

MILWAUKIE PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, May 9, 1989

COMMISSIONERS PRESENT

Chairman Littlehales
Angus Anderson
Betty Fulmore
John Muirhead
Gregg Newstrand, Jr.
Don Trotter

STAFF PRESENT

William B. Adams, Community
Development Director
Dave Krogh,
Assistant Planner
Shirley Richardson,
Hearings Reporter

COMMISSIONERS ABSENT

Pat Lent

1.0 CALL TO ORDER

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

2.0 PROCEDURAL QUESTIONS

Chairman Littlehales explained that there were no public hearings planned for tonight. He then asked the audience if there were any questions. There were none.

3.0 CONSENT AGENDA

3.1 PLANNING COMMISSION MINUTES: April 25, 1989

Angus Anderson moved to approve the Minutes of April 25, 1989, as amended. John Muirhead seconded. MOTION PASSED 5-0 with one abstention. Gregg Newstrand was not at that meeting.

4.0 PUBLIC COMMENT -- None.

5.0 PUBLIC HEARINGS -- None.

6.0 CONSIDERATION ITEMS

- 6.1 APPLICANT: Pacific Western Development Corporation
PROPERTY OWNER: Assembly of God Church
LOCATION: 13333 S.E. Rusk Road (Adjacent to North Clackamas
Park)
PROPOSAL: Time extension request for CU-87-05, Parkside
Village

Chairman Littlehales asked the Commissioners if anyone needed to declare a conflict of interest or ex parte contact. Betty Fulmore declined her option to vote on this item.

Dave Krogh indicated that this was the second request for a time extension. In September of 1987, Parkside Village was a proposal for a senior retirement complex to be constructed between Clackamas Park and the Assembly of God Church. This was approved for a plan amendment, rezoning to R-3, and a conditional use permit. The normal conditional use approval is for six months with provisions for time extensions. The Applicant did request a time extension in May of 1987, citing financial problems. These problems are still existing, but they are closer to finalizing their financing.

There have been no changes in circumstances and no changes in adopted City policies or ordinances that would affect this proposal; there is no need to modify the existing conditions. Staff does recommend approval of this application.

APPLICANT'S PRESENTATION

Speaking: Brinkley Schedeen, Pacific Western Development Corporation

Mr. Schedeen stated that he was very committed to this project. They are in the process of getting the right financing mechanisms in place. They could not apply for financing until they had a firm agreement with the Assembly of God Church. They signed the land agreement with the Church in November, 1988. They are now working on an equity agreement with a development corporation. They would like to start excavation by the end of August.

DELIBERATION AMONG THE COMMISSIONERS

The Commissioners agreed that the project was good for the City of Milwaukie. Don Trotter moved to grant the time extension for CU-87-05 for one additional year. Gregg Newstrand seconded. MOTION CARRIED 5-0, with one abstention.

7.0 OLD BUSINESS -- None.

8.0 OTHER BUSINESS

8.1 ELECTION OF OFFICERS

Gregg Newstrand moved to nominate John Littlehales for Chairman. Don Trotter seconded. MOTION CARRIED 6-0.

Gregg Newstrand moved to nominate Don Trotter for Vice Chairman. Angus Anderson seconded. MOTION CARRIED 6-0.

Recess taken at 6:45 p.m. and reconvened at 6:55 p.m.

Chairman Littlehales informed the Commission of a meeting he attended. It was the Blue Ribbon Committee for Government Services. The purpose of the committee is to explore ways and processes of providing government services in the most cost efficient and effective manner. They have come up with a proposal for a regional layer of government to provide services for extended city areas.

WORKSESSION - MC LOUGHLIN CORRIDOR ZONING PROJECT

Bill Adams reported that one of the recommendations from the Riverfront Citizens Advisory Committee was that there should be some sort of rezoning to enhance the image of future development of the area along McLoughlin Blvd. The purpose of the McLoughlin Corridor Zoning Project is to guide redevelopment that is supportive of the downtown and Riverfront. This will preserve the opportunity for mixed use development and reduce traffic conflicts in support of the McLoughlin development.

The Oregon Department of Transportation (ODOT) is doing a "jughandle" project on 17th and Harrison Streets that is to be completed in 1991. They have projected nothing for the remainder of the downtown area.

The City has gotten approval for an eight block project that will improve McLoughlin Blvd from this "jughandle" point down to the sewage treatment plant.

The preliminary schedule for the zoning project is a worksession of the Planning Commission on May 23; Planning Commission Public Hearing on June 13th; City Council worksession on June 20; City Council worksession on July 5th; and if adopted, City Council Public Hearing on July 18, 1989.

Dave Krogh gave the Commission an overview of the proposed McLoughlin Corridor Zoning Project. Staff has conducted a land use inventory for properties fronting McLoughlin Blvd from Kellogg Creek north to the area of the 17th Street/McLoughlin Blvd junction. This inventory identified 32 different uses on 26 properties. All these uses are zoned Limited Commercial except for the block between Harrison and Scott, which is zoned Central Commercial.

The uses on the east side are mostly auto oriented. The west side of McLoughlin is generally older structures that have not been well-maintained. This causes an image problem for Milwaukie. This is one of the reasons the Riverfront Advisory Committee is pursuing redevelopment plans.

Traffic is expected to increase from 37,300 to 46,000 trips per day by the year 2000. ODOT is planning an expansion of McLoughlin from 4 to 6 lanes north of the junction with Highway 224. The RCAC desires downtown improvements for McLoughlin to be consistent and in conjunction with ODOT improvements.

Curb cuts to McLoughlin are a major concern. Currently, from Washington to Scott Streets, there are 21 private access points. The average distance between curb cuts is 128 feet. The FHWA recommends 125 feet of driveway spacing on arterials with a highway speed of 30 mph. Several of the curb cuts on McLoughlin are less than ten feet apart.

Pedestrian access is also a concern along McLoughlin. Only two intersections provide marked pedestrian crossings. Portions of sidewalks fronting McLoughlin are narrow. With no parking allowed northbound along McLoughlin, it puts pedestrians close to the curblines of a busy traffic lane.

There is considerable support within the current Comp Plan for providing improvement controls within the McLoughlin Corridor.

There are two projects currently being considered, the Riverfront redevelopment and downtown revitalization; and the McLoughlin Corridor improvements/controls. The Riverfront Redevelopment Project includes specific use/location designations, property consolidations and design standards. The Downtown Revitalization Project includes design standards and public facilities improvements as incentives to revitalization. These projects intend to provide control measures in anticipation and support of the urban renewal plan.

There are three possible solutions. One, to provide a new overlay zone to the existing primary zoning; two, substitute another existing commercial zone for the Limited Commercial Zone currently covering the McLoughlin Corridor; or three, create a new commercial zone for the entire McLoughlin Corridor. Staff cited Option one as the most feasible.

The Commission discussed the feasibility of all three options. The overlay zone (McLoughlin Corridor Overlay Zone/MC) will be more specific in function. It would include a purpose, applicability, permitted uses, prohibited uses, development standards, access and design guidelines. The issues of vacant or redevelopable properties can be dealt with through use and standards provisions.

Bill Adams indicated that ultimately this overlay zone could be replaced by a specific zone encompassing the McLoughlin Corridor. He mentioned one problem existed with the existing auto related uses and the drive-through facilities allowed by the C-L Zone. An overlay zone could limit these uses. In the interim, it will serve as a tool to encourage access controls and compatible property uses within the McLoughlin Corridor consistent with the intent of the RCAC's planning process.


The Commission requested Staff to prepare a draft ordinance for the Planning Commission to review at the next scheduled meeting on May 23, 1989. A Public Hearing is tentatively scheduled for June 13, 1989.

PLANNING COMMISSION WORKSHOP

Bill Adams announced that the Planning Commission Workshop will be held at Red's Restaurant on Tuesday, May 30, 1989, at 6:00 p.m.

- 9.0 NEXT MEETING - May 23, 1989
- 9.1 CU-89-01 - Waverley Greens
- 9.2 S-89-03/ZC-89-04 - Great American Development Company

Betty Fulmore moved to adjourn the meeting of May 9, 1989.
Gregg Newstrand seconded. MOTION PASSED UNANIMOUSLY 6-0.
Meeting adjourned at 8:43 p.m.



John Littlehales,
Chairman



Shirley Richardson,
Hearings Reporter

**AGENDA
MILWAUKIE PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 10722 S.E. MAIN STREET
TUESDAY, MAY 9, 1989, AT 6:30 P.M.**

ITEM HEARING FORMAT

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| <p>1.0 CALL TO ORDER</p> <p>2.0 PROCEDURAL QUESTIONS</p> <p>3.0 CONSENT AGENDA</p> <p>3.1 PLANNING COMMISSION MINUTES: April 25, 1989</p> <p>3.2 CITY COUNCIL MINUTES: April 18, 1989</p> <p>4.0 PUBLIC COMMENT - THIS IS AN OPPORTUNITY FOR THE PUBLIC TO COMMENT ON ANY ITEM NOT ON THE AGENDA</p> <p>5.0 PUBLIC HEARINGS - None.</p> <p>6.0 CONSIDERATION ITEMS</p> <p>6.1 APPLICANT: Pacific Western Development Co.
PROPERTY OWNER: Assembly of God Church
LOCATION: 13333 S.E. Rusk Rd. (adjacent to North Clackamas Park)
PROPOSAL: Time extension request for CU-87-05, Parkside Village</p> <p>7.0 OLD BUSINESS - None.</p> <p>8.0 OTHER BUSINESS</p> <p>8.1 Election of Officers</p> <p>8.2 Worksession - McLoughlin Corridor Zoning Project</p> <p>9.0 NEXT MEETING: May 23, 1989</p> <p>9.1 CU-89-01/PR-89-01 - Waverley Greens</p> <p>9.2 S-89-03/ZC-89-04 - Great American Development Co.</p> | <p>1. STAFF REPORT</p> <p>2. CORRESPONDENCE</p> <p>3. APPLICANT'S PRESENTATION</p> <p>4. PUBLIC TESTIMONY FROM OTHERS IN SUPPORT OF APPLICATION</p> <p>5. COMMENTS OR QUESTIONS FROM INTERESTED PERSONS WHO NEITHER ARE PROPONENTS NOR OPPONENTS</p> <p>6. PUBLIC TESTIMONY FROM THOSE IN OPPOSITION TO THE APPLICATION</p> <p>7. QUESTIONS FROM THE PLANNING COMMISSION</p> <p>8. REBUTTAL TESTIMONY FROM APPLICANT</p> <p>9. CLOSING OF PUBLIC HEARING</p> <p>10. COMMISSION DISCUSSION/ACTION</p> |
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THE PLANNING COMMISSION'S DECISION ON THESE MATTERS MAY BE SUBJECT TO FURTHER REVIEW OR APPEALED TO THE CITY COUNCIL. FOR FURTHER INFORMATION, CONTACT THE MILWAUKIE COMMUNITY DEVELOPMENT DEPARTMENT OFFICE AT 659-5171.

THE MILWAUKIE PLANNING COMMISSION WELCOMES YOUR INTEREST IN THESE AGENDA ITEMS. FEEL FREE TO COME AND GO AS YOU PLEASE.

COMMISSIONERS: JOHN LITTLEHALES, CHAIRMAN
PATRICIA LENT
GREGG NEWSTRAND, JR.
DON TROTTER
ANGUS ANDERSON
JOHN MUIRHEAD
BETTY FULMORE

STAFF: WILLIAM B. ADAMS, COMMUNITY DEVELOPMENT DIRECTOR
DAVE KROGH, ASSISTANT PLANNER
SHIRLEY RICHARDSON, HEARINGS REPORTER