

PLANNING COMMISSION REGULAR MEETING
September 19, 1967

The regular meeting of the Milwaukie Planning Commission was held on the 19th day of September, 1967, in the City Council Chambers. The meeting was called to order by President Allan Jones, with the following members present:

Mervin Englund
Robert Kennedy

Fred Liddell
Richard Nase

Also present:

Robert Mills, Attorney
Max Thompson, Plan. Coordinator
Wayne Daigle, City Engineer
Bette Bierer, Acting Secretary

Absent:

Robert Richmond, Mayor
Dick Ivey, Plan. Consultant
Fred Dyer, City Manager
Mrs. Elizabeth Brod
Richmond Eddy

It was moved by Liddell, seconded by Nase that the minutes of the special meeting of August 22 and the special meeting of September 5, 1967, be approved as written. Motion carried and so ordered.

QUESTIONS FROM THE AUDIENCE

Mr. Larry Watson, 9615 - 40th Street, asked whether or not the City planned to repaint the water storage tank near his home. He reported that youngsters climb on it and deface it with spray paint. Mr. Watson was advised by Max Thompson that this would be an administrative problem that should be presented to the City Manager's office for action, rather than the Planning Commission.

Mr. Watson then asked about the repair of the road leading past his property and to the water tank, and was again instructed to take the matter to the administrative department for action.

ZONE CHANGE REQUEST

ZC-67-7, applicants Lawrence Usher and Roger Meyer, 2241 S. E. 43rd, from 3-R-1 to 3-R-2-Special.

Max Thompson read a letter from Clackamas County Health Department noting inadequate septic tank on the property and recommending immediate connection with the city sewer system. ~~A recommendation for the zone change was read, in a letter from Mr. Richard Ivey, Planning Consultant.~~ Mr. Thompson further pointed out that if the property meets the sewer requirement through hookup it would then satisfy the city's needs for a zone change since it does border on single-family property. *"A communication from Richard Ivey, Planning Consultant, regarding the proposed zone change was read..."* Mr. Usher was called to the floor. He said that it was their intent to get on the city sewer, that the access road would be 43rd Street--thus relieving

the traffic situation on Drake Street, and that the new buildings would be an improvement to the general area over the existing run-down orchard land.

Mr. William Fletcher of Fletcher & Finch Architects, 920 S. W. 13th, spoke for the zone change, pointing out that apartments were the natural buffer between Commercial and Single-family zoned property, referring to Dieringer's Market.

It was moved by Kennedy, seconded by Nase, that a hearing date be set for October 10 at 8:00 p.m. in the Council Chambers, the publication dates being set for September 27 and October 4, and written notice of the hearing sent to the property owners within a 200' radius. Voting for the hearing: Messrs. Nase, Kennedy and Liddell. Against: Mr. Englund. Motion carried and so ordered. The \$75.00 fee was submitted by the applicant.

ZC-67-8, applicant Dr. Paul F. Olson, dentist, 4400 Block on King Road, from 3-R-1 to Commercial for area bordering on King Road and extending 120' north of King Road; 3-R-2 for the remainder of the property.

The property to be considered was described and defined on the city zone map by Max Thompson. Comments in the September 19th letter from Mr. Ivey, Planning Consultant, regarding the property were read. Dr. Olson was called to the floor to answer questions from commission members. The property is not now on the sewer system, and a problem of surface water would result from a large-area hard-surface parking lot. Mr. Daigle, City Engineer, said the Public Works Department have no immediate plans for sewer in this area.

It was moved by Englund, seconded by Nase, that the petition entered for re-zoning of the parcel as set forth in Commercial and 3-R-2 shall be denied; that with the consent of the petitioner the Planning Commission will be willing to consider a portion of that property facing on King Road necessary for a dental clinic to be re-zoned to 3-R-2-Special. The vote was unanimous for the motion, and Dr. Olson was advised to reapply if he so desired.

VARIANCE REQUESTS

VR-67-9, applicant John W. Foster, S. E. Eton Lane, for variance on public street frontage requirement.

The applicant has applied for variance allowing him to build on property without 25' street frontage, and allowing him to build on property with frontage on an easement.

It was pointed out in a letter from Mr. Ivey that since the property being considered is the only remaining undeveloped property, and no precedent would be established that would affect any adjoining property, he would recommend the variance in this instance be granted.

It was moved by Kennedy, seconded by Liddell, that VR-67-9 be granted as applied for. The motion carried unanimously and so ordered.

SPECIAL PERMIT REQUEST

SP-67-15, applicants Emmett W. and Eunice Shields, request for duplex at approximately 11116 S. E. Linwood.

Mr. Shields spoke in his own behalf, and said he has approval of all the property owners abutting the land, except for the South side. Comments regarding use of this land were read from Mr. Ivey's letter of September 19. The plans as submitted called for change of a proposed street. Mr. Shields agreed to reposition the building, causing it to face the new proposed street rather than Linwood Avenue. Revised plans are to be submitted by October 5.

No formal action was taken on SP-67-15, and Mr. Shields was advised to resubmit the application on the 10th of October, after getting consent of the remaining adjoining property owners. The applicant is also to submit a letter of intent regarding the proposed street location and dedication.

OTHER BUSINESS

The President announced there will be a work session at 7:30 p.m. on September 26 in the offices of Brod & McClung for the purpose of discussing the new zoning ordinance.

The President asked whether or not the Downtown Study Commission has been appointed by the Mayor and was informed that there is still one appointment to be made.

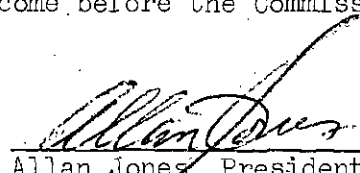
The President requested that the City Engineering Office keep the large zoning map in the Council Chambers up-to-date, and was informed that the map is reviewed and changed every 2-3 months.

The President called the members' attention to Ordinance 1106 establishing the Planning Commission--under 10-34 there is a requirement that on October 1st a report of transactions of the Commission is to be submitted to the Council.

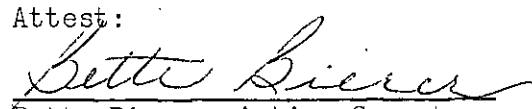
The problem of curbing enforcement on Llewellyn Street was brought up. Mr. Daigle said that it is impossible to put in curbing without street planning from block to block, and the city should have a street profile.

A note was read from the City Attorney confirming the passage of motion denying request for construction of a duplex at 3526 Wake Street, SP-67-14, at the special meeting of September 5, 1967

As there was no further business to come before the Commission, the meeting was duly adjourned at 11:00 p.m.


Allan Jones, President

Attest:


Bette Bierer, Acting Secretary