

CITY OF MILWAUKIE

MINUTES OF PLANNING COMMISSION

REGULAR MEETING

JANUARY 26, 1982

MEMBERS PRESENT:

TOM BOND  
BOB GUDGEL  
JIM LOTZ  
PATRICIA JAMTGAARD  
REBECCA SWEETLAND  
GEORGE CATHEY

STAFF PRESENT:

TOPAZ FAULKNER, PLANNING DIRECTOR  
JON STEIN, ASSOCIATE PLANNER  
CAROL LEE, SECRETARY

ABSENT:

DON TROTTER

Mr. Bond, Vice President, opened the meeting at 7 P.M.; explained the first item on the agenda would be the mobile home presentation by Mr. Don Miner, from the Manufactured Housing Association.

SPEAKING: MR. DON MINER, OREGON MANUFACTURED HOUSING ASSOCIATION

Mr. Miner stated, there had been a recent study completed indicating major changes in the mobile home industry. He explained structural differences and construction changes from the original trailer house to today's mobile homes. The major difference in construction of mobile homes and conventional site built homes is the building codes that are imposed on structural design. In the past, States regulated these building codes, but in recent years interstate reciprocal agreements have allowed expansion of Oregon's manufactured housing industry. The Uniform Building Code, imposed upon site built homes, specifies structural restrictions involving materials and design. The Performance Code, which has been established by HUD for manufactured homes, focuses on the strength of construction and allows innovative ideas for lower production cost. Certain advantages apply to factory built housing reducing the labor, material cost, and consumption.

Manufactured housing sells for approximately one-third less per square foot than a site constructed home on an average lot. Last year 30% of all homes sold in the United States were manufactured homes, and 82% of them sold for less than \$40,000. Many subdivisions designed specifically for manufactured housing are becoming a trend in Oregon. New ideas for manufactured housing include multi-story, and multi-family structures. Mr. Miner invited the Commission to attend, free of charge, the Manufactured Housing Show to be held in Portland, February 10.

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SPEAKING: RICK RENZ, BUSINESS DEVELOPMENT MANAGER FOR GOLDEN WEST HOMES

Mr. Renz said there are three Golden West Home factories in the State of Oregon, one in Penleton and two in Albany. Mr. Renz presented slides of several homes within model, mobile home complexes which are completely landscaped, resting on recessed foundations, and have attached garages complimenting the home and giving the appearance of a typical, tract home subdivision. Several types of financing are now available for mobile homes through HUD, "Fannie Mae", 30-Year Land Home Mortgage, or the "Freddie Mac" Program. The average current cost is approximately \$14. per square foot, which fluctuates according to home mortgage interest rates.

Mr. Lotz mentioned that many times the Ordinance does not regulate control for construction of mobile homes.

Mr. Miner said the City should find a way to accommodate the less expensive mobile homes in a manner that is compatible with the rest of the City.

Mr. Renz mentioned that lenders have set regulations for approval of loans for new homes. Compatibility of mobile homes with conventional homes, within surrounding neighborhoods, is controlled by the requirement that no more than 50% of the market value can be held in land value itself.

Mr. Miner suggested that the City draw clear objective standards, that stipulate appearance of manufactured housing be the same as that of site built homes. These standards would include points of interest regarding landscaping, roof pitch, square footage.

Mr. Cathey asked Mr. Miner questions concerning the difference in the UBC and Performance Code. Mr. Miner said he did not see any difference in health and safety standards of the two codes. He mentioned Jerry Hort, State Department of Commerce Hearings Officer, had provided the information presented to the Commission.

Mr. Renz mentioned all designs must be submitted to HUD and approved in accordance with the Quality Control Manual. Many times quality of construction in manufactured housing far exceeds that of site built homes because of the control, monitoring and inspection during the construction process.

Mr. Bond suggested that Staff invite a technical advisor from the Home Builders Association to present more technical data concerning the Uniform Building Code and HUD Codes. Topaz said she would be glad to arrange a presentation from the Home Builders Association, and perhaps another from the Oregon State Extension Service or Department of Commerce.

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- 3.1 PECK GRADY ASSOCIATED ARCHITECTS, Applicant; DR. JOHN W. HARRIS, Property Owner  
A-82-1; ZC-82-1; PRC-82-1; C-82-1 (T.L. 2301 & 2391)

PROPOSAL:

1. Request to consider petition from John Harris for annexation of property located southwest of Southern Pacific Railroad tracks, west of intersection on Linwood and Railroad Avenues on the north side of Harmony Road, to obtain City sewer and water.
2. Request to consider Comprehensive Plan Map Amendment from County Medium-Density Residential to City Medium-Density Residential.
3. Request to consider zone change from County MR-1, Residential to City R-3, Residential.
4. Request to consider conditional use to construct a two-story 4,000 sq.ft. dental clinic and 18 space parking lot.

Jon Stein presented the Staff Report. The Commission paused to read correspondence from Mr. and Mrs. Breitenstein, Plastics Development, Inc., and Mr. Elwood Pontin, both in favor of the proposal.

APPLICANT'S RESPONSE:

SPEAKING: JIM GRADY, 1130 S.W. Morrison, Portland, Oregon  
Representing Dr. John W. Harris, 6511 S.E. King Road, Milwaukie, Oregon

Mr. Grady stated the Applicant concurs with Staff's Report, with one exception, the required parking spaces in ratio to the square footage of the proposed building should be corrected. The Staff Report states the building will be a two-story 4,100 sq.ft. dental clinic. Changes to the floor plan have been made, allowing for preservation of several large trees. The revised floor plan calls for a two-story 4,800 sq.ft. dental clinic, which requires 18 parking spaces. Mr. Grady presented an alternative parking plan, allowing for the required 18 parking spaces, three spaces of which would accommodate compact cars. Ingress and egress points will be from Harmony Road at ground level and an access ramp provided for upper level entry. Mr. Grady requested that the Commission ask the City Council to support their efforts to preserve the twelve large trees that still remain within the Clackamas County, Harmony Road right-of-way. These trees would be threatened if in the future Harmony Road is widened to the 48 foot width.

Mr. Cathey suggested that a study be done to evaluate the health of each tree, as well as, effects that construction would have on these trees. Mr. Grady said they had inspected each tree on the property, accounting for specie, size, health broken limbs and disease. They found many of them to be healthy, towering trees, without disease or broken limbs. Two of them had been topped by natural means, and two of the trees had recently been removed.

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There was discussion among the Commission and Staff regarding Clackamas County's authority to remove the trees during road construction process, and requirements for curbing and sidewalks. Harmony Road is under the jurisdiction of Clackamas County and plans for roadway improvements are uncertain.

Staff clarified the Commission's concerns regarding parking and Zoning Ordinance requirements for curbing and sidewalks. The revision of the proposed building's floor plan of 4,800 sq.ft. does require 18 parking spaces, and before the Applicant can be granted a building permit he must show he has access to the property from the county roadway.

Ms. Jamtgaard asked Mr. Grady if the duck pond on the adjacent property would still be accessible from the rear of the property.

Mr. Grady said, yes, and that there would be a low fence constructed and obscured with vegetation, along the edge of the landscaped area separating it from the pond and the adjacent property.

Mr. Cathey asked Mr. Grady what was the purpose of the 10' easement along the adjacent property. Mr. Grady explained at one time the property was connected to the adjacent lot but when this section was sold the easement was established to provide access to the duck pond at the rear of the property.

SPEAKING: MR. WALT GUSTAFSON, 14465 S.E. Bevington Court, Milwaukie

Mr. Gustafson stated for several months the Pontin property has been for sale. They do not intend to continue to reside there after the property is sold; and it is very likely the new homeowner may decide to convert the property to commercial use.

THE PUBLIC HEARING CLOSED AT 8:30 P.M.

Mr. Gudgel made a Motion; and Ms. Sweetland Seconded the Motion, to Approve A-82-1, with Staff's proposed Findings #1 through #4; ZC-82-1; PRC-82-1, MOTION CARRIED UNANIMOUSLY.

FINDINGS:

1. The proposed annexation would comply with the following elements of the Comprehensive Plan:
  - A. OBJECTIVE #4 - Dual Interest Area Plan Compatability, Policy 1, Page 88.
  - B. OBJECTIVE #6 - Annexation Policy 1, Page 90.
  - C. Would match the Medium-Density Land Use Designation.

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2. Annexing the parcel would reduce the irregularity of the City Limit Boundary.
3. The City R-3 Zoning would match the present County MR-1 Zoning.
4. The City R-3 Zoning would closely match the existing County and Proposed City Comprehensive Plan Designation.

The Planning Commission then discussed the Conditional Use request for the dental office, C-82-1.

Ms. Sweetland asked Mr. Grady if there would be a handicapped access ramp for the first and second level of the building. Mr. Grady explained there would be a combination stairway/ramp access to the second level because the hillside is quite steep.

There was discussion among the Commissioners relating to provisions for handicapped access, from the parking lot to the ramp access. The Commission concurred that pedestrian access along the entire south side of the property be provided and, in order to discourage pedestrian drop off on Harmony Road, the ramp be modified to provide pedestrian and handicap access. The Commission agreed with the Applicant's alternative parking proposal, that provides three compact parking spaces. By shifting the east portion of the parking site 2'6" to the south, adequate parking will be provided.

Mr. Cathey made a Motion; Ms. Sweetland Seconded the Motion to APPROVE C-82-1 with proposed and revised Findings and Conditions to apply, contingent upon annexation of the property to the City. THE MOTION CARRIED UNANIMOUSLY.

FINDINGS:

5. The Conditional Use would comply with the following elements of the Comprehensive Plan:
  - A. OBJECTIVE #1 - Economic Development, Policies 1 and 2, Page 35.
  - B. OBJECTIVE #2 - Employment Opportunity, Policies 1 and 2, Page 36.
6. Traffic conflicts will be minimal.
7. The site will be appropriately landscaped.
8. The existing park-like setting will be maintained.
9. Use of natural materials and earth-tone colors will blend in with adjacent land uses.

CONDITIONS:

1. Drainage, utilities, exterior lighting, curbing, wheel stops, pavement and procedures for fire protection to be approved by the Public Works and Fire Departments.

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CONDITIONS: (Continued)

2. Submit site plan and general building profiles showing building location configuration and appearance to be reviewed by the Planning Commission.
3. Shift the northerly portion of the parking lot 2'6" to the south and create three compact parking stalls east of the driveway entrance.
4. Signing and exterior lighting to be shielded from adjacent properties.
5. Submit landscape plan showing modified building configuration and modify ramp access to discourage Harmony Street pedestrian drop off.
6. Submit landscaping plan for staff review.
7. Provide pedestrian access along entire south side of the site.

Ms. Jamtgaard made a Motion, Ms. Sweetland Seconded the Motion, requesting Staff send a letter to Clackamas County Road Department, indicating the City would be opposed to removing any trees along Harmony Road in the event it is widened.  
THE MOTION CARRIED UNANIMOUSLY.

4.0 PUBLIC COMMENT

SPEAKING: GENE LAMBIRD, 12006 S.E. McLoughlin, Milwaukie

Mr. Lambird commended the Staff for their support at the meetings with the Clackamas County Hearings Officer, regarding the Public Hearing for the Kellogg Lake Condominium Project.

5.1 TRI-MET TRANSFER STATION

Topaz said the City Council has asked Tri-Met to consider another site, on McLoughlin Blvd., where the Chinese restaurant and Chevron Station are located, for the future Tri-Met Timed Transfer Station in downtown Milwaukie.

This second site has been found to have more amenities than the original site and Tri-Met prefers it. The Public Works Department is willing to consider changes to Monroe Street, which would provide two-way traffic for the one block area accessing the site, between Main and McLoughlin, but are opposed to two-way traffic on Main Street. Tri-Met will be presenting their proposal at the City Council Meeting, February 2. After Council approval, an application will be filed with the Federal agencies to receive funding for 80% of the project.

6.1 PLANNING COMMISSION MINUTES OF JANUARY 12, 1982

Ms. Sweetland mentioned an error on Page 1, which should read, "Ms. Sweetland asked Staff why a transit shelter should be required." The Minutes were approved 5 - 0, Mr. Cathey abstaining.

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7.1 UPDATE ON THE KELLOGG LAKE CONDOMINIUM PROJECT

Topaz explained the Hearings Officer did not grant the City's request for an extension of the Public Hearing at the meeting January 18, 1982. However, the Applicant has spoken to Staff regarding the possibilities of annexation, and was granted a request for an indefinite continuance to allow sufficient time for exploring annexation. The original proposal of a 120 unit project does not comply with the City Zoning Ordinance, and the Applicant is considering an alternative project with less units.

8.1 CITY/COUNTY AGREEMENT

Topaz stated that copies of the Agreement had been distributed to the Commission for informational purposes.

8.2 DISCOVER MILWAUKIE BROCHURE

Ms. Jamtgaard mentioned an error in printing. Page 2, should read, "In 1847 Henderson Lewelling . . . ", instead of 1947.

8.3 PLANNING COMMISSION ATTENDANCE

Topaz said, the City Council has been concerned about the attendance of the Planning Commission, and encouraged regular attendance or notification by the Commissioners when they will be absent.

THE MEETING ADJOURNED AT 10:10 P.M.

AGENDA

PLANNING COMMISSION

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- 1.0 CALL TO ORDER
  - MOBILE HOME PRESENTATION
- 2.0 PROCEDURAL QUESTIONS
- 3.0 PUBLIC HEARINGS
  - 3.1 PECK GRADY ASSOCIATED ARCHITECTS; DR. JOHN W. HARRIS  
A-82-1; ZC-82-1; PRC-82-1; C-82-1  
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- 4.0 PUBLIC COMMENT
- 5.0 CONSIDERATION
  - 5.1 TRI-MET TRANSFER STATION
- 6.0 CONSENT AGENDA
  - 6.1 PLANNING COMMISSION MINUTES 1-12-82\*
- 7.0 OLD BUSINESS
  - 7.1 UPDATE ON KELLOGG LAKE CONDOMINIUM PROJECT
- 8.0 OTHER BUSINESS
  - 8.1 CITY/COUNTY AGREEMENT
  - 8.2 DISCOVER MILWAUKIE BROCHURE
  - 8.3 DISCUSSION OF PLANNING COMMISSION ATTENDANCE