

PLANNING COMMISSION REGULAR MEETING

November 21, 1967

The regular meeting of the Milwaukie Planning Commission was held on the 21st day of November, 1967, in the City Council Chambers. The meeting was called to order at 8:00 P.M. by President Allan Jones, with the following members present:

Mervin Englund
Robert Kennedy

Elizabeth Brod
Fred Liddell

Richard Nase

Also present were:

Max Thompson, Planning Coordinator
Wayne Daigle, City Engineer
Bette Bierer, Secretary

Robert Mills, City Attorney
Dick Ivey, Planning Consultant
Herb Beals, Bur. of Municipal Research

Absent: Richmond Eddy

Robert Richmond, Mayor

Fred Dyer, City Manager

IT WAS MOVED by Mr. Kennedy, seconded by Mr. Nase that the minutes of the Regular Meeting of October 17, 1967 be approved as written. MOTION CARRIED and so ordered.

IT WAS MOVED by Mr. Liddell, seconded by Mr. Englund, that the first public hearing for the purpose of considering a draft of a Proposed New Zoning Ordinance and Zoning Map to replace the Zoning Ordinance and Map now in effect take place on November 30, 1967 at 7:30 P.M. in the Milwaukie High School Auditorium, 1550 - 23rd, Milwaukie. MOTION CARRIED and so ordered. It was announced by Mr. Thompson that a News Conference regarding the new ordinance would be held in the Council Chambers at 9:30 A.M. on November 22.

VARIANCE REQUEST

VR-67-10 Applicant: Ivar Tolstead - Set-back variance for garage
at 3105 Washington

It was noted that the City Council has already granted Mr. Tolstead permission to place the garage in the street right-of-way on Myrtle Street, since the Highway Department has necessitated the deadending of said street. IT WAS MOVED by Mr. Kennedy, seconded by Mrs. Brod, that the garage be allowed to be placed abutting the highway line on the back side, at least 18" from the curb line with any part of the garage structure; and be placed at least 6 feet from the house; or if placed nearer than six feet from the house, to build a one-hour fire resistant wall between the house and garage. MOTION CARRIED and so ordered.

Mr. Herb Beals presented copies of the draft of the Proposed New Ordinance to the members of the Planning Commission, and informed them there would be about 400 copies of the Proposed Zoning Map available for distribution, as well as summary booklets that would be available prior to the hearing on November 30.

ZONE CHANGE REQUESTS

ZC-67-10 William G. Hart, Northwesterly corner of 37th & Edison,
Lots 1-6 35-38 not in Highway right-of-way, Blk 88,
Minthorne, from 3-R-1 to Commercial.

Speaking in Favor: Mr. William G. Hart - 6416 Lake Road
Mrs. Betty Hart 6416 Lake Road

It was pointed out to Mr. Hart by the Chairman that any zone change granted under Ordinance No. 481 could be nullified when the new zoning ordinance goes into effect. IT WAS MOVED by Mr. Liddell, seconded by Mr. Nase, that a public hearing date be set for December 12, 1967, at 8:00 P.M. in the Council Chambers, the publication dates being set for November 29 and December 6, and written notice of the hearing sent to the property owners within 200-ft. radius. MOTION CARRIED and so ordered.

ZC-67-11 Daryl H. Kehoe, Lots 2-4, Blk 2, Waverly Heights, from
3-R-1 to 3-R-2-Special.

The applicant did not appear, and there was no one present to speak in behalf of the applicant. IT WAS MOVED by Mr. Englund, seconded by Mr. Nase, that the application for the zone change be denied. MOTION CARRIED unanimously and so ordered.

ZC-67-12 Ted Millar, TL 109 of Lot Whitcomb D.L.C., from 3-R-1
to 3-R-2.

Speaking in Favor: Mr. Ted Millar - 7941 S.E. Johnson Creek Boulevard

Because the builder would be free to change his plans under a zone change to 3-R-2, the City Attorney suggested that he amend his application to a request for change to 3-R-2-Special; therefore the Planning Commission could have a control over the building plans, etc. Mr. Jennings, representative for Mr. Millar, asked that the application be so amended. IT WAS MOVED by Mr. Liddell, seconded by Mrs. Brod, that a public hearing date be set for December 12, 1967 at 8:00 P.M. in the Council Chambers, the publication dates being set for November 29 and December 6 and written notice to go to properties within a 200-ft. radius. MOTION CARRIED and so ordered.

ZC-67-13 Walter R. Parrott, a portion of TL 96-1 of Lot Whitcomb
D.L.C. (behind 2419 Lake Road) from 3-R-1 to 3-R-2-Special.

Speaking in Favor: Mr. W. R. Parrott - 11849 S.E. Dorset Lane, Portland

Mr. Parrott was informed, as were the other applicants, that when the new ordinance went into effect it could nullify any zone change made under Ordinance No. 481. IT WAS MOVED by Mr. Englund, seconded by Mr. Kennedy,

that a public hearing date be set for December 12, 1967 at 8:00 P.M. in the Council Chambers, the publication dates being set for November 29 and December 6 and written notice to go to properties within a 200-ft. radius. MOTION CARRIED and so ordered.

Mr. Jones called for a short recess. Mrs. Brød and Mr. Mills left the meeting at 10:00 P.M. The meeting was called back to order by the President at 10:20 P.M.

SPECIAL PERMIT REQUESTS

SP-67-16 Sevellia A. Salazar, request for duplex at 4411 S.E. Lake Road

IT WAS MOVED by Mr. Englund that a Special Permit be granted for a duplex at 4411 S.E. Lake Road, subject to the applicant obtaining consent by signature of 100% of the adjoining property owners, and in the event the applicant does not get the signature of all neighbors adjoining by the 30th of November, that a public hearing be held on December 12, at 8:00 P.M. in the Council Chambers with publication date on December 6, and written notice of the hearing sent to all properties within a 200-ft. radius. The motion was seconded by Mr. Nase. MOTION CARRIED and so ordered.

SP-67-17 Robert F. Dwyer, request to build medical offices at
424 32nd Street (a 3-R-2-Special zone).

Plans were presented for approval of Phase 2 of the Master Plan of Dwyer Medical Offices. Speaking in favor were:

Mr. Robert F. Dwyer, Jr. - 914 Executive Building
Mr. James Miller - 4621 S. W. Kelly, Portland

IT WAS MOVED by Mr. Liddell, seconded by Mr. Nase, that Phase 2 of the Master Plan be approved as presented, contingent upon agreement of the applicant to comply with the requirement of a catch basin for upper water drainage as requested by the City Staff, and the fire hydrant as required by the City Fire Marshall. MOTION CARRIED, and so ordered. The building plans were approved as submitted.

SUBDIVISION CONSIDERATION

a. Re Village Proposed new Subdivision off Lake Road near 35th

Speaking in Favor: Mr. Hugh Cleveland - 7006 S.E. Molt
 Mr. Bernard Ford - 14018 S. E. River Road

Letters from Clackamas County Planning Commission and State Highway Department were read. Because the proposed cul de sac is a variance in size from requirements of the ordinance (50' minimum ~~diameter~~ *Radius* required at turn-around),

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and because ~~insufficient~~ information for preliminary approval of the plot plan was not at hand, the application as submitted for a creation of a new subdivision was denied.

Mr. Ivey and Mr. Kennedy left the meeting at 12:05 A.M.

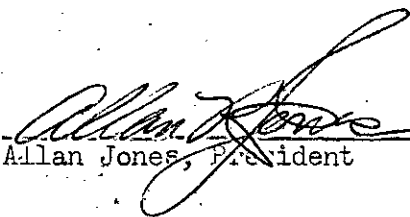
b. Cedarcrest #6

The item of an amendment to the preliminary plan, and approval of a proposed walkway as tabled at the October 17 meeting was now discussed.

IT WAS MOVED by Mr. Liddell, seconded by Mr. Nase, to amend the preliminary plat of Cedarcrest, (1) deleting the proposed street running eastward from Acacia and substituting in its place a dedicated 10-foot strip of land running eastward from Acacia between Lots 9 and 10 of Block 13 (note deletion of Block 15), (2) and that such dedicated walkway shall be improved by paving with Portland Concrete Cement to City standards the full width and full length, and fenced with cyclone fencing to a height of four feet; (3) and final plat approval shall be subject to the compliance with all requirements for a subdivision and the alleviation of flooding which has been caused by the filling of a natural drainage course at the Southeast corner of the Cedarcrest Subdivision. MOTION CARRIED and so ordered.

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As there was no further business to come before the Commission, the meeting was adjourned at 1:00 A.M.


Allan Jones, President

ATTEST:


Bette Bierer, Secretary