

MILWAUKIE PLANNING COMMISSION
WORK SESSION
TUESDAY, JANUARY 13, 1987

MEMBERS PRESENT

John Littlehales, Chairman
Jan Fitzgerald
Robert Knudson
Gregg Newstrand, Jr.
Don Trotter
Pamela Wiley
Patricia Wolter

STAFF PRESENT

William B. Adams, Community
Development Director
Jane F. Heisler, Associate
Planner
Cheryl Noegel, Hearings
Reporter

1.0 CALL TO ORDER

Chm. Littlehales called the meeting to order at 6:40 p.m.

2.0 PROCEDURAL QUESTIONS

None.

3.0 CONSENT AGENDA

3.1 PLANNING COMMISSION MINUTES - DECEMBER 9, 1986

Knudson moved to approve the Minutes of December 9, 1986, as amended. Wiley seconded. MOTION PASSED UNANIMOUSLY, 5-0. Wolter abstaining.

4.0 PUBLIC COMMENT

None.

5.0 PUBLIC HEARING

None.

6.0 CONSIDERATION ITEMS

APPLICANT: King Bell Housing - Annie Ross House (regarding AP-CSO-85-02)

PROPERTY OWNER: Same

LOCATION: 2316 and 2400 S.E. Willard Street (T1S, R1E, 36BC Lots 6100, 6200 & 6300)

PROPOSAL: Applicant requests an increase in the occupancy for the two-story structure from 13 to 17.

Jane went over the Memorandum regarding the Annie Ross House
QUESTIONS OF THE APPLICANT BY THE COMMISSIONERS

Representing Applicant: Diane Hess, Director Annie Ross House

Knudson wanted to know where the additional spaces will be located. Ms. Hess said they feel that Annie Ross House can shelter the additional people without overcrowding. She said there are other emergency shelters in the Tri-County area that house 17 to 20 people with the same amount of square footage as the Annie Ross House. Ms. Hess said the shelter averages 7 people per night, however, if there is a large family the shelter would exceed its ceiling and would have to turn the family away. Ms. Hess said the two-story structure has 5 bedrooms.

Knudson wanted to know if the Fire Department has looked into this situation. Jane said they have included their comments in the memorandum. She said the Fire Department has talked to the Annie Ross House Director since the memorandum was written. Ms. Hess said the Fire Department has modified its recommendations and that the Annie Ross House can expand to 16 people if the house has a sprinkler system.

Trotter wanted to know why the one-story house is not used for sleeping. Ms. Hess said the main reason was due to supervision. She said the caretakers stay in the basement of the two-story house and it is difficult to supervise the people in the other building.

Trotter wanted to know if the King Bell Housing and Annie Ross House staff are the same. Ms. Hess went over the staffing of Annie Ross House.

Trotter wanted to know if there have been or currently are any parking problems on the site. Ms. Hess said there have not been any problems except for one minor incident with a dog barking. She said there have been no complaints from the neighbors and the shelter has been operating for about 7 months. Ms. Hess said that sometimes the high school students will use the parking and the shelter will leave notes on the cars telling the students not to park in the area.

Knudson said he had no objection to 17 people with approval of the Fire Department.

Wolter said that 17 is not a constant occupancy level but an occasional level. As long as the people are safe she had no objection.

Trotter said he was concerned about on-site parking. He said by allowing all of the one-story building to be used as office space the parking requirements might increase. Jane said Staff has determined that parking will be adequate.

Trotter said since the Fire Department is not present and the Planning Commission is anticipating that a fire sprinkler system will take care of the problem of the additional people, he would like to add another Condition. Condition No. 3 to read, "That any exterior structural modifications to the existing two-story house meet the requirements of the Zoning Ordinance and Condition No. 8, of the Order and Conditions of City Council dated 15 October, 1985."

Trotter moved to approve Staff's recommendation to modify AP-CSO-85-02 with the two Conditions as proposed by Staff, adding Condition No. 3 to read, "That any exterior structural modifications to the existing two-story house meet the requirements of the Zoning Ordinance and Condition No. 8, of the Order and Conditions of City Council dated 15 October, 1985." Wolter seconded. MOTION PASSED 6-0.

7.0 OLD BUSINESS - Memo from Planning Commission to City Council Regarding Waterfront Study

Chm. Littlehales asked Staff if they have received any feedback from City Council regarding the Waterfront Study. Bill said that Staff will be meeting with City Council in the next month or so to determine whether or not the City is going to fund the study.

8.0 OTHER BUSINESS

Chm. Littlehales invited the audience to attend "Celebrate, Participate, Milwaukie '87" which will be held January 30 at the Milwaukie Senior Center.

8.1 MARIEL AMES, PRESENTATION OF SOLAR ACCESS STUDY

Ms. Ames presented a slide presentation to the Planning Commission. Ms. Ames said the purpose of the project was to protect solar rights of property owners. She discussed some of the savings a home owner will experience with solar collectors and the use of solar access.

Ms. Ames said that solar access is really a land use issue and is best addressed at the local level. She explained how the solar access project will work.

Ms. Ames explained the importance of having houses in subdivisions located on the east/west streets. She said there has been a lot of research conducted and there are fewer problems with solar access rights if houses are located on east/west streets.

Ms. Ames showed the Planning Commission a scale model of a subdivision and how solar access rights are affected by the style of the houses and the type of trees used for landscaping.

Wolter wanted to know if the Solar Access Committee is interested in reinstating the tax credits to encourage people to put in solar collectors. Ms. Ames said that has not been a concern of the Committee. She said their ultimate goal is to have something in the model ordinance to protect solar access rights.

Wiley asked how the Portland Solar Access Ordinance deals with in-fill housing. Ms. Ames said that the Portland ordinance deals with in-fill housing in an interesting way: it grandfathers all trees.

Bill wanted to know if the model ordinance deals with new trees. Ms. Ames said it deals with new trees in the sense that there is a list of recommended trees that can be put into a subdivision.

Knudson wanted to know if there is any restriction on how high the solar collectors can be. Ms. Ames said the restrictions are basically the same as building restrictions. She said she will look into the questions with the Committee.

Knudson moved for a recess. Fitzgerald seconded. Recess taken at 8:37 p.m.

Reconvened at 8:14 p.m.

Gregg Newstrand, Jr. arrives.

8.2 PERIODIC REVIEW OF THE COMPREHENSIVE PLAN - AN OVERVIEW

Jane went over the memo she wrote regarding the periodic review. She explained to the Planning Commission how she anticipates the periodic review progressing. Jane went over some of the expenses Staff is anticipating with the review.

Bill said that the Zoning Ordinance and the Subdivision Ordinances will need to be updated as well as the Comprehensive Plan.

Chm. Littlehales asked Staff if there is any part of the Draft Zoning Ordinance around that the Planning Commission had worked on in the past. He said at one time the Planning Commission had gone over the Ordinance in minute detail and he feels that if any of the Ordinance is found it would be a good place to begin the review.

Bill and Jane agreed that the work that had already been done would be a good basis to start the review. The Planning Commission concurred with Staff.

Wiley wanted to know if the criteria in the periodic review conform to statutory requirements. Jane said they did.

Trotter would like to see substantial work done to page 27 in the Comprehensive Plan regarding density requirements.

Jane said she has been keeping a list of problems that she has run across relating to the Comprehensive Plan. Trotter suggested giving a copy of that list to the Planning Commission to help them remember other problems that the Planning Commission has run across throughout the years.

8.3 CITIZEN INVOLVEMENT REQUIREMENTS FOR PERIODIC REVIEW

Jane went over the memorandum regarding citizen involvement. She said the Planning Commission needs to decide how they would like to go about citizen involvement.

Trotter asked Jane if she has talked to City Council regarding citizen involvement. Jane said she hadn't. Trotter said that City Council is actively considering reactivating Neighborhood Councils. Trotter suggested that Staff should talk to City Council before considering another alternative for citizen involvement.

Wiley would like to get a representative from the old Neighborhood Councils to be involved with the periodic review.

There was general discussion among the Commissioners as to what LCDC is and what its function is.

Bill said that Neighborhood Councils are a very good way to get citizen involvement in updating the Comprehensive Plan. He said he was not sure they could wait for City Council to decide what they are going to do regarding Neighborhood Councils.

Trotter said it was his impression that City Council was going to start up Neighborhood Councils very soon.

Trotter agreed with Wiley about getting in touch with some of the past members of the Neighborhood Councils.

Wolter wanted to know if there should be any consideration given to how long a person has lived in the community. General consensus among the Commissioners was that they should have both sides.

Knudson wanted to know if citizen involvement should be restricted to property owners. The Planning Commission agreed that it should be open to all.

Bill asked the Planning Commission if Alternative B is the way to proceed if the Neighborhood Council is not revived.

The Planning Commission discussed how many people they would like to have on each committee. Also, they discussed when the groups would be set up and what information would be provided to the groups for the first meeting.

The Planning Commission discussed meeting with City Council to get to know each other.

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Knudson would like to have something in writing regarding Developer's Agreements. Jane said there is a draft resolution being written by Steve Hall, Director of Public Works, relating to the costs of the improvements.

GENERAL DISCUSSION

Staff commented on the progress of the Oak and Hwy. 224 project and where City Council is regarding that issue.

Trotter wanted to know if the Planning Commission could be kept more up-to-date on the Urban Services Study. Staff said they would provide more information for the Commission.

The Planning Commission reviewed the blue follow-up sheets.

Wiley moved to adjourn the meeting of January 13, 1987. Wolter seconded. MOTION PASSED UNANIMOUSLY 7-0. Meeting adjourned at 9:55 p.m.

John Littlehales

AGENDA
MILWAUKIE PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 10722 SE MAIN STREET
TUESDAY, JANUARY 13, 1987 AT 6.30 P.M.

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ITEM	MEETING FORMAT
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| 1.0 CALL TO ORDER | 1. STAFF REPORT |
| 2.0 PROCEDURAL QUESTIONS | 2. CORRESPONDENCE |
| 3.0 CONSENT AGENDA | 3. APPLICANT'S PRESENTATION |
| 3.1 PLANNING COMMISSION MINUTES - DEC. 9, 1986 | 4. PUBLIC TESTIMONY FROM OTHERS
IN SUPPORT OF APPLICATION |
| 3.2 CITY COUNCIL MINUTES - DEC. 3 AND 16, 1987 | 5. COMMENTS OR QUESTIONS FROM
INTERESTED PERSONS WHO NEITHER
ARE PROPONENTS NOR OPPONENTS |
| 4.0 PUBLIC COMMENT - THIS IS AN OPPORTUNITY FOR THE PUBLIC
TO COMMENT ON ANY ITEM NOT ON THE AGENDA. | 6. PUBLIC TESTIMONY FROM THOSE IN
OPPOSITION TO THE APPLICATION |
| 5.0 PUBLIC HEARING - NONE | 7. QUESTIONS FROM PLANNING
COMMISSION |
| 6.0 CONSIDERATION ITEMS | 8. REBUTTAL TESTIMONY FROM
APPLICANT |
| 6.1 APPLICANT - KING BELL HOUSING - ANNIE ROSS HOUSE
(AP-CSO-85-02)
PROPERTY OWNER - SAME
LOCATION - 2316 AND 2400 SE WILLARD STREET (T1S,
R1E, 36BC, LOTS 6100, 6200 & 6300)
PROPOSAL - THE APPLICANTS REQUEST AN INCREASE IN THE
OCCUPANCY FOR THE TWO-STORY STRUCTURE FROM 13
TO 17. | 9. CLOSING OF PUBLIC HEARING |
| 7.0 OLD BUSINESS - MEMO FROM PLANNING COMMISSION TO CITY
COUNCIL REGARDING WATERFRONT STUDY. | 10. COMMISSION DISCUSSION/ACTION |
| 8.0 OTHER BUSINESS | THE PLANNING COMMISSION'S DECISION
ON THESE MATTERS MAY BE APPEALED
TO THE CITY COUNCIL. FOR FURTHER
INFORMATION, CONTACT THE MILWAUKIE
COMMUNITY DEVELOPMENT OFFICE,
659-5171. |
| 8.1 MARIEL AMES, PRESENTATION OF SOLAR ACCESS STUDY | |
| 8.2 PERIODIC REVIEW OF THE COMPREHENSIVE PLAN - AN OVERVIEW | |
| 8.3 CITIZEN INVOLVEMENT REQUIREMENTS FOR PERIODIC REVIEW | |
| 9.0 NEXT MEETING - JANUARY 27, 1987 | |
| 9.1 APPLICANT - US CONSTRUCTION CO.
PROPERTY OWNER - IRENE SMEAD
LOCATION - 7303 SE HARMONY ROAD (TAX LOT 1300, OF TAX MAP T1S, R2E, 32DC, W.M.)
REQUEST - APPLICANTS REQUEST APPROVAL OF A CONDITIONAL USE TO ALLOW THE
CONSTRUCTION OF 40 MULTI-FAMILY APARTMENTS. | |

THE MILWAUKIE PLANNING COMMISSION WELCOMES YOUR INTEREST IN THESE AGENDA ITEMS. FEEL FREE TO COME AND GO AS YOU PLEASE.

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| COMMISSIONERS - JOHN LITTLEHALES, CHAIRMAN
JAN FITZGERALD
ROBERT KNUDSON
GREGG NEWSTRAND, JR.
DON TROTTER
PAMELA WILEY
PATRICIA WOLTER | STAFF - WILLIAM B. ADAMS, COMMUNITY
DEVELOPMENT DIRECTOR
JANE F. HEISLER,
ASSOCIATE PLANNER
CHERYL NOEGEL, HEARINGS REPORTER |
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