

MINUTES OF THE MILWAUKIE PLANNING COMMISSION
PUBLIC HEARING
ON THE REVISED DRAFT OF THE COMPREHENSIVE PLAN
August 21, 1979

Members in attendance

Mark Landis, President
Tom Foëller, Vice President
Tom Bond
Jim Lotz
Louie Monetti
Bob Gudge

Member excused

Bob Kennedy

Staff in attendance

Cy Nims, Planning Director
Jon Stein, Assistant Planner
Myer Avedovech, City Attorney
Tim Holder, Consultant
Carolyn Troychak, Secretary

The August 21, 1979 Public Hearing of the Milwaukie Planning Commission on the Revised Draft of the Comprehensive Plan was called to order at the City Council Chambers at 7:03 p.m.

Tim Holder distributed maps showing a typical cluster and where common-walled units could be constructed along designated arterials. After lengthy discussion, Planning Commission members agreed that allowing common-walled units/town houses in single family zones along designated arterials was impractical.

It was the consensus that there was a need for different and innovative housing types in all areas of the City, while still protecting the integrity of existing neighborhoods. Energy saving, efficient land use and inflationary costs of land and building were considered.

Members agreed that they would like to see the following changes in the draft in regard to Single Family Attached structures: No conditional use, each unit would be on an individual lot to encourage owner-occupancy, reduce lot width, no clustering because of visual impact and deletion of allowing townhouses/commonwalled units limited to within 500' of arterials, consider dispersion of commonwalled units in different areas of City and that these recommendations be included in the Agenda. One member stated he thought there should be some sort of review process.

Following the discovery of an error in zoning on the Map, it was suggested that any inconsistencies be reported immediately to City Council so the proper changes could be made.

It was a consensus that front and rear setbacks in A-3, A-2 and A-1-B zones be 15' rather than suggested 15' front and 10' rearyard setback. It was felt that more area was needed in rearyard to improve recreation utility.

Sideyard setback requirements of 5' and 10' in an R-7 zone was discussed. One reason for the 10' sideyard setback is for parking of vehicles alongside of house and also to improve emergency vehicle access and maintain livability in R-7 zones. The Planning Commission agreed that the 5' and 10' setback should be retained. Any deviations from standard setbacks would require a variance.

MINUTES OF MILWAUKIE PLANNING COMMISSION
PUBLIC HEARING
August 21, 1979
Page 2

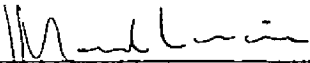
There was concern that the definition of Single Family Detached might encourage building on the property line, which would conflict with the Comprehensive Plan and designated zone.

MOTION was made by Jim Lotz and SECONDED by Tom Bond to delete the words "or with one wall on a side property line," the end of the first paragraph on Page 8, No. 21 in the Draft Community Manual. Motion carried unanimously.

The question arose concerning the operation of a CB Radio as a conditional use. Staff interprets a CB Radio as a use similar to a commercial or amateur radio which is now shown as a conditional use. The Planning Commission concurred with Staff on this interpretation and the new ordinance should identify a CB Radio as a conditional use. It was stated that as part of the conditional use procedure in these cases that the FCC be automatically notified along with the applicant, since CB antenna installation must comply with rigid federal guidelines.

Tom Foeller, in the name of the Planning Commission, extended thanks to Mark Landis for his "enlightened, professional, honest and extremely fair service on the Planning Commission."

Mark Landis officially adjourned the meeting at 9:34 p.m.



Mark Landis, President

Carolyn Troychak, Secretary