

PLANNING COMMISSION MINUTES

REGULAR MEETING

JUNE 22, 1982

MEMBERS PRESENT:

DON TROTTER
REBECCA SWEETLAND
AL LIANE
GEORGE CATHEY
JOHN LITTLEHALES

STAFF PRESENT:

JON STEIN, ASSOCIATE PLANNER
CAROL LEE, SECRETARY
STEVE HALL, PUBLIC WORKS
DIRECTOR

MEMBERS ABSENT:

PATRICIA JAMTGAARD

The Workshop began at 6:15 p.m. with a discussion of the Zoning Ordinance Draft. Several points of concern were mentioned as the Commission reviewed the draft, beginning at Page B-44.

Section 362.02 Mobile Home park, should be changed to Mobile Home Subdivision.

Section 363.06.F should be modified to read: "Examples of this type of commercial activity are not limited to:"

Section 363.02 Lot Width, has been changed to 45' from the original 50', the Commission request reason for the change.

Section 363.06 - Height Restriction, has been changed. Staff explained this was changed to provide an incentive for more retail uses as well as higher density residential.

Section 401.01.H, after some discussion the Commission agreed that only one quadrant of an intersection should contain Commercial activity. There was another comment that "drinking establishment" should not be included in the listing of businesses for Neighborhood Commercial Zone, due to potential negative impacts. The Commission requested that Staff research the procedure Clackamas County uses for the Design Review Board to work in conjunction with the Planning Commission.

A policy should be established to assure the timely processing of applications through both the Design Review Board and Planning Commission. The Commission requested Staff to research the Design Review process in other jurisdictions. There was a suggestion to incorporate the two functions and form one group of members who would act as the Design Review Board controlling design standards, and another group of members to act as the Planning

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - JUNE 22, 1982

Commission reviewing the land use issues and present a report at the scheduled meeting. These groups would review an application simultaneously, reducing the amount of time required to process an application.

The Commission requested that Staff report the functions and procedures that had been used by the previous Design Review Board.

At 7:00 p.m. the review session ended and the regularly scheduled meeting was called to order by Don Trotter.

3.1 RON MILLER: DAVE SAUNDERS, SAUNDERS/WALKERS THEATERS
C-82-10 Conditional Use Request

LOCATION: 11011 S.E. Main Street, Milwaukie

PROPOSAL: A Conditional Use Request to operate a video game room in the northwest corner of the new theater addition.

Jon presented the Staff Report, with an additional Condition recommended: Bike rack to be installed subject to Staff approval.

APPLICANT'S RESPONSE:

SPEAKING: DAVE SAUNDERS, 711 SW Alder, Suite 303, Portland, OR

Mr. Saunders said the purpose of adding a game room is to bring more revenue and better entertainment to Milwaukie. He said it was difficult to compete with the neighboring theaters. Theaters with several screens have the ability to run a film for an extended period of time, and draw greater revenue from each film show. Loitering and disruptive behavior will not be tolerated. Mr. Saunders said there would not be any pool tables or foos ball games installed, and the game room will be under the same management as the theater. The area for video tape and record sales will be open approximately 80% of the time that the game room is open. Mr. Saunders said he would be willing to provide a bike rack for patrons.

The Commission suggested the hours of operation to be modified to allow the game room to open at 4 p.m. on school days, and 10 a.m. on other days and to close at 9:30 p.m. on school days, and 10:30 p.m. on other days.

Mr. Cathey agreed that an additional Condition be added to provide for a bike rack.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - JUNE 22, 1982

Mr. Trotter made a Motion to approve C-82-10 based on the additional Finding #7: Lack of Public Comment at Public Hearing, and the additional Condition #3: Bike rack to be installed subject to Staff approval; Condition #2 to read: . . . will close at 9:30 p.m. on school days and 10:30 p.m. on weekends and non-school days. The Motion carried Unanimously.

FINDINGS:

1. The request is in compliance with the following elements of the Comprehensive Plan:

OBJECTIVE #1 - Economic Development, Policy 2, Page 35.
OBJECTIVE #2 - Employment Opportunity, Policies 1 & 3, Page 36.
OBJECTIVE #9 - Downtown Office Center, Page 39.

2. The proposal would expand the number of activities and draw additional people to the downtown area.
3. The continuous supervision by theater and video tape staff will reduce loitering and potential negative implications of the game room becoming a hangout. This is in concurrence with the Police Department.
4. The operating hours will discourage students from skipping classes.
5. Noise and visual impacts will be minimal.
6. The game room will be open when most other commercial uses are closed, reducing on-street parking pressure.
7. Lack of public comment at public hearing.

CONDITIONS:

1. Sign details to be approved by Planning Department.
2. Hours of operation will be limited to from 4 p.m. on school days and 10:00 a.m. on other days and will close at 9:30 p.m. on school days and 10:30 p.m. on weekends and non-school days.
3. Bike rack to be installed subject to Staff approval.

6.2 PLANNING COMMISSION MINUTES

There was a correction to June 8, 1982 Minutes, Page 1. The correct name for the tavern is Kavitts River Road House. Finding #4; Page 2, to delete "adverse impacts will be improved."

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - JUNE 22, 1982

The Commission returned to discussing the Zoning Ordinance draft, beginning with Page B-49.

Section 402.03 and 402.04, the lot width and depth have been reduced which may restrict the width and siting of a building. The recommended width is 60', which will allow for a 30' wide building and necessary parking.

Section 402.05.B, the setback for Side Yard should be the same as the Front Yard in the case of a corner lot, which would be 15'.

Section 402.05.C should read ". . . The rear yard setback requirement shall be . . ." There was a question as to whether the setback should be the same as the rear yard setback of abutting property.

Section 402.09.C, should read ". . . trash collection stations, large mechanical equipment, electrical devices such as Heat Ventilation Air Conditioners (HVAC)." The word "related" should be changed to "new".

Section 402.06, shows an increase from 50% to 60% lot coverage. Jon explained this change was to allow for slightly more intensive development.

Section 402.11, there was a comment that Minimum Street Frontage should also be included in the R-1 Zone, and should be clarified for those properties that abutt a public or private street.

Section 402.10, there should be provision for drive-through parking lots.

Section 411.1.A, it was suggested that the words "Small to medium sized," be deleted.

Section 411.01.I, Commission recommends that a statement be added to require Staff to notify the applicant of the appeals procedure if request is denied.

Section 411.02, suggestion was to delete the words "when they are appropriate."

Section 412.00, the suggestion was to delete the word "appropriate".

Section 412.02, Commission feels this should be rewritten because the intent is not clear. It should be specific as

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - JUNE 22, 1982

to reference for commercial use or river front development. Consider deleting "which development", or rewrite to provide incentive.

Section 413.02 - Setbacks, it was suggested that the words "when applicable" should be deleted in all zones.

Section 413.02.A, the words "where to be" should be changed to "whichever is less". The minimum lot size of 2,500 sq.ft. is too small.

Section 413.02.B, the Commission recommended that the wording be modified to read ". . . shall be the same as the adjoining buildings or 15' whichever is less. The Section should also be titled: Minimum Side Yard Setback Requirement. This wording should be applied to all zones.

Section 413.03, there were comments relating to the comparison of lot reduction to lot coverage of 80%.

Section 413.04, the Floor to Area Ratio (FAR) should be changed to "2:1". The Commission asked for further explanation.

Section 413.07, the Commission requested a report from Staff explaining the reason for increase of lot coverage and a decrease of landscaping. Add HVAC to be screened in all zones.

Section 413.08 and 413.09, should be amended to read as do Sections 402.10 and 202.11.

The Commission requested a report on the reasons for deleting the C-C Zone.

Section 421.01.A, delete "Small to large".

Section 421.01.I, add "not limited to", after the word "include".

Section 421.01.J, the Commission questioned the appropriateness of the Planning Director reviewing each request.

Section 422.05, the Commission is concerned that the maximum height is too low.

Section 422.01, it was suggested that the Minimum Lot Size is too small.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - JUNE 22, 1982

Section 422.03, the words "no minimum" should be changed to "maximum 90%".

Section 422.05, the Commission asked Staff to give reasons why there have been changes in the height limitation.

Section 422.01, Commission asked Staff to check the stated lot size for C-G Zone, for error.

Section 422.07, suggested to delete the words "when physically possible."; and "In addition".

The Planning Commission directed Staff to asked the consultant to attend the next meeting.

The Commission agreed to have a special meeting for further discussion of the Zoning Ordinance Revisions on July 6, or July 8, whichever is most convenient for the Planning Consultant.

AGENDA

PLANNING COMMISSION

REGULAR MEETING

JUNE 22, 1982

- 1.0 CALL TO ORDER AT 6:00 P.M. !!!!
- 2.0 PROCEDURAL QUESTIONS
- 3.0 PUBLIC HEARINGS
 - 3.1 RON MILLER, Applicant; CINEMA V THEATERS, Property Owner
C-82-10
LOCATION: 11011 SE Main Street, Milwaukie

PROPOSAL:

Applicant request a Conditional Use Permit to operate a video game room at 11011 SE Main Street. The game room will be placed in the northwest corner of the new theater addition.
- 4.0 PUBLIC COMMENT
- 5.0 CONSIDERATION
- 6.0 CONSENT ADENDA
 - 6.1 CITY COUNCIL MEETING MINUTES - June 1, 1982
 - 6.2 PLANNING COMMISSION MEETING MINUTES -
April 27, May 11 and 25, June 8, 1982
- 7.0 OLD BUSINESS
 - 7.1 DISCUSSION OF ZONING ORDINANCE REVISIONS AT 6:00 P.M.
- 8.0 OTHER BUSINESS