

MEETING OF FEBRUARY 27, 1953

The regular of the Milwaukie Planning Commission was held on the twenty-seventh day of February 1953, having been postponed to this date on account of a public hearing having been scheduled for this date.

The meeting was called to order by Chairman Williams.

Present: Chairman Williams; Commissioners Swaggerty, Shrock, Kirkpatrick, Sperr, Stewart, Martin and Mullan. Absent: Commissioner Nickles.

Secretary Swaggerty read the minutes of the regular meeting of the Commission, held on the twentieth day of January 1953, the minutes of the special meeting of the Commission, held on the thirtieth day of January and the special meeting of the Commission, held on the sixth day of February, 1953, the later being corrected; the other minutes were approved as read.

Mr. Thornberg, 2155 Madison Street, came before the Commission and requested a recommendation for a permit to build a wooden fence on the west line of his property. It was shown that the fence would not be near a building. It was moved by Stewart and seconded by Martin that a revokable permit be recommended for a picket fence subject to the following regulations: That the fence be not higher than 42 inches for the first twenty feet back of the front property line, and not higher than 60 inches for the balance of the length of the fence. Motion carried and so ordered.

Mr. Ernest Groocock came before the Commission and laid a proposed plan for running a street north and south through Zanders Addition between 37th and 40th Streets. Mr. Groocock was advised to apply to the City Council for right-of-way through the City owned property.

The matter of house numbers in the Mt Scott area, necessitated by a change over in the mail delivery, from Rural Route to Mounted Route, was brought before the Commission and discussed. Mr. Williams announced that after March 4, the new numbers would be available in the office of the County Surveyor, Ralph Milln.

The matter of vacating Adams Street west of 37th Street was laid before the Commission. Some of the members of the Commission had viewed the property and made a report of their findings. It was moved by Shrock and seconded by Stewart that the Commission recommend to the Council that that portion of Adams Street lying west of 37th Street in Minthorn Addition, be vacated. Motion carried and so ordered.

A letter, under date of February 2, 1953, from the Oregon Liquor Control Commission was read as follows:

This will refer to the special meeting of your Planning Commission on January 30, 1953 at the City Hall in Milwaukie regarding our request for a commercial or industrial zoning of a 32 acre tract of land in the Kellogg Park district which is now zoned as a State Park Area.

Commissioner J.H. Sroufe and Mr. E.A. Vrooman, Traffic Manager for the Commission, which were as follows:

1. If the State of Oregon is permitted to purchase this tract, the Commission would use approximately 10 acres to construct a warehouse and administration building.
2. The State Highway Department has requested a strip of 100 feet wide the entire length of the tract paralleling McLoughlin Boulevard for use as an access

Made certain agreements with your Planning Commission

road

3. If the State Highway Department needs land for buildings and the installation of a highway scale, sufficient property is to be used for this purpose.

4. The balance of the tract is to be sold to the City of Milwaukie or to firms that have the approval of the City of Milwaukie.

5. The Commission will lend its support to the City of Milwaukie for the construction of an underpass, or another button-hook turn at Road "A" and McLoughlin Boulevard, and the 600 foot extension of the accessorial road that passes in front of the International Harvester property to connect with the main street of Milwaukie.

If the above meets with your approval, will you please grant <sup>our</sup>~~your~~ request for change of zone to commercial or industrial property.

Very truly yours,

OREGON LIQUOR CONTROL COMMISSION

Signed George S. Woodworth,

Attorney

*Miss*  
Mr. Eddy, Administrator of the Oregon Liquor Control Commission, came before the Commission and requested that a tract of land in Kellogg Park which lies south of the City limits, west of McLoughlin Blvd. north of Road A and east of Johnson creek be changed from Park zone to Industrial Zone. Mr. Eddy showed a drawing of the plot plan and buildings the Liquor Commission propose to place on the property. Mr. Eddy stated that the Commission had asked for an appropriation of \$1,235,000.00 to be used for the buildings and development of the property, which would include a spur track from the Portland Traction Co's line, that if the State purchased this property they would reserve the north five acres for the Highway Department and that there would be a strip reserved, the full length of the property, along the highway, for a service road, that after these different pieces had been taken out, there would be a balance of about twelve acres which would be for sale subject to the approval of the Planning Commission and Council of Milwaukie as to its useage. Mr. Eddy stated that if the State Liquor Control Commission purchased this property, their plan was to move all their offices here, that they employed from two hundred to two hundred twenty-five persons of which forty to fifty were traveling but the rest of them would work in the offices and warehouses.

Mr. Mayhew of the State Highway Department stated that the Highway Dept. were interested in an 80 or 100 foot strip, the entire length of the property, for a service road.

Chairman Williams called for protests to the zone change. A letter from the School Board of School District No. 1 was read. The letter called attention to the fact that if the property was State owned it would be taken off the property-tax roll, and that the schools were faced with the necessity of enlarging to accomodate the increase in their enrollment. Mr. Dale Ickes, Supt. of Schools, stated that the School Board had no objection to the useage of the property but did object to having the property taken off the tax roll, as we are desperately in need of industry and that the School Board request that this matter be deferred at this time in order that a tax paying industry may be gotten in this area.

Mr. Richard Groener from the Milwaukie Chamber of Commerce, stated that the Chamber had discussed the matter at their meeting on Wednesday, and that they urged

that the change of zone be made.

Mr. Tom Miller pointed out that if the Liquor Control Commission were to get the property, they would put in a spur track in, which would be a big advantage in selling the remaining property to industries

Mr. W.H. Baillie, administrator for Liquor Control Commission, stated that they estimate the cost of the spur track to be between \$75,000.00 and \$80,000.00 and stated further that small manufacturing plants would be able to get use of it at a small expense.

*The representatives of Liquor Commission present approved a 10 ft access strip along Johnson Creek for fish stream.*  
Attorney Kirkpatrick stated that the improvement made by International Harvester had increased the assessed value of the property in that particular area by 20 per cent, he also reminded the Commission that the City does not own the land, but that in his opinion, the type of buildings proposed to be placed on the part of the property to be retained by the Liquor Commission, would increase the value of all of the property under discussion.

It was moved by Kirkpatrick and seconded by Martin that the Planning Commission recommend to the City Council that the thirty-two acres in Kellogg Park, now under discussion be changed from Park Zone to Industrial Zone, in order that the Oregon State Liquor Control Commission may acquire the property, with restrictions as set forth in the letter from the Liquor Control Commission under date of February 2, 1953. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.

*James Swaggerty*  
James Swaggerty, Secretary

ATTEST:

*Ellen Martin*  
Clerk