

After some discussion, the Planning Commission decided to attach a cover memo to the City Council, explaining why the Planning Commission reached the decision it did. The memo to be worded as follows:

The Planning Commission had some difficulties with the resolution to adopt the economic study by Lord and Leblanc.

The fear was expressed that the wording "adopted as City Policy" was too binding.

There was some discussion and confusion about how the resolution, if adopted, would coordinate the economic study into the Comprehensive Plan process.

The Commission does not disagree with the value of the study, and wants to assure that it is considered as an economic aspect of establishing City Policy, but that other aspects are not excluded, such as neighborhood or regional needs.

DISCUSSION ITEMS

Variance Interpretation

The difficulty in interpretation of the variance ordinance and its respective conditions to be met by applicants was discussed. Staff proposed to develop a guide explaining the condition requirements to be given to applicants to aid them in preparation of the variance application. Commission members felt that present variance interpretation criteria, while not perfect, are sufficient.

Freeman Planned Development: PD-77-1, Development of Adjacent Property

Background information was presented by Cy Nims. Descriptions of several different proposed development plans for an adjacent area were presented.

A question was raised by the Planning Commission concerning the impact on Lake Road's traffic circulation and burden by development of access to the main industrial area from Lake Road. It was felt that a strong linkage from the corridor to the main industrial area was being created through a residential area.

The feasibility of reversing the commitment to a crossing of the Expressway at the proposed location was discussed. Staff was directed to investigate that possibility.

The site inspection of the Freeman Planned Development was discussed. The feeling of the Planning Commission was that an extra buffer area should be required between housing and the freeway. This additional buffer area might be achieved by shifting parking area to the outer perimeter of the site and increasing present landscaped area next to the freeway. Also, it was felt that the neighboring properties should be developed as Single Family Residential, with a density of not more than R-7.

A question was raised by the Commission about the functioning of Common Areas. It was requested that staff prepare some information for the next meeting on this subject. Also, it was mentioned that Myer Avedovech was going to do some work on finding a way to handle areas such as are present in "The Grove". There is a need to protect open areas from encroachment, was the consensus of the Commission.

The Murphy Company: C-78-6

Present representing the Murphy Company were John Murphy and Chuck Dorn. Background information was presented by Cy Nims.

John Murphy presented actions taken by the Murphy Company to prepare for compliance with fire and electrical codes, and to comply with DEQ standards.

It was mentioned that the City Fire Marshall would like to have the Conditional Use renewable in one year, with a review to make sure the mill is being run as it should be.

The Planning Commission asked that the Murphy Company meet with staff to prepare mutually agreeable time frames for the review of each of the conditions. The Planning Commission would like to have this schedule prepared and ready for presentation at the next regular meeting of the Planning Commission.

Moratorium

It was announced to the Planning Commission that the Public Hearing on the proposed moratorium would be held at St. John's Episcopal Church on 21st and Jefferson in downtown Milwaukie. The Planning Commission Chairman will chair the meeting since it is to be a Planning Commission public hearing, with the City Council present to hear testimony and ask questions, but not to participate in discussion.

Meeting was adjourned at 9:30 p.m.

City of Milwaukie
Planning Commission Work Session
July 11, 1978

7:00 p.m., City Hall Council Chambers

Action to be Taken

- 1) Freeman Minor Land Partition M-78-22
- 2) Economic Study

Discussion Items

- 1) Variance Interpretation
- 2) Freeman Planned Development--Development of adjacent properties PD-77-1
- 3) Moratorium
- 4) The Murphy Company (Plywood Mill) C-78-6

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