

SPECIAL MEETING OF MAY 8, 1964

A special meeting of the Milwaukie Planning Commission was held on the eighth day of May, 1964, for the purpose of a hearing on a proposed zone change.

The meeting was called to order by Chairman Roger Hollingsworth.

Those present were: Chairman Roger Hollingsworth; Commissioners Joseph M. Bernard Jr., Earl Burdick, Max Thompson, Jerry Miller and Cecil Nickles. Absent: Commissioners W. Henry Stewart, Paul Baer, John O. Sheldahl and David Strauss.

The Chairman opened the hearing on the proposed change of zone from 3-R-1 to Commercial on Lots 9, 10, 11, 12, Block 32 and Lots 5 and 6 Block 29, all in Robertson's Addition, and called for those in favor of the change to come forward and explain the need of the change. Mr. Norman Helwig, owner of the property stated that he had purchased the property in 1943 and that he had operated a boat moorage there, that he now wished to sell the property for commercial usage (commercial moorage) that the man who proposes to purchase the property and operate the moorage, works away from home at night but would be at home during the day to operate the moorage. The Chairman called for objections to the zone change. Mrs. Bessie Frasier, 2025 3rd Ave. stated that the boat landing had not been operated as a moorage for more than a year, that if it were opened as a moorage it would cause congested traffic. Mr. Lawrence Wright, 2212 3rd Ave. stated that the property has not been used as a moorage for a year and that if it were opened as a moorage it would invite vandalism. Mrs. Bessie Gamble, 2080 3rd Ave. objected, stating that at the time the area annexed to the City they were told the property would continue to be residential. Mrs. Gamble stated that the commercial activities on the river bank would devalue the residential properties along the river. Mr. Robert M. Francis, 2205 3rd Ave. stated that his property is on the river bank two doors south of the Helwig property and that he objected to the change of zone because, "Once the change is made, any commercial activity could be carried on there". Mr. Francis stated that he had a boat dock, that the water was not deep enough for a moorage, and that much of the time he could not get in to his landing, on account of the neglected boats at the Helwig dock. Mr. Willard Gamble, 2080 3rd Ave. stated that Mr. Helwig had worked hard trying to make a moorage from an old run down dock, but that the water was too shallow for a successful moorage. That the property owners in the area felt that a change would not be in the best interest of the area, and referred to a petition signed by the property owners in Robertson's Addition protesting the change of Zone. Mr. James Taylor, whose property is adjacent to the Helwig property on the north, stated that although Mr. Helwig had worked hard to make a moorage, he had not been able to do so, that the water was not deep enough and that in the past two years, on account of neglect of this property, his property had lost 35% of its value. Mr. Harris, 2116 3rd Ave. across the street from the Helwig property, stated that his property was also devalued on account of the boat landing.

The Chairman read the petition protesting the zone change, which had been signed by 57 owners of properties in Robertson's Addition.

It was moved by Bernard and seconded by Nickles that the hearing be declared closed. Motion carried and so ordered.

The Chairman declared the hearing closed and stated that the Commission would hold an executive meeting to review the question.

Mr. Kenneth Waymire, 4344 Old Orchard Court, requested a permit to build a residence on the east 150 feet of Tax Lot 53, John Garrett D.L.C. The property has a private roadway (easement) opening into Stanley Avenue. The property is presently in the process of being annexed to the city. It was moved by Bernard and seconded by Miller that a permit to build a residence on a 16 foot private driveway be not approved. Motion carried and so ordered.

Mr. Mark Weaver, owner of Lot 13, Block 2, Hoesly's Lakeside Addition, laid before the Commission a written statement, signed by the owners of the adjacent and across the street properties, that they had no objection to a duplex being built on this property. It was moved by Bernard and seconded by Burdick that a permit to build a duplex residence on this property be granted to Mr. Weaver, after he has filed with the City Manager three plot plans showing proper set back and parking areas, Motion carried and so ordered.

Mr. T. L. Brandal, Lucky Realty, 13995 S.E. Powell Blvd. came before the Commission and made inquiry as to the status of the proposed zone change from 3-R-1 to Commercial on Lots 1, 2, 3, 4, and the west 100 feet of Lot 5, Emgle Addition. It was moved by Miller and seconded by Burdick that the Planning Commission notify the City Council that they (Planning Commission) recommend no change of zone on these properties as the proposed change of zone (3-R-1 to Commercial) does not conform to the advance plan for this area. Motion carried and so ordered.

Mr. Jim Praggastis, 210 State Street, Lake Oswego, laid before the Commission a plot plan for commercial use of Lots 1, 8, 7, and south $\frac{1}{2}$ of Lot 6, Block 37 and Lots 5 and 6, Block 40, Milwaukie. The plan showed parking area on the property as well as in Adams Street. It was moved by Nickles and seconded by Burdick that the Planning Commission recommend to the City Council that the plot plan be accepted, that a bumper strip be laid along the north side of Adams Street, that the south side of Adams Street have a sidewalk from Main Street to the east extremity of the building and a walk-lane from the building to 21st street and that the parking spaces along both sides of Adams Street be 33 degree angle. Motion carried and so ordered.

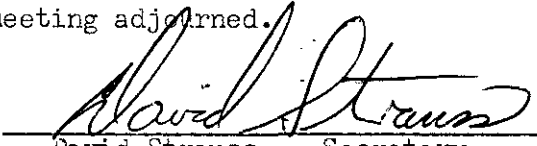
It was moved by Nickles and seconded by Burdick that the zone in the Re-plot of Roseland Addition, Tax Lots 144, 3 and the west sixty-five feet of Tax Lot 142 Campbell D.L.C. be not changed. ✓ Motion carried and so ordered.

§ Lots 1 and 15 and West 15 feet of Lot 14, Orchard Acres

It was moved by Miller and seconded by Burdick that the zone for Lots 9, 10, 11, 12, Block 22 and Lots 5 and 6 Block 29, all in Robertson's Addition, be not changed. Motion carried and so ordered.

It was moved by Bernard and seconded by Burdick that the Commission adopt a policy as follows: ALL PROPOSALS TO BE PRESENTED TO THE PLANNING COMMISSION MUST BE SUBMITTED IN WRITING AND PRESENTED TO THE CITY RECORDER OR THE CITY MANAGER AT LEAST THREE DAYS PRIOR TO THE REGULAR MEETING OF THE COMMISSION, THAT NO PROPOSAL WILL BE ACCEPTED AT A SPECIAL MEETING UNLESS APPROVED BY A MAJORITY OF THE COMMISSION. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.


David Strauss, Secretary

ATTEST:


Ellen Martin, Clerk.