

Rebuttal: Spencer Vail, planning consultant representing applicant

Hearing was declared closed at 7:45 p.m. IT WAS MOVED by Gudge, seconded by Kennedy, based on the staff report and testimony given here tonight, to approve C-78-2 and VR-78-3 subject to the following conditions: 1) Provide improvements on 32nd Avenue and Balfour Street to specifications of Public Works Department, to include curbs and gutters; 2) Provide six foot high fence, six feet long, extending from middle of north wall of duplex; 3) The structure be designed so there are two levels fitting the topography, with the westerly section at a lower elevation. MOTION CARRIED, with Lotz voting against, and so ordered.

C-78-3 Y.M.C.A., applicant. Jerry Parker, property owner. Request to operate a youth-oriented recreational program/center in C-C, Central Commercial, zone at 10879 S.E. Main Street.

Public hearing opened at 8:53 p.m., with notices mailed as required and mailed to residents of property within 250 feet. Staff report, recommending approval with two conditions, was given by Jon Stein.

Correspondence in favor: Neighborhood Council 2

Speaking in favor: Carol Hurgit, representing applicant
Theima Savage, 2405 S.E. Llewellyn
Chuck Rouse, 12465 S.E. Grove Court
Pierre Brunelle, 5556 S.E. Logus Road

Questions raised: Bill McDonald, 10851 S.E. Main

Hearing was declared closed at 8:05 p.m. IT WAS MOVED by Kennedy, seconded by Foeller, to approve C-78-3 based on staff recommendation, subject to the following conditions: 1) Use of the building will be limited to the planning and administration of the Y.M.C.A.'s local programs, to small scale arts and crafts classes, and to the assembly of Y.M.C.A. patrons who are destined for activities which will take place elsewhere; 2) Any Y.M.C.A. activities for its patrons on the premises will be supervised by Y.M.C.A. staff, to insure that no adverse conditions are created for surrounding businesses; 3) If problems or questions occur within four months, staff to schedule a Planning Commission review of the conditional use. MOTION CARRIED unanimously, and so ordered.

VR-78-1 Marilyn Gill, applicant. Estate of Thomas S. Gill, property owner.
M-78-3 Request to create two lots, one of which would have a 19 foot wide access strip, one foot less than the 20 feet required, in R-7 Single Family Residential, zone at 2737 S.E. Malcolm.

Public hearing opened at 8:05 p.m., with notices mailed to owners and residents of property within 250 feet of the subject property. Jon Stein reported that public hearing notices had been mailed prior to the Planning Commission decision to hold flag lot applications. Dave Tashney and Marvin Cohen, representing applicant, requested Commission consideration of the applications at this meeting. It was the CONSENSUS to consider the application at the March 28 regular meeting if Planning Commission consideration would be necessary after adoption of flag lot policies.

Staff was directed to send notices again if a hearing on March 28 would be necessary.

VR-78-2 Fred Booth and Vern Kehoe, applicants. Request to construct an office building with nine off-street parking spaces, seven less than the 16 required in C-G, General Commercial, zone at the northwest corner of Lake Road and 21st Avenue.

Public hearing opened at 8:15 p.m., with notices mailed to owners and residents of property within 250 feet of the subject property. Staff report recommending denial, was given by Jon Stein.

Correspondence in opposition: Roger Hass, 8618 S.E. 36th

Speaking in favor: Fred Booth, applicant
Joe Bernard, 11731 S.E. 35th
Pierre Brunelle, 5556 S.E. Logus Road

Questions: Donald Kopp, 4624 S.E. Harrison

Rebuttal: Frank Schumaker, architect representing applicant

Hearing was closed at 8:40 p.m. IT WAS MOVED by Foeller, seconded by Gudgel, to deny this proposal based on the staff report and recommendation and because this proposal would have parking and traffic deficiencies. MOTION CARRIED unanimously, and so ordered.

(Meeting recessed at 8:45 p.m. and reconvened at 8:50 p.m. with all present.)

CONSIDERATION

FF-78-1 Terminal Ice and Cold Storage, applicant. Request for review of plans for building addition in M-L (FF), Limited Manufacturing (Floodway Fringe), zone at 9501 S.E. McLoughlin Blvd.

Staff report, recommending approval with two conditions, was given by Jon Stein. Gale Bernik, representing applicant, was present to discuss the request with the Planning Commission. IT WAS MOVED by Foeller, seconded by Lotz, to approve FF-78-1 based on the staff report and testimony presented here tonight, subject to the following conditions: 1) That portions of the building within the Floodway Fringe be flood-proofed according to the provisions of Section 3.150.3.(2)(b).2.e., Floodproofing Measures (page 38), of the Zoning Ordinance; 2) The plans for floodproofing shall be approved by an engineer qualified to review plans for flood hazard requirements. Plans shall be reviewed and approved by the Public Works Department and be processed by the City Building Inspector. MOTION CARRIED unanimously, and so ordered.

OLD BUSINESS

C-77-29 Junita Kauble, applicant. DECISION on request to use existing building to operate catering service in A-2, Apartment Residential, zone at 2925 S.E. Harrison.

Staff report, recommending approval with five conditions, was given by Jon Stein. Junita Kauble was present to discuss the request with the Planning Commission. IT WAS MOVED by Lotz, seconded by Kennedy, to approve C-77-29 subject to the following conditions: 1) Provide four off-street parking spaces, two of which may be off site within 200 feet; a) Verification of an off-site lease agreement will be submitted for staff review and approval; 2) Except for above, all parking and loading associated with business shall take place on site; a) If necessary, provide and construct a ramp from the front entrance to the driveway to facilitate loading and unloading of vehicles; 3) No parking or loading shall take place on unpaved area in front of dwelling; 4) The refuse storage areas shall be contained with opaque enclosures and gated and shall be compatible with the present structural design and color. Plans for this to be approved by staff; 5) Conformance with conditions to be reviewed by Planning Commission in six months. MOTION CARRIED, with Gudgeon voting against, and so ordered.

VR-77-16 Dr. Paul Olson, applicant. Request for RECONSIDERATION of off-street parking layout in A-1-B, Apartment Business Office Residential, zone at 2236 S.E. Washington.

Staff report, recommending approval of revised parking plan, was given by Jon Stein. It was the CONSENSUS to approve the revised parking layout.

SUBDIVISIONS

S-77-3 Bieker Terrace. Paul J. Bieker, applicant. Request for final plat approval of an eight lot subdivision in R-7, Single Family Residential, zone at 5410 and 5420 S.E. King Road.

Staff report, recommending approval, was given by Jon Stein. IT WAS MOVED by Kennedy, seconded by Foeller, to approve the final plat. MOTION CARRIED, with Lotz voting against, and so ordered.

S-78-1 Scheibert Glen. Mr. and Mrs. Carl Scheibert, applicants. Request for preliminary plat approval of 12 lot subdivision in R-7, Single Family Residential, zone on the north side of King Road approximately 800 feet east of 49th Avenue.

Staff report, recommending approval with four conditions, was given by Jon Stein. Mel Larsen, representing applicant, was present to discuss the proposal with the Planning Commission. Pierre Brunelle requested that the plat be referred to the Neighborhood Council. Mrs. Walter Barker, 5130 S.E. Logus, spoke in opposition to the extension of Mullan Street. The Commission noted deficiencies on the plat that need correction, including street frontage on Lot 4, required division of Lot 10, substandard lot depth on Lot 1, and substandard street right of way. It was the CONSENSUS to refer the plat to Neighborhood Council 3, if possible, before the next regular meeting. IT WAS MOVED by Foeller, seconded by Kennedy, to continue consideration of the preliminary plat until further revisions are made, and to request re-submittal at the March 28 regular meeting. MOTION CARRIED unanimously, and so ordered.

S-78-2 Waverly Terrace. Howard Pohrman and Associates, applicant. Request for preliminary plat approval of ten lot subdivision in R-10, Single Family Residential, zone on the west side of 17th Avenue west of McBrod.

Staff report, recommending approval with two conditions and two modifications of Subdivision Ordinance standards was given by Jon Stein. Bob Cook, representing applicant, and Thomas Telford, engineer representing applicant, spoke to the Commission regarding the request. IT WAS MOVED by Kennedy, seconded by Lotz, to approve the preliminary plat subject to the following conditions: 1) Proposals for street improvements and utilities to be approved by Director of Public Works; 2) Provide one foot reserve strip along north side of McBrod Avenue where it abuts the north property line. Title of this strip to be transferred to the City of Milwaukie; and that the following modifications of Subdivision Ordinance standards be approved for the reasons given in the staff report: 1) McBrod Avenue may be 548 feet in length, rather than the 400 foot maximum length standard; and 2) McBrod Avenue may have a maximum grade of 20 percent, except for transitions at its lower end which shall not be greater than 22 percent. MOTION CARRIED unanimously, and so ordered.

CORRESPONDENCE AND OTHER BUSINESS

- a) Letter dated February 22, 1978, from Neighborhood Council 5 to Council and Manager regarding moratorium was distributed. Staff report and Commission discussion of the moratorium was tentatively scheduled for March 14.
- b) Memorandum dated February 28 from staff regarding pending minor partition and flag lots was distributed.

Meeting adjourned at 9:55 p.m.



Mark Landis, President

ATTEST:



Michelle Eaton, Secretary

City of Milwaukie
PLANNING COMMISSION REGULAR MEETING AGENDA
February 28, 1978

1. Call to order - 7:00 p.m.
Council Chambers, City Hall, 10722 S. E. Main Street
2. Minutes of January 3, 1978, special meeting; January 10, 1978, special joint meeting with Design Review Board; January 24, 1978, regular meeting
3. Audience participation
4. PUBLIC HEARINGS
 - C-78-2 Dick Miller, applicant. Request to construct a duplex on a 9,532.8 square foot lot, 467.2 square feet less than the 10,000 square feet required, in R-7, Single Family Residential, zone on the northwest corner of 32nd and Balfour
 - VR-78-3
 - C-78-3 Y.M.C.A., applicant. Jerry Parker, property owner. Request to operate a youth-oriented recreational program/center in C-C, Central Commercial, zone at 10879 S. E. Main Street
 - VR-78-1 Marilyn Gill, applicant. Estate of Thomas S. Gill, property owner.
M-78-3 Request to create two lots, one of which would have a 19 foot wide access strip, one foot less than the 20 feet required, in R-7, Single Family Residential, zone at 2737 S. E. Malcolm
 - VR-78-2 Fred Booth and Vern Kehoe, applicants. Request to construct an office building with nine off-street parking spaces, seven less than the 18 required, in C-G, General Commercial, zone at the northwest corner of Lake Road and 21st Avenue
5. CONSIDERATION
 - FF-78-1 Terminal Ice and Cold Storage, applicant. Request for review of plans for building addition in M-L (FF), Limited Manufacturing (Floodway Fringe), zone at 9501 S. E. McLoughlin Blvd.
6. OLD BUSINESS
 - C-77-29 Junita Kauble, applicant. DECISION on request to use existing building to operate catering service in A-2, Apartment Residential, zone at 2925 S. E. Harrison
 - VR-77-16 Dr. Paul Olson, applicant. Request for RECONSIDERATION of off-street parking in A-1-B, Apartment Business Office Residential, zone at 2236 S. E. Washington
7. SUBDIVISIONS
 - S-77-3 Paul J. Bieker, applicant. Request for final plat approval of an eight lot subdivision in R-7, Single Family Residential, zone at 5410 and 5420 S. E. King Road
 - S-78-1 Scheibert Glen. Mr. and Mrs. Carl Scheibert, applicants. Request for preliminary plat approval of 12 lot subdivision in R-7, Single Family Residential, zone on the north side of King Road approximately 800 feet east of 49th Avenue

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R-10, Single Family Residential, zone on the west side of 17th
Avenue west of McBrod.

8. CORRESPONDENCE AND OTHER BUSINESS

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