1703.05.A.1.c. and d. Subsection c. allows for situations where existing road patterns must be continued (Appenine Way). Subsection d. recognizes where existing street orientation, such as the north/south running Home Ave., prevents a lot pattern which would allow direct solar access.
12. The preliminary plat for S-91-02 shows (in dashed lines) a potential extension plan for Guido Drive. This extension plan is provided only for illustrative purposes. Actual extension location for Guido Drive would be determined as part of a development proposal for those properties to the east of the subject property.
13. Comprehensive Plan conformity is not a specific criterion of the subdivision process. In this case, standards within the subdivision ordinance relating to zone compliance, traffic networking and public facility improvements are intended to implement Plan policies. Similarly, compliance with Section 1703 (Solar Access) meets policies within the Energy Conservation Element of the Plan.

14. As already mentioned, the City Office Engineer has provided comments regarding utility and street improvements within Exhibits 4 and 10.
15. The City Fire Marshall has provided comments for each proposal within Exhibits 5 and 11. These concerns include emergency access, fire hydrant location and construction fire safety and will be addressed as part of construction plans review.
16. Upon subdivision completion, houses to be constructed on each lot will be subject to Solar Access siting requirements of Section 1704 and 1705 within the City Zoning Ordinance.
17. A note from a neighbor has been received and attached for consideration. These comments do not effect prior findings.

Conclusions

S-91-01 (Torino II) meets applicable requirements for preliminary plat submission and solar access lot orientation as per findings above.

S-91-02 (Torino I, Phases V, VI, and VII) meet applicable requirements for plat submission and solar access lot orientation as per findings above.

Recommendations

For approval of S-91-01 and S-91-02 subject to the following conditions:

1. Compliance with Final Plat requirements of Section 4 of the City Subdivision Ordinance.
2. Compliance with street and utility requirements of City Public Works as identified in Exhibits 4 and 10.
3. Compliance with fire, life, and safety requirements of the City Fire Department as per Exhibits 5 and 11.

Note: As per Section 4.01 of the Subdivision Ordinance, the Applicant must submit for Final Plat approval within 1-year of Preliminary Plat approval or a new application will need to be submitted.

City of Milwaukie Community Development Department
Staff Report - Guido Bocci
S-91-01 and S-91-02 March 12, 1991

Exhibits

- 1a. S-91-01 preliminary plat (large copies - to PC members only)
- 1b. Smaller scale plat map (large copies to PC members only)
2. Check List for S-91-01
3. Application form for S-91-01
4. Office Engineer's memo for S-91-01
5. Fire Marshall's memo for S-91-01
6. Draft deed covenants for S-91-01
- 7a. S-91-02 preliminary plat (large copies - to PC members only)
- 7b. S-91-02 topography map (large copies to PC members only)
8. Check List for S-91-02
9. Application form for S-91-02
10. Office Engineer's memo for S-91-02
11. Fire Marshall's memo for S-91-02
12. Draft deed covenants for S-91-02
13. Notice
14. Neighbors comments

✓			d. Within tract - zoning
✓			existing uses
✓			200 ft. on all sides - zoning
✓			existing uses
✓			e. Approximate location of areas subject to inundation or storm water overflow
✓			Approximate high water elevation
✓			On or abutting tract - location
✓			width
✓			direction of all water courses
✓			f. Natural features - rock outcroppings
✓			marshes
✓			wooded areas
✓			isolated preservable trees
✓			5. <u>Proposed Plan of Land Partitioning:</u>
✓			a. Streets - Location
✓			width
✓			name
✓			approximate center line grade
✓			curve radii
✓			b. Easements - location
✓			width
✓			purpose
✓			c. Lots - location
✓			approximate dimensions
✓			area
✓			d. Lot numbers
✓			Block numbers
✓			e. Proposed use of the property, including sites, if any, for multi-family dwellings, shopping center, churches, industry, parks, schools, playgrounds or public or semi-public uses.
✓			6. <u>Partial Development:</u>
✓			Where the plat to be subdivided contains only part of the tract owned or controlled by the subdivider, the P.C. may require sketch of tentative layout for streets in the unsubdivided portion.
✓			7. <u>Supplemental Information with Preliminary Plat:</u>
✓			a. Vicinity map shall be drawn at a scale of 1" = 400'
✓			showing all existing subdivisions
✓			streets
✓			nonsubdivided land ownership between the proposed subdivision and nearest existing arterial or collector streets
✓			and showing how proposed streets may be extended to connect with existing streets
✓			b. Proposed deed restrictions in outline form
✓			c. Improvements to be made by the developer
✓			approximate time such improvements are to be completed
✓			8. <u>Preliminary Review of Proposal:</u>
✓	✓		Within two working days after being submitted, furnish one copy to C.E.
✓	✓		one copy to County Planning Commission
✓	✓		one copy to State Highway Dept. if property adjacent to State Highway
✓	✓		one copy to any other affected agency
✓			9. <u>Approval of Preliminary Plat:</u>
✓	✓		Within 40 days from first regular P.C. meeting following submission, P.C. shall review the plan and reports.
✓			May approve or modify. If not approve, shall indicate reasons.
✓			Approval of the preliminary plat shall indicate approval of the final plat provided there is no change in the plan of the subdivision and the subdivider complies with the ordinance.
✓			Action of Planning Commission shall be noted on 2 copies, Planning Commission keep one, subdivider keep one.

Milwaukie Planning Commission
10722 S.E. Main Street
Milwaukie, OR 97222
Phone: (503) 659-5171

SUBDIVISION
APPLICATION

TITLE NO.

SIGN DEPOSIT \$ 5-91-01

APPL. FEE \$ 300.00

APPLICATION IS TO BE SUBMITTED
IN BLACK PEN OR TYPEWRITTEN ONLY

PLEASE READ CAREFULLY. Application will be processed when all questions are answered and accurate material is submitted in accordance with the Planning Department guidelines. If you have questions, contact the Planning Department at 659-5171.

I HEREBY REQUEST SUBDIVISION of a parcel of land or contiguous parcels under single ownership. All subdivision plats, all streets or rights-of-way created for the purpose of partitioning land and changes in property boundary lines shall be approved by the Planning Commission in accordance with Subdivision Ordinance regulations and State Law. On the ATTACHED SHEETS of this application please demonstrate compliance with the Subdivision Ordinance, appropriate Comprehensive Plan Policies, a Project Description, and proper public notice.

APPLICANT(S): (Print) Guido & Wilma Bocci Date: January 9, 1991

Mailing Address: 11708 S.E. Home Ave. ZIP 97222 Phone: 659-4414

PROPERTY OWNER(S): (Print) Guido Bocci Phone: 659-4414

Mailing Address: 11708 SE Home Ave. ZIP 97222

Signature of Property Owner: Guido Bocci

ENGINEER OR SURVEYOR R.A. Lawrence & Assoc. c/o Marvin Dunn Phone: 656-6804

Mailing Address: P.O. Box 646 West Linn, OR ZIP 97068

Date of Survey: October & November 1990 Approximate Acreage 1.32 Ac.

Proposed Name of Subdivision Torino II

Property Location: Home Avenue-700 Ft. north of near (cross street) Railroad Avenue

Legal Description: Township 1S Range 2E Section 31 Tax Lot(s) 390 1/4#1-2E31CA

(Submit metes and bounds description upon request)

Any Easements existing on site? No What kind and where located: _____

Present Zone: R-7 Residential Zoning of Adjacent Property: R-7

Number of Total Lots Proposed 6 Minimum lot size proposed 7,145 s/f

Minimum lot width proposed 64 feet Minimum lot depth proposed 92 feet

Existing use of property Open space

Proposed use of property: Single Family Detached Single Family Attached

Townhouse Multi family Other: _____

I CERTIFY that the information contained in this application is true and accurate to the best of my knowledge and I further agree to comply with the provisions of all state statutes and city ordinances and regulations regarding this application.

Signature Guido Bocci Date: _____

FOR OFFICE USE

Approved: _____ Denied: _____ Continued: _____ Appealed: _____

EXHIBIT # 3
DATE 3/12/91
SUBMITTED BY Applicant
RECEIVED 5-11-01
5-91-02

CITY OF MILWAUKIE



COMMUNITY DEVELOPMENT
PUBLIC WORKS

6101 S.E. JOHNSON CREEK BLVD

TELEPHONE: 652-4410

TO: Community Development
THRU: Tim Corbett *TC*
Public Works Director
FROM: Paul Roeger *PR*
Office Engineer
DATE: February 12, 1991
SUBJ: S-91-01
Torino II

Access to this site will be from Home Avenue which is an oil mat street within a 50 foot right-of-way. The developer will be required to install curb and gutter along the Home Avenue frontage along with a full half street improvement. The new proposed street will be constructed with 24-feet of pavement along with curb and gutter on the north side and around the portion of the cul-de-sac within property owned by the developer. Sidewalk will be installed as the houses are built.

City sanitary sewer is available in Home Avenue for extension to the site. The developer will construct a main line along the new road with laterals extended to each lot. Laterals must also be extended to the south edge of pavement for future lots.

City water is also available in Home Avenue from an 8-inch main on the west side of the street. The developer must install a new water main along the new street for domestic service and fire protection. The City of Milwaukie Fire Department will determine where a new fire hydrant must be installed. Services must be run to the property line with meter setters and boxes at the end.

Storm drainage is proposed to be extended along the east side of Home Avenue from Railroad Avenue through proposed subdivisions TORINO I, PHASES V, VI, and VII to TORINO II.

Full construction plans for all street improvements and utilities must be submitted to Public Works for approval prior to beginning construction.

Street lights must be installed on the new street.

Centerline monuments must also be installed on the new street in monument boxes including at the intersection with Home Avenue.

EXHIBIT #	4
DATE	3/12/91
SUBMITTED BY	Staff
RECEIVED	S-91-01 5-91-02

PRELIMINARY PLAT OF TORINO I PHASES VI & VII & VIII

TOPOGRAPHIC AND UTILITY LOCATION FOR PROPOSED SANITARY STORM & STREET DESIGN & IMPROVMENTS

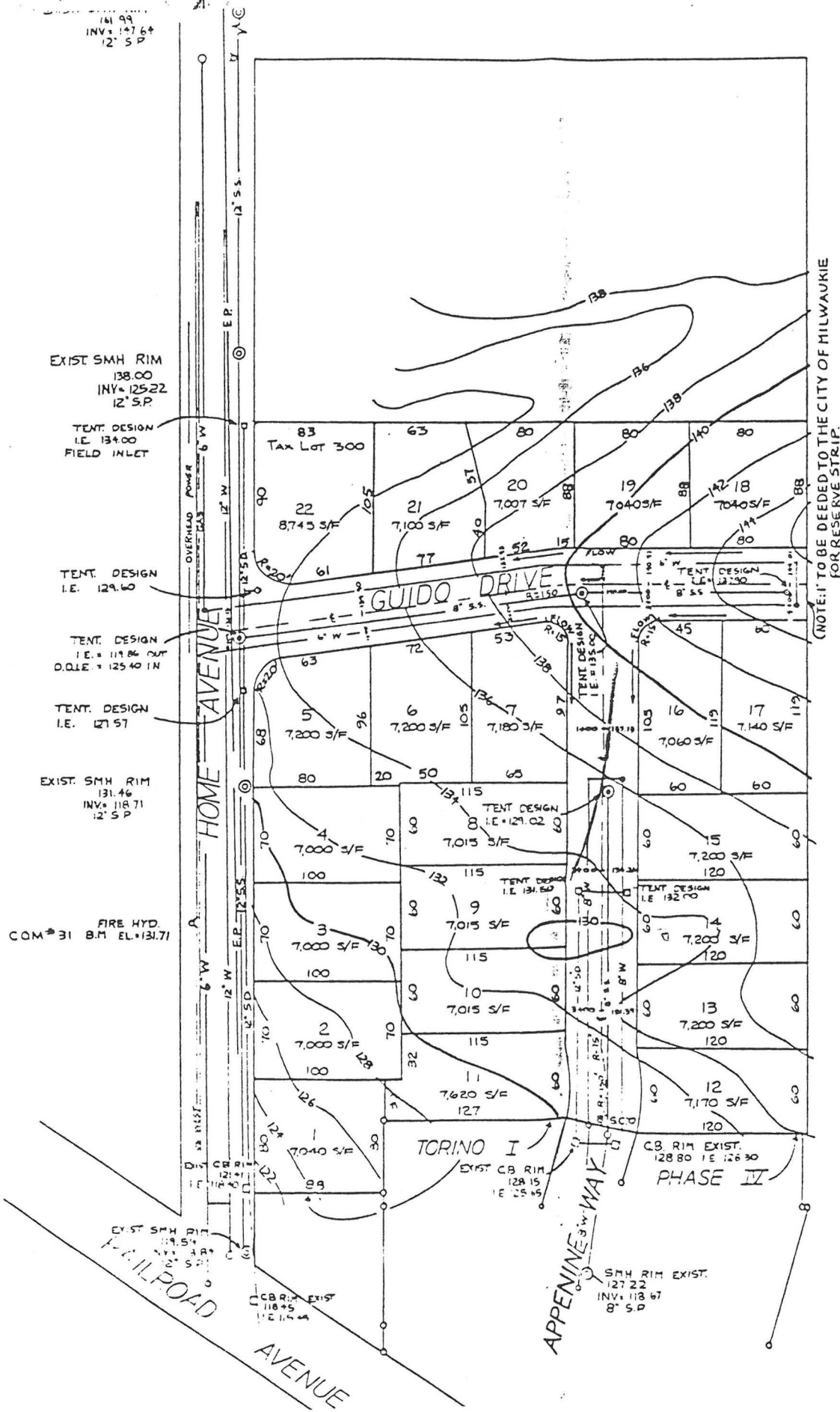


EXHIBIT # 7b
 DATE 3/12/01
 SUBMITTED BY Applicant
 RECEIVED 5-9-01
5-9-02

TORINO I PHASES V, VI & VII

Feb 05, 1991

OK	NO	N/A	Subdivision/Preliminary Plat
			<u>CHECK LIST 1</u> (submit with application)
			Ordinance No. 1440
			Subdivider shall submit 4 copies of preliminary concept plat. Complete the following:
✓			1. <u>Submission of Preliminary Plat:</u> The subdivider shall submit 12 copies of the preliminary plat at least 25 days prior to the Planning Commission meeting. A filing fee shall be paid upon submission.
✓			2. <u>Scale:</u> The preliminary plat shall be drawn on a sheet 18" x 24" or a multiple at a scale of 1" = 100'.
✓			3. <u>General Information:</u>
✓			a. Proposed name - shall not resemble or duplicate the name of another; shall be approved by the Planning Commission.
✓			b. Date
✓			North point
✓			Scale
✓			c. Appropriate identification clearly stating map is preliminary plat.
✓			d. Location by section, township, range
✓			Legal description sufficient to define the location and boundaries
✓			Approximate acreage enclosed
✓			e. Names and addresses of the owner
✓			Names and addresses of the subdivider
✓			Names and addresses of the engineer or surveyor
✓			f. Date the property was surveyed
✓			4. <u>Existing Conditions:</u>
✓			a. Existing streets - location
✓			Existing streets - width
✓			Existing streets - name
✓			Platted streets - location
✓			Platted streets - width
✓			Platted streets - name
✓			Easements
✓			Railroad right of way
✓			Section lines and corners
✓			City boundary lines
✓			Monuments
✓			b. Contour lines related to an established bench mark (2'/10%, 5'/10%)
✓			c. Within subdivision - location of existing sewers
✓			water mains
✓			culverts
✓			drain pipes
✓			electric conduits or lines
✓			invert elevations of sewer manholes
✓			drain pipes
✓			culverts
✓			In adjoining streets - location of existing sewers
✓			water mains
✓			culverts
✓			drain pipes
✓			electric conduits or lines
✓			invert elevations of sewer
✓			drain
✓			culvert

EXHIBIT #	8
DATE	3/12/91
SUBMITTED BY	Applicant
RECEIVED	591-01
	591-02

OK	No/NA	Check List 1 for Subdivision/Preliminary Plat	Page 2
✓		d. Within tract - zoning	
✓		existing uses	
✓		200 ft. on all sides - zoning	
✓		existing uses	
✓		e. Approximate location of areas subject to inundation or storm water overflow	
✓		Approximate high water elevation	
✓		On or abutting tract - location	
✓		width	
✓		direction of all water courses	
✓		f. Natural features - rock outcroppings	
✓		marshes	
✓		wooded areas	
✓		isolated preservable trees	
✓		5. <u>Proposed Plan of Land Partitioning:</u>	
✓		a. Streets - Location	
✓		width	
✓		name	
✓		approximate center line grade	
✓		curve radii	
✓		b. Easements - location	
✓		width	
✓		purpose	
✓		c. Lots - location	
✓		approximate dimensions	
✓		area	
✓		d. Lot numbers	
✓		Block numbers	
✓		e. Proposed use of the property, including sites, if any, for multi-family dwellings, shopping center, churches, industry, parks, schools, playgrounds or public or semi-public uses.	
✓		6. <u>Partial Development:</u>	
✓		Where the plat to be subdivided contains only part of the tract owned or controlled by the subdivider, the P.C. may require sketch of tentative layout for streets in the unsubdivided portion.	
✓		7. <u>Supplemental Information with Preliminary Plat:</u>	
✓		a. Vicinity map shall be drawn at a scale of 1" = 400'	
✓		showing all existing subdivisions	
✓		streets	
✓		nonsubdivided land ownership between the proposed subdivision and nearest existing arterial or collector streets	
✓		and showing how proposed streets may be extended to connect with existing streets	
✓		b. Proposed deed restrictions in outline form	
✓		c. Improvements to be made by the developer	
✓		approximate time such improvements are to be completed	
✓		8. <u>Preliminary Review of Proposal:</u>	
✓		Within two working days after being submitted, furnish one copy to C.E.	
✓		one copy to County Planning Commission	
✓		one copy to State Highway Dept. if property adjacent to State Highway	
✓		one copy to any other affected agency	
✓		9. <u>Approval of Preliminary Plat:</u>	
✓		Within 40 days from first regular P.C. meeting following submission, P.C. shall review the plan and reports.	
✓		May approve or modify. If not approve, shall indicate reasons.	
✓		Approval of the preliminary plat shall indicate approval of the final plat provided there is no change in the plan of the subdivision and the subdivider complies with the ordinance.	
✓		Action of Planning Commission shall be noted on 2 copies, Planning Commission keep one, subdivider keep one.	

Milwaukie Planning Commission
10722 S.E. Main Street
Milwaukie, OR 97222
Phone: (503) 659-5171

SUBDIVISION
APPLICATION

FILE NO. 5-91-02

SIGN DEPOSIT \$ 40.00

APPL. FEE \$ 435.00

APPLICATION IS TO BE SUBMITTED
IN BLACK PEN OR TYPEWRITTEN ONLY

PLEASE READ CAREFULLY. Application will be processed when all questions are answered and accurate material is submitted in accordance with the Planning Department guidelines. If you have questions, contact the Planning Department at 659-5171.

I HEREBY REQUEST SUBDIVISION of a parcel of land or contiguous parcels under single ownership. All subdivision plats, all streets or rights-of-way created for the purpose of partitioning land and changes in property boundary lines shall be approved by the Planning Commission in accordance with Subdivision Ordinance regulations and State Law. On the ATTACHED SHEETS of this application please demonstrate compliance with the Subdivision Ordinance, appropriate Comprehensive Plan Policies, a Project Description, and proper public notice.

APPLICANT(S): (Print) GUIDO & WILMA BOCCI Date: DEC. 04, 1990

Mailing Address: 11708 SE. HOME AVE. ZIP 97222 Phone: 659-4414

PROPERTY OWNER(S): (Print) Guido Bocci Phone: 659-4414

Mailing Address: 11708 S.E. HOME AVE. ZIP 97222

Signature of Property Owner: Guido Bocci

ENGINEER OR SURVEYOR RA LAWRENCE & ASSOC. % MARVIN DUNN Phone: 656-6804

Mailing Address: P.O. Box 646, WEST LINN, OR ZIP 97068

Date of Survey: October & November, 1990 Approximate Acreage 4.47 AC.

Proposed Name of Subdivision TORINO I PHASE V, VI & VII

Property Location: South End of HOME AVE. near (cross street) RAILROAD AVE.

Legal Description: Township 1S., Range 2E., Section 31 Tax Lot(s) 300 & 400
(Submit metes and bounds description upon request) MAP # 1-2E 31CA

Any Easements existing on site? NO What kind and where located: _____

Present Zone: R7 Zoning of Adjacent Property: R-7

Number of Total Lots Proposed 22 Minimum lot size proposed 7,000 S/F

Minimum lot width proposed 60 FT. Minimum lot depth proposed 30 FT.

Existing use of property OPEN / AG.

Proposed use of property: Single Family Detached Single Family Attached
 Townhouse Multi Family Other: _____

I CERTIFY that the information contained in this application is true and accurate to the best of my knowledge and I further agree to comply with the provisions of all state statutes and city ordinances and regulations regarding this application.

Signature Guido Bocci Marvin Dunn RALPH ASSOC. Date: DEC. 04, 1990

FOR OFFICE USE

Approved: _____ Denied: _____ Continued: _____ Appealed: _____

EXHIBIT #	<u>9</u>
DATE	<u>3/12/91</u>
SUBMITTED BY	<u>Applicant</u>
RECEIVED	<u>5-91-01 a5-9-02</u>

CITY OF MILWAUKIE



COMMUNITY DEVELOPMENT
PUBLIC WORKS

6101 S E. JOHNSON CREEK BLVD

TELEPHONE: 652-4410

TO: Community Development

THRU: Tim Corbett *TC*
Public Works Director

FROM: Paul Roeger *PR*
Office Engineer

DATE: February 13, 1991

SUBJ: S-91-02
TORINO I PHASES V, VI, & VII

Access to this site will be from Home Avenue and Appenine Way. Home Avenue is an oil mat street within a 50 foot right-of-way. The developer will be required to construct curb and gutter along the Home Avenue frontage along with a full half street improvement. Appenine Way is a 32 foot curbed street within a 50 foot right-of-way which will be extended north into the site to a new street off of Home Avenue. Both new streets within the subdivision will be constructed 32 feet wide with curb and gutter.

City sanitary sewer is available in Home Avenue and Appenine Way. The developer will construct new mains within the street right-of-way and laterals extended to serve each lot.

City water is available in Home Avenue and Appenine Way. These lines must be looped together with a minimum of a 6-inch line with fire hydrants placed as required by the City of Milwaukie Fire Department. Services must be run to the property lines with meter setters and boxes at the end.

Storm drainage is proposed to be extended along the east side of Home Avenue from Railroad Avenue north to TORINO II. Storm drainage will also be extended north on Appenine Way.

Full construction plans for all street improvements and utilities must be submitted to Public Works for approval prior to beginning construction.

Street lights must be installed on all the new streets.

Centerline monuments must also be installed on the new streets in monument boxes including at the intersections with existing streets.

EXHIBIT #	10
DATE	3/12/91
SUBMITTED BY	<i>SR</i>
RECEIVED	S-91-01 S-91-02

CITY OF MILWAUKIE RECEIVED



EXHIBIT #	14
DATE	3/12/91
SUBMITTED BY	Staff
RECEIVED	S-91-01 S-91-02

C
P
6
TE

February 20, 1991

FEB 27 1991

File # S-91-01 and S-91-02

PLANNING

NOTICE OF PUBLIC HEARING

Ken
714 722-996

To: Property Owners and Residents

On: Tuesday, March 12, 1991, beginning at 6:30 p.m.

At: Milwaukie Center
5440 S.E. Kellogg Creek Dr.

The Milwaukie Planning Commission will consider a request by Guido and Wilma Bocci (applicant/Property Owner) and approval of the preliminary plats for Torino I, Phases V, VI, and VII (22 lots) and Torino II (6 lots) in an R-7 Zone on the property located at Appenine Way and Home Avenue (Tax Lot(s) 300, 390, and 400 of Tax Map T1S, R2E, 31CA).

The site is shown on the reverse of this letter.

The criteria which will be used by the Planning Commission in reaching a decision are shown on the reverse of this letter. Testimony and comments must be directed at this hearing towards the criteria identified.

Interested persons are invited to attend this hearing or to submit comments in writing prior to the meeting time. Written testimony may be submitted in advance to the Community Development Department or in person at the hearing. Those wishing to present verbal testimony, either pro, con, or to raise questions, will be asked to speak following the applicant's testimony.

A copy of the application and all documents and evidence relied upon by the applicant are available for public review at the Community Development Department located at 6101 S.E. Johnson Creek Blvd. (at Linwood Ave.). Copies of these can be provided at reasonable cost. A Community Development Staff Report will be available for public review after 4:00 p.m., Tuesday, March 5, 1991, in the Community Development Department; after 5:00 p.m., Tuesday, March 5, 1991, at the Ledding Library, local information shelf; and after 8:00 a.m., March 6, 1991, at City Hall, 10722 S.E. Main. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at these locations.

If you have any questions, please call the Community Development Department at 652-4410.

I would like to see this development stay in character with the neighborhood - At least minimum 50' x 100' lot sizes, nice houses - It would certainly be nice if there could be some space for a mini-park for the children to play. I wish the city would support little neighborhood parks. More small parks! Maybe just two lots for a swing set etc.

RECEIVED

MAR 12 1991

March 11, 1991

PLANNING

City of Milwaukie
Community Development
Public Works
6101 S.E. Johnson Creek Blvd.

Dear Sirs,

This letter is regarding the proposed development of Tax Lot(s) 300, 390, and 400 of Tax Map T1S, R2E, 31CA on Home Avenue. The development as it is proposed prevents future development of the west end of my lot (#5901). Because of the topography of lot #5901, the sewer line on Wood Avenue is not deep enough to provide drainage.

Please reconsider the proposal and provide road and sewer access to the west end of our lot (5901).

Sincerely,



Donald A. Hughart
11801 S.E. Wood Avenue
Milwaukie, OR 97222
654-6288