

MILWAUKIE PLANNING COMMISSION
MINUTES
TUESDAY, OCTOBER 22, 1991

COMMISSIONERS PRESENT

Chairman Littlehales
Pat Lent
Betty Fulmore
Don Trotter
Carolyn Tomei
Bob Vial

STAFF PRESENT

Maggie Collins,
Community Dev. Dir.
Dave Krogh,
Associate Planner
Don Robertson, Parks &
Recreation
Shirley Richardson,
Hearings Reporter

COMMISSIONERS ABSENT

None

1.0 CALL TO ORDER

Chairman Littlehales called the meeting to order at 6:35 p.m.

2.0 PROCEDURAL QUESTIONS - None.

3.0 CONSENT AGENDA

3.1 PLANNING COMMISSION MINUTES - October 8, 1991

Pat Lent moved to approve the minutes of the October 8, 1991, public hearing. Carolyn Tomei seconded. MOTION CARRIED 5-0 with one abstention. Bob Vial was not at that meeting.

4.0 PUBLIC COMMENT - None.

5.0 PUBLIC HEARINGS - None.

6.0 CONSIDERATION ITEMS

.1 Applicant: Beverly C. Neal
Property Owner: Century 21/Hart Realty
Location: 13033 SE Rusk Road
PROPOSAL: Placement of sign in R-3 Zone

Chairman Littlehales opened the discussion to consider a proposal for the placement of a sign in the R-3 Zone. He

asked if there were any conflicts of interest or ex-parte contacts to declare. There were none.

Dave Krogh reviewed the Staff Report with the Commission. He passed around photos of the proposed sign site and surrounding area. Also included were photos of other locations with signage that the Applicant felt was similar. The Residential Sign Code Section of the City Sign Ordinance requires that a signage proposal within a residential zone be reviewed by the Planning Commission as to size, height, and location. The property is zoned R-3 and currently is in use as a realty office. Commercial office use was authorized by Conditional Use Permit C-77-4 in 1977. There was not a sign proposed at that time.

The Applicant is proposing a free-standing sign that will be double-faced. The face will be 4 feet by 6 feet with timed lighting. It will be located on the southwest corner of the property. There will be approximately a 10-foot clearance, making the total height of the sign 14- to 15-feet tall. The sign will be lighted from dusk to midnight.

Comments have been received from other potentially affected agencies. There were no concerns. The City Building Official indicated a City sign permit would be required.

Staff feels the proposal is consistent with other sections of the Code and is similar to that of other uses in the area. Staff recommends approval of placement of the sign subject to the Applicant obtaining a sign permit.

APPLICANT PRESENTATION

Speaking: Beverly Neal, Century 21/Hart Realty

Ms. Neal stated that the Staff Report was thorough and she didn't have anything to add. She did want to state, however, the reason for the sign. Because of the way the building is situated on the property, it is not very visible from the expressway. This sign will give the business more exposure to the traffic on the Expressway as well as from the intersection.

The business across from them has a lighted sign. That business is in the County, she is in the City. She stated that she is unclear as to the exact height of the sign because the sign will have to be placed so it does not interfere with State highway signs nearby.

QUESTIONS FROM THE COMMISSION

Don Trotter asked if the other signs on the building will be left on? Ms. Neal indicated that almost all the businesses on the highway have two signs. She would like to leave her non-lighted sign on the building.

DELIBERATION AMONG THE COMMISSIONERS

Don Trotter stated that the site had been before the Commission through past requests. He doesn't feel the lighted sign is out of place on Highway 224 if it is well done, it should be an asset to the business and not a detriment to surrounding neighbors.

Betty___Fulmore___moved___to approve CI-91-01 subject to obtaining a City Sign Permit as proposed by Staff. Further, that the sign face is not to exceed 4 feet by 6 feet with an overall height not to exceed approximately sixteen feet. Pat Lent seconded. MOTION CARRIED 6-0.

7.0 OLD BUSINESS - None.

7.1 Adoption of Findings for Denial of NCU-91-01 and VR-92-07 (Guardian Management/T. Barry Brenneke)

Dave Krogh reviewed with the Commission the proposed findings for denial of NCU-91-01 and VR-91-07. A public hearing was held on October 8, 1991, for the non-conforming use and variance requests. The non-conforming use was for internal expansion of two additional studio apartments and the variance request was for landscaping and parking.

The Planning Commission voted to deny the non-conforming use application subject to Staff preparation of findings. Since two formal applications were submitted, Staff has prepared proposed findings for both NCU-91-01 and VR-91-07.

The Commission reviewed the proposed findings. Carolyn Tomei moved to adopt the findings for denial of NCU-91-01. Betty Fulmore seconded. MOTION CARRIED 5-0 with one abstention. Bob Vial was not at that meeting.

Don__Trotter__moved__to deny VR-91-07 with the findings as proposed by Staff. Pat Lent seconded. MOTION CARRIED 5-0 with one abstention. Bob Vial was not at that meeting.

8.0 OTHER BUSINESS

8.1 Worksession on Parks and Recreation Master Plan

Maggie Collins presented Draft II of the Parks and Recreation Master Plan. Don Robertson is here to answer questions from the Commission. Maggie indicated that this is a working draft. There will be several additions or amendments in the future.

This second draft will go to City Council on November 5, 1991. After their review and input, the City Park Commission will meet and consider the recommendations. This will result in Draft IIA, which will be returned to the Planning Commission for review and comments. After this information is received, the North Clackamas Parks and Recreation District will hold a public hearing for review and comments. This input will be compiled into Draft IIB and be readied for review by a public hearing with the Planning Commission.

There are three issues Staff must still address.

1. The introduction section needs to be expanded to include the history of the City of Milwaukie's merger with the Regional Park District.
2. A Chart of Structure should be included to show how the Park District works. City Council serves as a Neighborhood Park District Advisory Board. The Planning Commission serves in an advisory role for review and adoption of plans as they relate to the Comprehensive Plan.
3. More maps should be included as they become available. A map showing the existing parks compared to the parks that are school-related will be prepared. This will show how dependent park areas are on school-related playgrounds.

Don Robertson indicated that this was a revised version of the original draft. He stated that he was pleased with Draft II of the Master Plan and asked the Commission to review the document and make comments. He pointed out one correction:

Page 20, B. ADDITIONAL PLANNING FACTORS. The first two bullets should be deleted.

Chairman Littlehales asked if there was a mechanism or process for developers to dedicate land for parks and open space? Don Robertson indicated that a standardized system development charge program will be considered by the District Board. Maggie Collins stated that City system development charges also cover sewer, water, storm drainage, transportation, in addition to parks. The City just recently adopted legislation that allows it to impose system development fees for improvement of the parks or for new park development.

It was suggested that language be incorporated into the Master Plan that would encourage new development to take advantage of density bonuses as outlined in the Comprehensive Plan.

Page 2, 3rd Paragraph. "...we see a need for public access at all points,..." This should be changed to reflect only the points that have public right-of-way.

"Towards this vision, we see a Milwaukie Riverfront free of sewer plant and log boom activities." "Towards this vision..." implies it will happen. The Master Plan should be obtainable within the timeframe you are developing it for. The sewer plan and log boom activity may still be there when this Master Plan is put into effect.

Page 3, Vest Pocket Parks. The third amenity should read, "Water feature or other landscape element serving as a focus."

Page 9. "Table 2" should be centered.

Page 10 should have more graphics to substantiate the text. Maggie Collins suggested the relevant Comprehensive Plan material should be added to this Master Plan.

Page 11. "...not evenly distributed throughout the City's neighborhoods..." is unclear; more information should be added to make it more exact.

Instead of "traditional guidelines," "National Recreation Park Association (NRPA) guidelines" should be used.

Page 13, Recommendations 4.A. Should be reworded.

Page 18, Identified Needs for 10-Year Priority Projects. 18th Avenue is under water most of the time. It is not

acceptable for pathway access as opposed to the other areas identified.

Page 18-19. Discussion on the expansion text on the last lines of Page 18 and first lines of Page 19. Change the language to read, "Further enhancement of the boat ramp facility be explored. In the event that more space becomes available, possible recreation additions might include a marina, active recreation, and additional off-site parking."

Page 20, 3rd Paragraph, last sentence. Change the last sentence to read, "Land along the Kellogg Creek Corridor should be a priority for acquisition..." This language should occur throughout the document whenever added park space is mentioned.

8.2 Milwaukie Downtown Revitalization Training Conference

Maggie Collins informed the Commission of a Milwaukie Downtown Development conference being held Tuesday, October 29th and Wednesday, October 30, 1991. The two-day worksession will be geared to the promotion of downtown, including topics such as Organization, Promotion, Design, and Economic Restructuring. She invited all the Commissioners to attend.

- 9.0 NEXT MEETING: November 12, 1991
- 9.1 NR-91-06 (Lukovich)
- 9.2 CPA-91-01 (Parks and Recreation Master Plan)

Bob Vial moved to adjourn the meeting of October 22, 1991. Pat Lent seconded. MOTION PASSED UNANIMOUSLY 6-0. Meeting adjourned at 8:55 p.m.



John Littlehales,
Chairman 



Shirley Richardson,
Hearings Reporter

AGENDA
MILWAUKIE PLANNING COMMISSION
Milwaukie Center, 5440 S.E. Kellogg Creek Dr.
Tuesday, October 22, 1991, at 6:30 p.m.

- 1.0 Call to Order
- 2.0 Procedural Questions
- 3.0 Consent Agenda
 - 3.1 Planning Commission Minutes: October 8, 1991
 - 3.2 City Council Minutes: October 1, 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 - None.
- 6.0 Consideration Items
 - 6.1 Applicant: Beverly C. Neal
Property Owner: Century 21/Hart Realty
Location: 13033 SE Rusk Road
Proposal: Placement of sign in R-3 Zone
- 7.0 Old Business*
 - 7.1 Adoption of Findings for Denial of NCU-91-01 and VR-91-07
(Guardian Management/T. Barry Brenneke)
- 8.0 Other Business
 - 8.1 Worksession on Parks and Recreation Master Plan (CPA-91-01)
- 9.0 Next Meeting: November 12, 1991
 - 9.1 NR-91-06 (Lukovich)
 - 9.2 CPA-91-01 (Parks and Recreation Master Plan)

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

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|-----------------------|----------------------------|---------------|------------------------------------------------|
| Commissioners: | John Littlehales, Chairman | Staff: | Maggie Collins, Community Development Director |
| | Betty Fulmore | | Dave Krogh, Associate Planner |
| | Patricia Lent | | Jim Crumley, Associate Planner |
| | Carolyn Tomei | | Shirley Richardson, Hearings Reporter |
| | Don Trotter | | |
| | Bob Vial | | |

* Information request sheets - delivered at meeting.

CITY OF MILWAUKIE



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT
October 22, 1991

TO: Milwaukie Planning Commission

FROM: Maggie Collins, Community Development Director
Dave Krogh, AICP, Associate Planner

RE: Placement of Sign in R-3 Zone (CI-91-01)

Proposal

To allow placement of a 4 foot by 6 foot free-standing sign for a prior existing realty office in an area zoned R-3.

Applicable Ordinance Section

Section 3.01.3. of the City Sign Ordinance requires Planning Commission review of signage proposals within residential zones. This section clearly states the Planning Commission may review for size, height and location. The current review process for such a request is by consideration item.

Discussion of Proposal

The Applicant requests (in Exhibit 1) to place a free-standing sign at 13033 SE Rusk Road (Tax Lot 100 of Tax Map T2S, R2E, 6AD). The sign would have a two sided face with a 6 foot by 4 foot dimension (24 square feet sign area per face). It would be approximately 15 feet high. The sign would be lighted and have a timer to limit hours to between dusk and 12:00 midnight (see Exhibit 2).

The current use of the site is for a realty business. The existing office use was approved by Conditional Use C-77-4 in 1977. At that time, the specific business intended for the site was not known and therefore signage was not considered.

The Applicant has provided photographs of the subject property and of similar office uses in the area for comparison. Also for comparison, Sign Ordinance Section 3.02.3. (R-O-C Zone signage) specifies a business office zoned R-O-C could have a 24 square feet per side free-standing sign with a maximum height of 12 feet.

The proposed sign is to be located in the southeast corner of the property near the intersection of SE Rusk Road and Hwy. 224 (see Exhibit 3).

Comments have been received from other potentially affected agencies. The City Office Engineer indicates Public Works has evaluated the proposal for clear vision requirements and has identified no concerns (see Exhibit 4). The City Building Official has also indicated a City sign permit will be required (see Exhibit 5). The South Metro Fire Marshall has also responded that clear vision and access must be provided (see Exhibit 6).

Conclusions

The size of the proposed sign is comparable to area office signs and would be allowable at a 12 foot height without variance if this property was zoned for mixed office and residential use (R-O-C). Therefore, the 4 foot by 6 foot configuration is reasonable.

The height of the proposed sign is higher than that discussed for the R-O-C Zone (12 feet), however, it is less than that of the adjacent State Farm Insurance sign across Rusk Road from this site. Considering that the placement of this sign is at the intersection of an express way (Hwy. 224), a 15 foot high sign does not appear out of scale.

The location of the proposed sign in the corner area of the site will not impede access into the property. The sign will not be placed on public right-of-way but set back onto the same property as the realty office it is advertising. The single pole construction and 10 foot clearance between ground level and sign will not affect vehicular vision clearance.

Recommendation

For approval as submitted, subject to obtaining a City sign permit.

Exhibits

1. Applicant's Letter
2. Proposed Sign
3. Sign Location
4. City Office Engineer Comments
5. City Building Official Comments
6. South Metro Fire Marshal Comments
7. Photos (To Be Reviewed October 22)

DK:jpg



Hart Realty, Inc.
 13033 SE Rusk Road
 Milwaukie, Oregon 97222
 (503) 659-4530

September 14, 1991

City of Milwaukie Planning Commission
 6101 S.E. Johnson Creek Blvd.
 P.O. Box 22009
 Milwaukie, Oregon 97222

TO WHOM IT MAY CONCERN:

I am writing you to request permission to erect a free-standing illuminated sign on our property. The sign would be located near the southwest corner in order to be visible from Highway 224 or the "Milwaukie Expressway". The size of the sign we are requesting is 4' x 6', and we would have it illuminated from dusk until 12:00p.m.

I have enclosed a legal description of the property, a site plan, a copy of the proposed sign, and several pictures which show lighted signs up and down the expressway. The State Farm Insurance office across the street from us has a lighted sign and two other exterior signs, Suntree Realtors and the Equity Group, our closest competitors, both have two exterior lighted signs. There are numerous lighted signs at the intersection of Highway 224 and Freeman Way, and the Milwaukie Chiropractic Clinic has two lighted signs at the interesection of S.E. 37th and Highway 224.

I have had the property boundaries marked by Compass Engineering so there would be no question that the sign would be on our lot. Because the building is located on the north end of the property, we believe it would be very helpful to our business to make the location more visible. We have had many clients and customers tell us that they didn't even realize we were on the corner. Also, we are being assessed as commerical property, so we need the benefit of a lighted sign.

The required \$100.00 application fee is also enclosed, and we would appreciate being heard at the next meeting that has room for us on the agenda. Because of the mixture of commerical, office commerical, multi-family, and industrial uses in our area, we hope that our request will be approved.

Sincerely,

Beverly C. Neal, President
 CENTURY 21 Hart Realty, Inc.

BCN/bc

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|--------------|-----------|
| EXHIBIT # | 1 |
| DATE | 10/22/91 |
| SUBMITTED BY | Applicant |
| RECEIVED | CF-9101 |



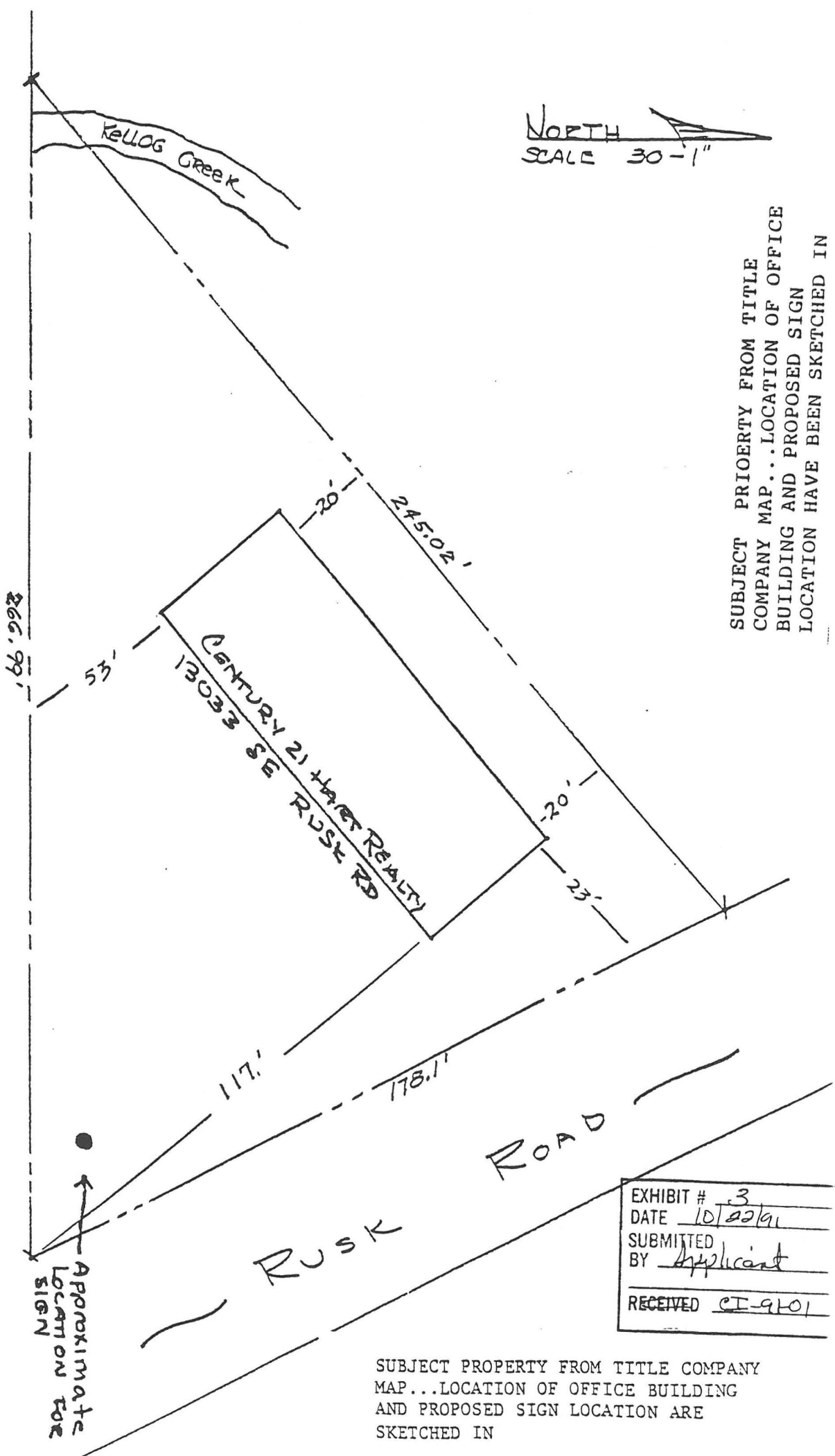
DOUBLE FACE
BOTTOM POLE
MOUNT



STYLE OF PROPOSED SIGN WHICH IS NOT
DRAWN TO SCALE...CENTER POLE MOUNT

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| EXHIBIT # | 2 |
| DATE | 10/22/91 |
| SUBMITTED BY | Applicant |
| RECEIVED | CI-9101 |

STATE HIGHWAY # 224



SUBJECT PRIORITY FROM TITLE COMPANY MAP...LOCATION OF OFFICE BUILDING AND PROPOSED SIGN LOCATION HAVE BEEN SKETCHED IN

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|--------------|-----------|
| EXHIBIT # | 3 |
| DATE | 10/22/91 |
| SUBMITTED BY | Applicant |
| RECEIVED | CI-9101 |

SUBJECT PROPERTY FROM TITLE COMPANY MAP...LOCATION OF OFFICE BUILDING AND PROPOSED SIGN LOCATION ARE SKETCHED IN

MEMORANDUM

RECEIVED

SEP 27 1991

PLANNING

TO: PLANNING

FROM: Paul Roeger *P. Hr.*
Office Engineer

RE: CI-91-01
13033 S.E. Rusk Road

DATE: September 27, 1991

Public Works has no problem with the installation of this sign at the intersection of Hwy. 224 and Rusk Road. The intersection is fully signalized and the proposed sign would not present any clear vision problems.

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| EXHIBIT # | <u>4</u> |
| DATE | <u>10/22/91</u> |
| SUBMITTED BY | <u>Staff</u> |
| RECEIVED | <u>CI-91-01</u> |

September 24, 1991

TO: Community Development
FROM: Jim Mishler, Building Official
Building Department
SUBJ: CI-91-01

If this sign request is approved, a sign permit will be required.

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| EXHIBIT # | <u>5</u> |
| DATE | <u>10/20/91</u> |
| SUBMITTED | |
| BY | <u>Staff</u> |
| RECEIVED | <u>CI-9101</u> |

APPLICATION REFERRAL

TO: Public Works Engineering Clackamas County
 Structural Safety ODOT
 Police Department DSL
 Administration Other _____
 Finance Other _____
 City Attorney Other _____
 Fire Marshall's Office Other _____

FROM: Milwaukie Community Development
 Dave Krogh (phone 652-4410)

DATE: 9/20/91 FILE # CI-91-01

Please respond by: 9/25/91 Hearing Date: 10/22/91

Proposal: _____

Please comment on the following: _____

Response (please add pages if necessary): _____

- 1.) SIGN IS NOT TO IMPEDE FIRE DEPARTMENT ACCESS;
- 2.) SIGN SHALL NOT OBSCURE ADDRESS NUMBERING, OR OTHER BUILDING IDENTIFICATION;
- 3.) PROPER PERMITS TO BE OBTAINED FOR HIGHWAY RIGHT-OF-WAY USAGE, OR REQUIRED RELEASES.

Ernie Badeau
 Assistant Fire Marshal

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| EXHIBIT # | <u>6</u> |
| DATE | <u>10/22/91</u> |
| SUBMITTED BY | <u>Staff</u> |
| RECEIVED | <u>CI-9101</u> |

CITY OF MILWAUKIE



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT
October 22, 1991

TO: Milwaukie Planning Commission
THRU: Maggie Collins, Community Development Director
FROM: Dave Krogh, AICP, Associate Planner *Dave*
RE: Planning Commission Action on NCU-91-01 and VR-91-07

Proposal

That the Planning Commission adopt findings to deny NCU-91-01 and take action on VR-91-07 consistent with final action on NCU-91-01.

Background

On October 8, 1991, the Planning Commission held a public hearing for NCU-91-01 and VR-91-07 filed by Guardian Management/T. Barry Brenneke.

The Commission determined that NCU-91-01 did include detrimental effects and voted to deny this request pending staff's preparation of findings to support the denial. Findings for denial are scheduled to be adopted by the Commission on October 22. The Commission was in agreement that VR-91-07, since it is contingent upon the approval of NCU-91-01, could not be further reviewed, but no official action was taken.

Discussion

Findings to support a denial of NCU-91-01 have been prepared and are attached as Exhibit 1.

Findings to support a denial of VR-91-07 are also attached as Exhibit 2. The Planning Commission cannot take action on an application except by motion. Therefore, a formal denial by motion will be required for VR-91-07 as well.

Assuming formal denial of both applications effective October 22, a 15 day appeal period would then be in effect, expiring on November 6, 1991, at 5 pm.

Recommendation

That the Planning Commission take formal action adopting findings for NCU-91-01 and VR-91-07.

Exhibits

1. Findings for Denial of NCU-91-01
2. Findings for Denial of VR-91-07

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Proposed Findings for Denial of NCU-91-01

The Planning Commission denies the request for NCU-91-01 expansion based on its determination that the proposed modification would result in more of a detriment to surrounding properties than the existing use. Proposed findings to support this denial are as follows:

1. The current access to the easterly parking lot is by a long, narrow paved accessway on the north side of the apartment complex. Requiring parking spaces on the north side of the accessway in order to meet site parking needs could seriously impact accessibility for both normal and emergency access purposes.
2. This 1.44 acre property is designated as Medium Density Residential by the Comprehensive Plan. This designation has a density range of 10.8 to 15 dwelling units per net acre and is implemented by the R-3 Zone.

Under an R-3 Plan designation, a new project on the subject property would result in a total of 20 units using the 3000 square feet per unit standard.

The existing 37 units onsite plus 2 additional units proposed would result in double the number of allowed units than would be allowed under current standards.

The effects of traffic, noise, people, etc., of 39 units is expected to be more than that of 20 units. Therefore, detrimental effects by adding additional units are likely to increase.

3. The parking study submitted by the Applicant shows parking may be adequate at this time for the existing 37 units. The study has not clearly shown that this adequacy will be maintained upon present or future changes in occupancy.
4. Adequate transition measures, while not required, are an indication of suitability of the project location and such transition measures could not be implemented on this site. The density calculation as a transition measure would allow only approximately 13 units on this site - a further indication that expansion of the existing use from 37 to 39 units could be expected to have more detrimental effects than the existing use.

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| EXHIBIT # | <u>1</u> |
| DATE | <u>10/22/91</u> |
| SUBMITTED BY | <u>Staff</u> |
| RECEIVED | <u>NCU-9101</u> |
| | <u>QUR-9107 Supplement</u> |

Proposed Findings for Denial of VR-91-07

1. Approval of VR-91-07 is contingent upon approval of NCU-91-01.
2. On October 22, 1991, the Planning Commission adopted findings denying NCU-91-01.
3. On October 22, 1991, the Planning Commission passed a motion to deny VR-91-07.

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| EXHIBIT # | <u>2</u> |
| DATE | <u>10/22/91</u> |
| SUBMITTED BY | <u>Staff</u> |
| <u>RECEIVED NCU-91-01</u> <u>& VR 91-07 Supplement</u> | |

CITY OF MILWAUKIE



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT
October 22, 1991

TO: MILWAUKIE PLANNING COMMISSION
FROM: *MC* MAGGIE COLLINS, COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR
RE: PARKS MASTER PLAN
DATE: OCTOBER 22, 1991

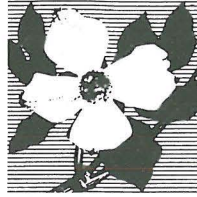
Due to word processing difficulties this last week the new draft of the Parks Master Plan has been delayed. We expect the draft to be completed shortly, and will be delivered to you on Thursday, October 17, 1991, by Don Robertson, Parks and Recreation Coordinator for the City.

Copies of this document will be placed in the usual locations for public viewing, i.e. the Library, City Hall and Johnson Creek Facility, this week.

Thank you for your patience. If you have any questions please give me a call.

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91.00463



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT
October 22, 1991

TO: Planning Commission Members
FROM: Maggie Collins, Community Development Director
RE: Status of Several Inquiries about Code Compliance

1. PROPERTY ON 32ND AND MEEK. Property owner is operating an appliance shop out of a house. Owner has been notified; he, in turn, wishes to continue his business as a home occupation. Dave has been assigned to follow-up.
2. 11301 SE 21ST (CORNER OF LAKE ROAD AND SE 21ST). Zoning is C-G, which allows used car sales as an outright use. Business operator states that used car sale business is temporary and by lease; property owner wishes to construct a self-service car wash as a permanent use.
3. 9539 SE 32ND (HOUSE ON PILINGS). The Building Dept. informs us that a foundation permit (Co. #B1215-91 [P-23-3]) was issued; foundation pouring occurred on 10/7/91; and that the property owner is following appropriate procedures.
4. SAMUELS PROPERTY (RAILROAD STORAGE AT MCBROD AND OCHOCO). As of this writing the material piled on the City right-of-way is still there. This matter has been turned over to Public Works to resolve.
5. CLAY MANUFACTURED HOME CONDITIONS OF APPROVAL. City Court has scheduled arraignment based upon a court report on December 4, 1991. Mr. Clay has been advised to meet the planning conditions still unmet by then. Dave has been assigned to follow-up; Mr. Clay has been informed about necessary actions.

cc: Dave Krogh
Jim Crumley
Dan Bartlett
Tim Corbett

91.00468