

City of Milwaukie
PLANNING COMMISSION SPECIAL MEETING
June 8, 1976

A special meeting of the Milwaukie Planning Commission was held on the 8th day of June, 1976, in the Council Chambers. The meeting was called to order by Jon Nickel, President, at 7:00 p.m.

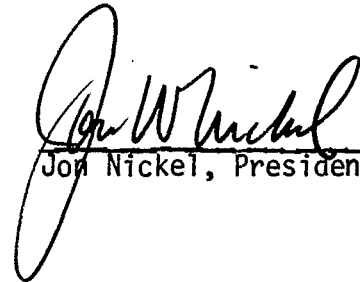
Members present: Jon Nickel Bob Marquette
Tom Foeller Jerry Mesander
Bob Kennedy Luciano Monetti
Mark Landis

Also present: Cy Nims, Planning Director Myer Avedovech, City Attorney
Tim Holder, Assistant Planner

- a) Copy of letter dated June 9, 1976, to Clackamas County Planning Department regarding CP-11, Change of Clackamas County Comprehensive Plan Map at the southwest corner of Railroad and Linwood Avenues from Light Industrial to Medium Density Residential classification and other information was distributed for review. It was the CONSENSUS to send the drafted letter.
- b) Document entitled "Coordination with Other Public Agencies: Milwaukie, Oregon," dated May 3, 1976, was distributed. It was the CONSENSUS that the coordination procedure proposed was acceptable, with the deletion of the word "adverse" from item 6.
- c) Staff requested a clarification of policy of 35 foot frontage requirement and "elephant foot" lots. It was the CONSENSUS that staff could approve minor land partition applications for lots with 35 feet of street frontage, with the flag narrowing down to 20 feet or less, depending on Fire Department requirements. It was the CONSENSUS that if there are other questionable items, or if the applicant has some objections to this requirement, that staff should bring these to the Planning Commission at its regular meeting.
- d) There was discussion on N-75-1, expansion of a nonconforming use to facilitate remodeling of an office at 3900 Harrison in the R-5, Single Family Residential, zone. One of the requirements, that a screening planter be provided for the parking area, has not been completed. It was the CONSENSUS that the City use legal means of Zoning Ordinance enforcement through the Code Enforcement Officer, and that the Planning Commission be advised of the status of this violation at the next meeting.
- e) Letter dated June 2, 1976, from Code Enforcement Officer to Robert Hamel regarding conditions of approval of E-75-2, a request to facilitate the establishment of a furniture store and auction in an existing building at 1925 River Road in C-L, Limited Commercial, zone was distributed. The condition that vegetative screening be provided on the southerly boundary of the property has not been complied with. It was the CONSENSUS that the action taken by the Code Enforcement Officer is sufficient.
- f) Question was raised concerning requirements set by City with respect to the Spring Creek Apartments in 1973. The matter was before the Planning Commission only as a parking variance. It was the CONSENSUS that there is no action the Commission can take after the fact.

- g) It was the CONSENSUS not to hold a public hearing on VR-76-9, a request to create a lot in the R-5, Single Family Residential, zone with less than 5,000 square feet, but to notify immediately adjacent property owners.
- h) It was the CONSENSUS not to hold a public hearing on VR-76-10, a request to create a lot with less than 35 feet of street frontage in R-7, Single Family Residential, zone, but to notify immediately adjacent property owners.
- i) Staff brought to the Commission's attention an application for design review of a 14 unit apartment project at River Road and 23rd Avenue, DR-76-11, which will be given formal consideration at the June 22 meeting. Planning Commission members expressed concern that private outdoor space was not well delineated, that the site appeared too crowded, and that little common unpaved outdoor space was provided.
- j) Copies of Draft 2 of the Community Needs Survey were distributed.

Meeting adjourned at 8:15 p.m.



Jon Nickel, President

Attest:



Tim Holder, Secretary Pro Tem

Milwaukie City Planning Commission
SPECIAL MEETING AGENDA AND AGENDA SUMMARY
June 8, 1976

1. Plan Change Application to Clackamas County, CP-11. See attached materials.
2. Clarification of policy of 35 foot frontage requirement and "elephant foot" lots. The question arises, should staff approve the application for minor land partition or not? Present Planning Commission policy is to have 35 feet the length of the "flag." See attached plot plan.
3. Review of requirements set as part of approval of N-75-1. In February 1975, the Planning Commission approved expansion of a non-conforming use to facilitate remodeling of an office at 3900 Harrison. One of the requirements was that a screening planter be provided for the parking area. The last correspondence on this matter is from Mr. Nase dated August 25, 1975. To date, the planting of the screen hedge has not been completed. One way of forcing compliance would be for the Planning Commission to recommend to the City Council that Naseco have its business license suspended until the screening is planted as required.
4. Review of requirements set as part of approval of E-75-2. See letter from Mr. Humphrey dated June 2 concerning the status of this matter.
5. Question concerning requirements set by City with respect to the Spring Creek Apartment development. Staff will be prepared to answer any specific questions.
6. On June 22, the Planning Commission will consider a variance application, VR-76-9. It is for a lot split on the northeast corner of Sherrett Street and 28th Avenue, with 5,070 square feet for one lot and 4,820 square feet for another. Staff recommendation is not to hold a public hearing, but to notify immediately adjacent property owners.
7. One June 22, the Planning Commission will consider a variance application, VR-76-10. It is for a lot split on Park and Beckman with less than 35 feet of frontage on a public street. Staff recommendation is not to hold a public hearing, but to notify immediately adjacent property owners.
8. Distribute "Coordination With Other Public Agencies" dated May 3, 1976.