

PLANNING COMMISSION WORK SESSION
October 10, 1972

A work session of the Milwaukie Planning Commission was held in the City Council Chambers on October 10, 1972, at 7:00 p.m.

Members present: Robert Kennedy John Foster
 Louis Casale Fred Liddell (entered 8:45 p.m.)
 Dan Croft Richard Nase (entered 7:30 p.m.)
 Dennis Davis

Also present: Rod Sandoz, Planning Assistant Michelle Eaton, Secretary
 Myer Avedovech, City Attorney Bob Stochosky, Councilman

COLUMBIA REGION ASSOCIATION OF GOVERNMENTS - 1990 TRANSPORTATION PLAN

Bob Kennedy announced that Dennis Davis had attended a presentation by CRAG on September 26, 1972, regarding the 1990 Transportation Plan. Davis explained briefly what had transpired, commenting that no one was particularly concerned over Johnson Creek Boulevard.

ZC-72-9 REFERRED FROM COUNCIL

Memorandum from the City Attorney concerning crossing residential property to manufacturing or commercial zone was read, concluding that such access is not allowed and recommending that the Planning Commission review the area in question (41st and Johnson Creek Blvd. property) and consider changing the zone to one that would alleviate the problem. After consideration and discussion, it was finally decided to reopen the public hearing on October 24, 1972, publishing and mailing notices as required. Since notices could not be published in the Review because of the time involved, it was decided to use one of the daily newspapers.

DEFINITIONS OF AERIAL, TOWER, ANTENNA, TRANSMITTER AND STUDIO

Definitions prepared by staff were distributed. It was generally concurred that to adopt definitions for all the above would eventually result in an unworkable number of definitions in the Zoning Ordinance, and that definitions readily available in the dictionary would be preferable. It was decided that instead of adopting the definitions, the Commission consider changing Section 3.010.2.h. to read "Commercial or amateur radio or television studio, transmitter or antenna tower."

"ABUTS" OR "FACES"

Staff brought up a question regarding interpretation of "abuts" and "faces" as used in the Zoning Ordinance. It was concluded that "abuts" generally means contiguous to and that "faces" would be used in terms of land use and not building or structures on the lot. In discussion of this item, the Commission suggested that staff set up a policy file similar to that recently initiated by the City Council for matters such as this.

DISCUSSION OF PLANNED DEVELOPMENT ZONE CONTINUED

The Commission reviewed the remainder of the Planned Development zone section prepared by staff and suggested adding "unless approved by the Planning Commission" to Section 13. Staff was instructed to re-draft the Planned Development section with suggested changes and send it out for the next meeting.

IS VARIANCE REQUIRED FOR 25 FOOT FRONTAGE ON 55th AND FIRWOOD?

Staff requested an interpretation from the Commission regarding requirements for a variance from Section 4.110 for property located on 55th and Firwood where a duplex will be requested. It was the concurrence of the Planning Commission that the applicant must apply for a conditional use for the duplex and a variance for the 25 foot street frontage.

DUPLEX CRITERIA

Staff requested some guidelines from the Commission regarding criteria for favorable consideration of duplexes. In general discussion of this, it was noted that the Commission has not historically looked with favor on "side by side" duplexes; condition of the street is not really important; should have sewer available or Health Department approval for septic tank; should encourage the applicant to sell his proposal to the neighbors; and that duplexes are generally considered the same as single family dwellings, but not to approve in clusters.

REQUIREMENT FOR SIDEWALKS

Memorandum dated October 10, 1972, was read from the City Council regarding requirement for sidewalks. A resolution setting Council policy was referred to the Commission for study and a recommendation. It was stated that the improvement of streets through a Local Improvement District is the Council's concern, and that the Planning Commission is only concerned with new streets in subdivisions, which requirements are adequately covered in the Subdivision Ordinance. It was also commented that the Commission is not opposed to separating foot traffic and vehicular traffic.

DOWNTOWN IMPROVEMENT - SIDEWALKS

Staff requested the Commission's opinion regarding the type of sidewalk to be required on Main Street. The Commission stated since they had previously endorsed the "brick" sidewalk in front of First State Bank and again in front of the Municipal Parking Lot, they would continue to recommend this type of sidewalk.

Meeting was adjourned at 9:50 p.m.