

PLANNING COMMISSION REGULAR MEETING  
May 16, 1967

The regular meeting of the Milwaukie Planning Commission was held on the sixteenth day of May, 1967 in the City Council Chambers. President Jones called the meeting to order at 7:30 p.m.

|                  |                                                                             |                                                                        |
|------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------|
| Members present: | Elizabeth Brod                                                              | Allan Jones                                                            |
|                  | Dick Nase                                                                   | Fred Liddell                                                           |
|                  | Mervin Englund                                                              | Robert Kennedy                                                         |
| Also present:    | Dick Ivey, Planning<br>Consultant                                           | Max Thompson, Asst City Mgr<br>M. Jones, Secretary                     |
| Absent:          | Fred C. Dyer, City Mgr<br>Robert Richmond, Mayor<br>Wayne Daigle, City Engr | R. L. Mills, City Atty (arr. 7:50 pm)<br>Rich Eddy (arrived 7:40 p.m.) |

Mr. Englund moved, seconded by Liddell that the minutes of the regular meeting of April 18, 1967 be approved as submitted. Motion carried and so ordered.

PRELIMINARY SUBDIVISION APPROVAL - Ken Waymire (Natalie Addition)

Preliminary plat of the proposed Natalie Addition, Rockwood Acres, Section 25, T.1S., R.1E., of the W.M. (this plat corrected the preliminary subdivision plans approved December 1966 as Rockwood Division) was presented for approval by Mrs. Ken Waymire, 4344 SE Old Orchard Road. Max Thompson explained that due to an error in the legal description, the original plans had been incorrect. While the present plan would leave an island of undeveloped property without access, as all surrounding property is developed, it was the Commission's belief that this would not justify denial of the proposed subdivision inasmuch as, according to Mrs. Waymire, the owner of this island of property had been approached and it was his wish to keep the property in its undeveloped state even though future access would not be possible. It was pointed out by Commission members that the size of some of the lots were just the bare minimum required and that the Planning Commission should not entertain future request for setback variance. Mr. Kennedy moved, seconded by Eddy, that the Natalie Addition preliminary subdivision plans be approved with the provision that the street name be changed to 34th Court and with the notation that the Commission had pointed out the shallow depth of the lots with the intention that setback variances would not be granted; and further, that the final plat should be submitted for approval within one year of this date. Motion carried and so ordered.

VARIANCE REQUEST

#VR67-3 - Lindquist Homes, Applicant, 2415 SE Swain Street, for Lot 3 Block 1 Elaine Addition (Harrison Street east of Sherman) - request rear yard setback variance to place house (construction on which has been commenced) on property located in 3-R-1 zone. Bob Rawls, 9939 SE Helena St.,

foreman for Lindquist Homes, indicated the property owner adjoining would sell 18 inches to the builder if absolutely necessary. According to Mr. Englund, based on the 7500 square foot size of the lot and the exposure to the lot behind it, and the full knowledge, he believed that under usual circumstances it would be a reasonable request and he moved the variance request be permitted, subject to the issuance of the building permit. This was seconded by Mr. Nase. Motion carried and so ordered.

(Mr. Daigle and Mr. Dyer entered the meeting at 8:50).

#### VARIANCE REQUEST

#VR67-4 - Wm. W. Poole, applicant, 806 SE 29th, for Lot and vacated street Block 15 (35th and Washington), a 3-R-1 zone - request for variance in rear yard set back and area square footage. Mr. Poole was not present at this meeting. Mr. Thompson explained the applicant's intention is to move a house onto this property from the State Highway, foundation of which has been constructed. Mr. Liddell moved, seconded by Kennedy, that the request be denied on the basis that the minimum square footage requirement had not been met. Motion carried. The request was denied.

#### SPECIAL PERMIT - Rita Grislis, DMD for Dental Clinic

#SP67-5 - Rita Grislis, DMD, 3315 SE Harrison, applicant - request to permit use of property at 4460 SE King Road (Minthorn Addition, Lot 13 and Lot 14, Block 11) as a dental clinic.

Max Thompson made the presentation of this request with the City recommendation that a fence be erected on the east property line. Jack Rose, Action Realty Co., representing Dr. Grislis, spoke in behalf of this request, advising the intention was to remodel the interior of the existing building, to erect a fence on the east property line, but not one which would extend to the sidewalk, and possibly, to use some plantings. Dr. Grislis explained her reason for not wanting to erect a planter in the parking area. It ~~was~~ <sup>succeeded</sup> ~~was~~ (moved) by Mr. Englund the permit be granted provided the minimum of four parking spaces can be met; fence or planting within ten feet of the front property line be provided along the east property line; and further provided, the Commission is to review the business sign before it is erected and any exterior changes to the building proper.

Mr. Liddell moved, seconded by Kennedy, that the motion be amended as follows: the permit to be granted with the following restrictions

- 1) minimum of four parking spaces
- 2) fence or barrier line extend along east property line to the front property line
- 3) Commission to review business sign before erection
- 4) Commission to review plans for any exterior changes to the building proper.

Motion carried. Permit was granted.

SPECIAL PERMIT REQUEST - Walter Renard, Applicant for construction of duplexes

#SP67-6 - Walter Renard, applicant, 4956 Logus Road, requested permit to construct two duplexes for rental at property described as Logus Tracts, Gibson's, No. 1 and 2, Lot .22 (4956 Logus Road, - a 3-R-1 zone). Mr. Renard advised that he had not yet obtained written consent from surrounding property owners for this construction. Commission members advised Mr. Renard that this should be an application for a zone change and that he should re-apply for a zone change to 3-R-2 Special.

#### SUBDIVISION ORDINANCE

At a work shop meeting on May 2, 1967, the Planning Commission had reviewed the draft of the new subdivision ordinance and recommended changes were incorporated therein. The revised draft is now before the City Council for final action. Mr. Kennedy moved, seconded by Eddy, to recommend acceptance of this revised draft of the new subdivision ordinance. Motion carried and so ordered.

#### CONSIDERATION

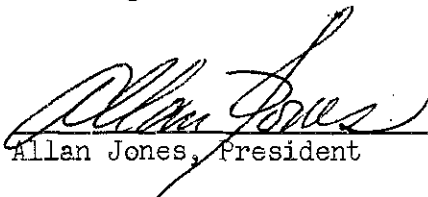
Mr. Fred C. Dyer, City Manager, explained the City's interest, subject to ratification by the Council, to purchase a portion of property at 37th and Railroad in order to straighten out a dangerous curve in the road at this point. Present owner has negotiated to sell this property to a developer who would in turn, sell the needed portion to the City if the Commission will consider construction of duplexes at this location. Mr. Dyer was advised the Planning Commission could not guarantee, but would consider such a request when proper application was made.

#### WORK SESSION

A work session was scheduled to be held May 23, 1967 at 7:30 p.m. Mrs. Brod invited members to hold this meeting in the Broad & McClung Conference Room.

#### ADJOURNMENT

The regular meeting was adjourned at 10:40 pm. A work session with Mr. Herb Beals, Bureau of Municipal Research and Service, regarding the zoning ordinance was held following the regular meeting.

  
Allan Jones, President

ATTEST:

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Mildred Jones, Secretary