

CITY OF MILWAUKIE  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING  
OCTOBER 27, 1981

MEMBERS PRESENT:

DON TROTTER  
JIM LOTZ  
GEORGE CATHEY  
TOM BOND  
PATRICIA JAMTGAARD

ALSO PRESENT:

TOPAZ FAULKNER, PLANNING DIRECTOR  
JON STEIN, ASSOCIATE PLANNER  
CAROL LEE, SECRETARY  
STEVE HALL, PUBLIC WORKS DIRECTOR

MEMBERS ABSENT:

REBECCA SWEETLAND  
BOB GUDGEL

Mr. Trotter opened the meeting at 7 P.M.; announcing Mr. Cathey had declared a conflict of interest and would not be on the panel for the Ritchey hearing.

3.1 WAVERLY LAND OF OREGON INC. - PD-81-2

At the regular meeting on September 22, 1981 the Planning Commission reviewed the Final Plan and Program of PD-81-2, for a 12-unit Planned Development on a 3.32 acre parcel, west of 17th and McBrod Avenues intersection, and asked Applicant to address several points of concern.

Jon Stein presented the Staff Report.

Steve Hall explained that the Commission's request for a Financial Security Agreement is covered within the Subdivision Agreement, which requires a deposit of various types of security for the assurance of completed construction of the public improvement facilities for the development and can be extended to include planned unit development facilities. This document is called the Assignment Agreement. The Commission had made comments relating to steps along the walkway for the safety of those walking up the hill during inclement weather. The State Law requires an allowance for handicapped facilities wherever there are steps. The Public Works Department recommends that steps not be installed on the right-of-way sidewalk area because of handicap access and public safety aspects.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
PLANNING COMMISSION MEETING MINUTES  
REGULAR MEETING - OCTOBER 27, 1981

SPEAKING: FRED ERLENBUSH, ARGON MANAGEMENT AND PLANNING  
6025 S.E. Jean Road, Lake Oswego, Oregon

Mr. Erlenbush said the Planned Development is the same as approved in concept however there had been changes to the Site Plan allowing for the 20' setback required by the Ordinance, so there will be no need for a Variance from the setback. An Assignment Agreement has been submitted covering security for public facilities and common areas.

Mr. Lotz asked Mr. Erlenbush if the single unit which was sited next to 17th Avenue had been located at an angle that would enhance the development.

Mr. Erlenbush said this unit had been designed especially for the topography of this lot, it has a stair-step design with the garage at the lowest level of the hill. Mr. Erlenbush mentioned several topographical corrections of his manual that had been presented to the Commission. He asked if it would be necessary to hold another public hearing before this is submitted to the Council for approval.

THE PUBLIC HEARING CLOSED AT 7:20 P.M.

Mr. Trotter said it would be appropriate for the Staff to review the submitted material if Staff does not approve the request for any reason then it should come before the Commission again. The Assignment of Funds Agreement should be extended to include public and common facilities for the development.

Ms. Jamtgaard made a MOTION TO ACCEPT PD-81-2, AND ZONE CHANGE FOR THE PROPERTY FROM R-10 to R-10 PD, with the Conditions as revised. Mr. Lotz Seconded the Motion. The Motion Carried 4 - 0.

Mr. Cathey resumed his position on the panel.

CONDITIONS:

1. Concerns listed in the Planning Commission Meeting Minutes and Staff Reports from prior meetings to be complied with.
2. All utilities, drainage, sidewalks, pathways, driveway improvements, assignment of funds for common areas and public facilities on this site, street and security lighting, landscaping, tree retention and removal, common area improvements and procedures for fire protection to be approved by the Public Works, Planning, and Fire Departments.
3. Building plans to be reviewed by Staff when permits are filed to insure compatible design, criteria from Section 6 of the Zoning Ordinance to be used. The Planning Commission will act as an Appeal Board if the Applicant does not agree with Staff review.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
PLANNING COMMISSION MEETING MINUTES  
REGULAR MEETING - OCTOBER 27, 1981

5.0 CONSIDERATION

The Commissioners discussed the memorandum from the Personnel Department stating functions of the Planning Commission. Mr. Trotter suggested this discussion be continued at a future meeting. He asked that copies of the Zoning Ordinance, Section 7, Page 2 be distributed to the Commissioners for their consideration in outlining the Planning Commission's functions.

6.0 OLD BUSINESS

Mr. Trotter mentioned the Assembly of God Church and North Clackamas Park annexation had been reviewed before the Boundary Commission. The vote was 5 - 2 in favor of the annexation, however, since there are 13 members on the Commission and the majority of the members' votes are required, the hearing has been held over until November 19, 1981.

6.1 CITY COUNCIL MINUTES - OCTOBER 6, 1981

6.2 PLANNING COMMISSION MINUTES - September 22, 1981

The Planning Commission were approved by consensus.

8.0 OTHER BUSINESS

Topaz presented the Commission with an update of the recently passed legislation, affecting land use planning HB 2225 and SB 419, which will take effect January 1, 1982. There was some discussion of how this legislation affects Milwaukie. SB 419 encourages the use of designating property for mobile homes in the City Limits, based on the need and availability of affordable housing. It is the City's responsibility to provide for the needs of all its citizens, including those living in apartments while trying to purchase a home.

Topaz mentioned the current Zoning Ordinance revisions will soon be presented to the Commission for their review. Mr. Trotter asked Staff to provide several copies of the proposed revisions at the library for public review. There was some discussion regarding multi-family housing and condominium conversions. The Commissioners shared their opinions of several designs present at the "Street of Dreams."

Mr. Trotter mentioned the new mobile home village to be constructed near McLoughlin and Rothe Road. He suggested the Commissioners take time to view this new subdivision, keeping in mind regulations that should be included in the Milwaukie Zoning Ordinance.

The Commissioners requested Staff to ask a specialist in the field of mobile home and modular home manufacturing to attend a Planning Commission Meeting with a presentation explaining the differences in the HUD and the Uniform Building Code.

THE MEETING ADJOURNED AT 10:45 P.M.

AGENDA

MILWAUKIE PLANNING COMMISSION

REGULAR MEETING

OCTOBER 27, 1981

1.0 CALL TO ORDER

2.0 PROCEDURAL QUESTIONS

3.0 PUBLIC HEARINGS

3.1 WAVERLY LAND OF OREGON INC. - PD-81-2

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4.0 PUBLIC COMMENT

5.0 CONSIDERATION

6.0 CONSENT AGENDA

6.1 CITY COUNCIL MINUTES - October 6, 1981

6.2 PLANNING COMMISSION MINUTES - <sup>SEPT. 22</sup> ~~October 13~~, 1981

6.0 OLD BUSINESS

8.0 OTHER BUSINESS - Information Session

• Legislation Review