

CITY OF MILWAUKIE

MINUTES OF PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 9, 1982

MEMBERS PRESENT:

DON TROTTER  
TOM BOND  
JIM LOTZ  
BOB GUDGEL  
REBECCA SWEETLAND

STAFF PRESENT:

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

ABSENT:

GEORGE CATHEY  
PATRICIA JAMTGAARD

Mr. Trotter opened the meeting at 7 P.M. and stated that the Planning Director would function as the ex-officio member of the panel until Mr. Gudgel arrived.

- 3.1 GINNI SNODGRASS, Applicant  
Christopherson, Corsetti, Leitz, Property Owners  
A-82-2; PRC-82-2; ZC-82-2  
Location: 5718, 5761, 5760 S.E. Harrison Street  
East of intersection of Stanley Avenue and Harrison  
Street. (Tax Lots 3700, 5500, 5600)

PROPOSAL:

1. Request to consider petition from Fred and Mary Leitz, Ruth Christopherson and Anna Corsetti for annexation of property at 5718, 5761 and 5760 S.E. Harrison Street, east of the intersection of Stanley Avenue and Harrison Street.
2. Request to consider Comprehensive Plan Map Amendment for County Low-Density Residential to City Low-Density Residential.
3. Request to consider Zone Change from County R-10, Residential to City R-7, Residential.

The Applicant was not in attendance. Jon Stein presented the Staff Report.

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Steve Hall mentioned a correction to the Staff Report. Page 2, Sewer and Water, should read: The parcel will be withdrawn from the Wichita Water District.

Mr. Bond asked what the Applicant's motive was for annexing his property. Staff responded that the Applicant wishes to have City utilities, and has considered dividing the property in the future. Jon presented a site plan showing the property which is bordered on three sides by the City limits. He mentioned the City boundary would be evened and a gap filled by annexation of this property.

Mr. Gudgel arrived and joined the panel at 7:10 P.M.

Mr. Lotz made a Motion to Approve A-82-2; PRC-82-2; ZC-82-2 with Staff Recommendations and Findings; Ms. Sweetland Seconded the Motion, and it CARRIED UNANIMOUSLY.

FINDINGS:

1. The proposed annexation would comply with the following elements of the Comprehensive Plan:
  - A. OBJECTIVE #2 - Residential Land Use: Density, Policy 2.A, Page 28.
  - B. OBJECTIVE #4 - Neighborhood Conservation, Policy 5, Page 31.
  - C. OBJECTIVE #4 - Dual Interest Area Plan Compatibility, Policy 1, Page 88.
  - D. OBJECTIVE #6 - Annexation, Policy 1, Page 90.
2. Would match the Low-Density Land Use Designation.
3. Annexing the parcel would reduce irregularity of the City Boundary and would fill in the unincorporated area north and south of Harrison, east of Stanley Avenue.
4. The annexation will not adversely effect health, safety and welfare of the community.
5. The annexation would satisfy public need for additional housing.
6. The City R-7 Zoning would match present zoning of adjacent City properties.
7. The annexation complies with the Dual Interest Area Agreement.

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6.0 CONSENT AGENDA

The Planning Commission Minutes of the meeting January 26, 1982 were approved by consensus.

Mr. Trotter asked what arrangements had been made for the Commissioners to attend the Mobile Home Show on February 10 and 11. Jon said the Commissioners need only to notify Staff if they wish to attend, there would be no admission fee.

7.1 PUBLIC STORAGE - Sign Violation

A copy of the letter from the Public Storage Co. responding to Staff's letter, regarding the brightness of their sign was in the Planning Commissioner's packet. They are taking action by installing a timer that shuts one sign off at 11 P.M., and the fluorescent lights will dim over time.

8.0 OTHER BUSINESS

Topaz mentioned that Staff is working with Mr. DeKanter, the property owners representative on the Kellogg Lake Condominium Project. An annexation application has not been submitted to the Planning Department yet, but the Applicant has been supplied with materials and forms.

Mr. Gudgel suggested that the Commission consider once-a-month meetings with the exception of Special Meetings at the Staff's discretion. Topaz said this could pose a problem for the developers who are scheduling their preparations for applications based on current meeting schedules. In addition, staff will be presenting revisions of the Zoning Ordinance at the next few Planning Commission Meetings. Several hours of time should be allowed for review and discussion before this Ordinance is presented to the City Council.

THE MEETING ADJOURNED AT 7:25 P.M.

AGENDA

PLANNING COMMISSION MEETING

FEBRUARY 9, 1982

- 1.0 CALL TO ORDER
- 2.0 PROCEDURAL QUESTIONS
- 3.0 PUBLIC HEARINGS
  - 3.1 GINNI SNODGRASS, Applicant;  
CHRISTOPHERSON, CORSETTI, LEITZ, Property Owners  
A-82-2; PRC-82-2; ZC-82-2

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  - 3. Request to consider Zone Change from County R-10, Residential to City R-7, Residential.
- 4.0 PUBLIC COMMENT
  - 5.0 CONSIDERATION
  - 6.0 CONSENT AGENDA
    - 6.1 CITY COUNCIL MINUTES 12-15-81; 1-14-82
    - 6.2 PLANNING COMMISSION MINUTES 1-26-82 \*
  - 7.0 OLD BUSINESS
    - 7.1 PUBLIC STORAGE - Sign Violation
  - 8.0 OTHER BUSINESS