



requirements for variances and to draft circumstances that are more reasonable, possibly including a phrase after each one "or as the Planning Commission sees fit."

SUBDIVISIONS - PRELIMINARY PLAT APPROVALS

S-75-6 Woodleaf Subdivision. Stan Apperson, applicant. Request for a 12 lot subdivision in R-7, Single Family Residential, zone on the north side of Mason Lane approximately 390 feet east of 41st Street (Tax Lot 600, T1S, R2E, Section 30BC)

Staff report, recommending approval, was distributed to Planning Commission and applicant prior to the meeting, and since no other person was present regarding this issue, report was not given orally at meeting. Stan Apperson was present and stated he is negotiating for purchase of the property to the north of Tax Lot 600, and may be able to come up with a better design for the future development of the northern half of Tax Lot 600. IT WAS MOVED by Landis, seconded by Kennedy, that the preliminary plat of Woodleaf Subdivision be approved. MOTION CARRIED and so ordered. Staff informed the applicant that in submitting his final plat, the name Woodleaf would have to be changed as the County would not accept it.

At this point, the public hearings were commenced, with subdivisions to be taken up after the hearings.

PUBLIC HEARINGS AND RELATED ITEMS

ZC-75-3 Michael Monahan, applicant. Dean N. Nelson, property owner. Request to change zone from R-7, Single Family Residential, to A-3, Apartment Residential, on property located on the east side of 32nd Street approximately 80 feet south of Rockwood Street (Tax Lot 7700, T1S, R1E, Section 25DB)

Memorandum dated August 26, 1975, from staff regarding zone changes and the "Fasano" case

Public hearing opened at 8:04 p.m., with notices published and mailed as required. Memorandum dated August 26 from Assistant Planner was read, requesting a deferral on staff report, applicant's "Fasano" presentation and decision on this matter.

Correspondence in opposition: Fielding R. and Lena V. Potter, 3405 Rockwood

Speaking in favor: Mike Monahan, applicant  
Richard Martin, 3350 Rockwood

Speaking in opposition: Betty Fulmore, 3356 Rockwood  
Harry Thielke, 3333 Rockwood  
Mrs. David Million, 3360 Rockwood  
Mrs. Pierce, representing property owner at 9408 - 32nd  
Orville Garrison, 9510 - 32nd  
Richard Hitzemann, 9645 - 34th Court  
Richard Harlan, 9625 - 34th Court  
Anna M. Brandt, 9525 - 32nd

Questions raised: Irwin Wiseman, 3108 Kelvin  
Betty Fulmore, 3356 Rockwood  
Ralph Carpenter, 9676 - 34th Court

Rebuttal for the applicant was given by Mike Monahan. Hearing was recessed at 8:45 p.m. to be reconvened at 8:00 p.m. on September 23.

Meeting recessed at 8:45 p.m. and reconvened at 8:57 p.m. with all present.

C-75-7 Wichita Equipment Company, applicant. Lloyd K. Daniels, property owner. Request to facilitate the establishment of a lawn mower and small engine repair in conjunction with lawn mower and parts sales in C-L, Limited Commercial, zone at 1145 S. E. McLoughlin (Tax Lot 2200, T1S, R1E, Section 35AA)

Public hearing opened at 9:00 p.m., with notices mailed as required. Staff report recommending approval with conditions was given by Tim Holder.

Speaking in favor: Paul Church, representing applicant

Hearing was declared closed at 9:04 p.m. IT WAS MOVED by Kennedy, seconded by Casale, since this is a compatible use with what is going on there now that C-75-7 be approved on the condition that there be no outside display or storage of materials or merchandise. MOTION CARRIED and so ordered.

#### SUBDIVISIONS - PRELIMINARY PLAT APPROVALS (continued)

S-75-7 Anna Addition. Carl W. Benson, applicant. John W. and Nadia R. Scroggins, property owners. Request for an eight lot subdivision in R-7, Single Family Residential, zone on the east side of Beckman Road approximately 140 feet south of Park Street (Tax Lots 5100 and 5200, T1S, R2E, Section 31AC)

Staff report, recommending approval, was distributed to Planning Commission, applicant and property owner prior to the meeting, and since no other person was present regarding this issue, report was not given orally at meeting. In discussion, Kennedy requested that staff investigate the possibility of requiring a 5 foot utility easement on the exterior boundaries of all lots as part of subdivision approval. IT WAS MOVED by Landis, seconded by Davis, to approve the preliminary plat of S-75-7. MOTION CARRIED and so ordered.

#### SUBDIVISIONS - FINAL PLAT APPROVALS

S-75-3 Rowe Heights. Dorothy M. Kehrli-Macklin, applicant. Request for a nine lot subdivision in R-7, Single Family Residential, zone on west side of 37th Street south of Grogan Avenue (Tax Lots 2100 and 4300, T1S, R1E, Section 36DA)

Recommendation for approval from City Engineer was given. IT WAS MOVED by Kennedy, seconded by Landis, to approve the final plat of Rowe Heights. MOTION CARRIED and so ordered.


S-75-4 Walker Park. Ida, Rodney and Stanley Walker, applicants. Request for a 29 lot subdivision in R-7, Single Family Residential, zone on east side of Linwood north of Furnberg (Tax Lots 200, 700 and 800, T1S, R2E, Section 32CB)

Since the engineer did not submit the final plat prior to the meeting, this plat will be considered at the next regular meeting.


CORRESPONDENCE AND OTHER BUSINESS

- a) Memorandum dated August 26, 1975, from staff regarding proposed amendments to the Zoning Ordinance was distributed. The Commission had previously decided to remove the livestock and poultry provisions from the Zoning Ordinance and recommend a new ordinance for these, so no new provisions for livestock and poultry will be added to the Zoning Ordinance. It was the consensus to initiate an amendment to include the definition of "kitchen facility," public hearing to be held September 23.
- b) Memorandum dated August 26, 1975, from staff regarding policy on mail addressed to the Planning Commission was distributed. It was the consensus that a formal policy be adopted that the Planning Department staff be authorized to open and process mail addressed to the Planning Commission in general and Planning Commissioners in particular on routine matters.
- c) Memorandum dated August 12, 1975, from City Manager regarding speed control and including "An Evaluation of Speed-Curtailing Bumps" from the August, 1975, "Public Works" magazine was distributed for information.
- d) Memorandum dated August 8, 1975, from City Council regarding Youth Alternatives Program was distributed for information.
- e) "Planning and the Citizen" series to be held Sept. 9, 11, 16, 17 and 18 at the Dekum Building, third floor, 519 S. W. Third Avenue, Portland, 7:00 p.m. to 9:30 p.m. each night was announced. Dennis Davis and Bob Marquette will attend.
- f) Memorandum dated August 26, 1975, from staff regarding proposed schedule of hearings on resolution of conflict between Comprehensive Plan map and Zoning map was distributed. Schedule was approved, with note being made that the September 23 hearing will be at City Hall.
- g) Official opening of the Kaiser-Permanente Sunnyside Medical Center on Friday, September 5 at 12:00 noon was announced. Mark Landis will represent the Planning Commission.
- h) Memorandum dated August 22, 1975, from the City Manager regarding Neighborhood Councils was distributed for information.

Meeting adjourned at 9:50 p.m.

  
Jerry Mesander, President

ATTEST:

  
Michelle Eaton, Secretary

City of Milwaukie  
PLANNING COMMISSION AGENDA  
August 26, 1975

1. Call to order - 7:00 p.m.  
Council Chambers, 926 Main Street
2. Minutes of July 22 regular meeting and August 12 special meeting
3. Audience participation
4. VARIANCE AND RELATED ITEM

VR-75-6 Broome, Oringdulph, O'Toole, Rudolf and Associates, applicant. Waverley Greens Apartments, property owner. Request to facilitate the construction of 145 parking spaces nine feet wide, one-half foot less than the nine and a half feet required, in A-2, Apartment Residential, zone on the northwest corner of Lava Drive and River Road, excluding the corner lot known as Reinke Tract (parts of Tax Lots 300 and 400, T1S, R1E, Section 26DD and part of Tax Lot 2400, T1S, R1E, Section 26DC)

Letter dated August 4, 1975, from Department of Environmental Quality regarding Indirect Source Construction Permit.

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6. SUBDIVISIONS - FINAL PLAT APPROVALS

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- S-75-4 Walker Park. Ida, Rodney and Stanley Walker, applicants. Request for a 29 lot subdivision in R-7, Single Family Residential, zone on east side of Linwood north of Furnberg (Tax Lots 200, 700 and 800, T1S, R2E, Section 32CB)

7. PUBLIC HEARINGS AND RELATED ITEMS - 8:00 p.m.

- ZC-75-3 Michael Monahan, applicant. Dean N. Nelson, property owner. Request to change zone from R-7, Single Family Residential, to A-3, Apartment Residential, on property located on the east side of 32nd Street approximately 80 feet south of Rockwood Street (Tax Lot 7700, T1S, R1E, Section 25DB)

Memorandum dated August 26, 1975, from staff regarding zone changes and the "Fasano" case

## 7. PUBLIC HEARINGS AND RELATED ITEMS (continued)

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## 8. CORRESPONDENCE AND OTHER BUSINESS

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- b) Memorandum dated August 26, 1975, from staff regarding policy on mail addressed to the Planning Commission
- c) Memorandum dated August 12, 1975, from City Manager regarding speed control and including "An Evaluation of Speed-Curtailing Bumps" from the August, 1975, "Public Works" magazine
- d) Memorandum dated August 8, 1975, from City Council regarding Youth Alternatives Program
- e) Announce "Planning and the Citizen" series to be held Sept. 9, 11, 16, 17 and 18 at the Dekum Building, third floor, 519 S. W. Third Avenue, Portland, 7:00 p.m. to 9:30 p.m. each night
- f) Memorandum dated August 26, 1975, from staff regarding proposed schedule of hearings on resolution of conflict between Comprehensive Plan map and Zoning map

## 9. OLD BUSINESS

- a) Reconsideration - pedestrian access ordinances