

CITY OF MILWAUKIE
MINUTES OF PLANNING COMMISSION
REGULAR MEETING

JUNE 8, 1982

MEMBERS PRESENT:

DON TROTTER
REBECCA SWEETLAND
GEORGE CATHEY
JOHN LITTLEHALES
AL LIANE
PATRICIA JAMTGAARD

STAFF PRESENT:

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

Mr. Trotter opened the meeting at 6:05 p.m.; Jon presented slides on Performance Zoning, during the work session. At 7 p.m. the meeting was call to the order of the public hearings on the agenda.

3.1 GERALD RAMAGE, APPLICANT
FRANK WIENEKE, Property Owner
C-82-9

LOCATION: 11914 - 20 SE 22nd Avenue, Milwaukie

PROPOSAL:

1. Request to allow service of refrigeration equipment.
2. Request to allow assembly and servicing of hydraulic masts for television signal transmission and crane lifting device to be sold at the site.

Ms. Sweetland mentioned that even though she lives across from the property in question she did not feel this would cause a conflict of interest, and would remain on the panel for the public hearing.

Jon presented the Staff Report.

APPLICANT'S RESPONSE:

SPEAKING: GERALD RAMAGE, 3560 Rothe Place, Milwaukie

The applicant said he had no comment to add to the Staff Report.

The Public Hearing Closed at 7:20 p.m.

Ms. Sweetland said the Staff Report should be corrected to note that extra parking will be at the River House, formerly named the Riverside Saloon.

KAVITTS RIVER ROAD HOUSE

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Mr. Littlehales asked the applicant if there would be proper access to the building at the point where there is an 18" ledge. The applicant answered that there are three doors on the building the most northern door will be used for the garage and the door next to it has an existing vehicle ramp. Another ramp may be necessary in the future.

Mr. Trotter asked Staff if a proposed ramp would conflict with parking spaces. Topaz said the two parking spaces provided in the front of the building are slightly longer than the standard parking space and construction of another ramp would not cause problems.

Mr. Trotter asked Staff to specify where the recommended landscape should be. Jon said that all access ways to the building, should have landscape tubs; the triangular areas east of the three parking spaces and east of the one parking space of the north corner of the lot should be landscaped.

Ms. Sweetland made a Motion to approve C-82-2 based on the Findings and Conditions in the Staff Report. Mr. Trotter made a Motion to add Finding #8, reading: There was no adverse action concerning this request, and to revise Condition #2, to read: Provide landscape tubs on 22nd Avenue Frontage and landscaping of the four proposed parking spaces, to be approved by Staff. Jon Littlehales Seconded the Amendment, Motion for Amendments carried unanimously. The Main Motion carried unanimously.

FINDINGS:

1. The proposal, with Conditions, complies with the following elements of the Comprehensive Plan:
 - A. OBJECTIVE #1 - Economic Development, Policy #2, Page 35.
 - B. OBJECTIVE #2 - Employment Opportunity, Policy #2, Page 36.
2. All other applicable Ordinances will be complied with.
3. The property appearance will be improved.
4. Adverse impacts will be improved.
4. Adverse impacts will be minimal.
5. Access to the site is adequate.
6. There is adequate parking.
7. There will be a minimum of street and pedestrian traffic.
8. There was no adverse action concerning this request.

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CONDITIONS:

1. Sign details to be approved by Staff.
2. Provide landscape tubs on 22nd Avenue frontage and landscaping of the four proposed parking spaces, to be approved by Staff.
- 3.2 CAREY SHELDON CONSTRUCTION, Applicant
DORIS OLSEN, Property Owner
C-82-8

LOCATION: 3161 SE Balfour, Milwaukie

PROPOSAL:

Request to allow addition of 12' x 24' family room to the west side of duplex.

Jon presented the Staff Report.

APPLICANTS'S RESPONSE:

SPEAKING: CAREY SHELDON, Applicant

Mr. Sheldon indicated he had no comments.

Mr. Trotter asked if there was any one in the audience who wished to testify in favor or opposition of the request.

SPEAKING: MR. LES WILKINS, 3122 Balfour, Milwaukie

Mr. Wilkins said he lives across from the applicant, and asked if all of the previous Conditions had been met. Mr. Wilkins also mentioned the lot to the west is vacant and could have a structure constructed there. He felt a date should be set by the Commission to require the applicant to complete the landscaping. He said that the new addition should be constructed of the same materials and color as the existing structure; parking has been a problem in that area.

Jon said the Conditions have been met, with the exception of landscaping.

SPEAKING: DORIS OLSEN, 3161 SE Balfour, Milwaukie

Ms. Olsen said that if there were Conditons for landscaping she was not aware of them because she was not advised of any Conditions when she bought the property. She intends to have the property landscaped.

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SPEAKING: CARY SHELDON, Applicant

Mr. Sheldon asked what percentage of the peroperty had to be landscaped. Jon said that the Ordinance states 35% of the property must be landscaped with a variety of landscaping materials.

Mr. Cathey asked Mr. Wilkins what other Conditions had not been met that had previously been established.

Mr. Wilkins said the sidewalks and on-street parking were other concerns not addressed.

Steve Hall said there is a Developers Agreement for future improvements of the property, which allows for full development of the street at the time of construction.

Mr. Trotter asked Ms. Olsen how long it would take to complete the landscaping on the property.

Ms. Olsen said that she would be able to accomplish complete landscaping within one year.

Mr. Trotter asked Mr. Hall if the only method of enforcement is a Certificate of Occupancy. Mr. Hall said yes.

Mr. Cathey made a Motion to approve C-82-8 with the Findings and Amended Condition #1 to read: Landscaping to be completed within one year of the date of hearing. Mr. Trotter made a Motion to add Condition #3 to read: The rear yard setback adjacent to the new structure to be 10' rather than 20'. Mr. Cathey Seconded the Motion. The Amendment carried unanimously. The Main Motion carried unanimously.

FINDINGS:

1. The proposal is supported by Objective #4 - Neighborhood Conservation, Page 31 of the Comprehensive Plan.
2. Emergency vehicle access will not be impaired.
3. All applicable Ordinances will be complied with.
4. Adverse impacts are minimal.
5. The lot configuration and position of duplex are unusual.
6. The variance is the minimum necessary that would allow an addition that conforms to the present building line.

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FINDINGS: (Continued)

7. The addition will be more than 20' from the closest structure to the north.
8. The addition will be screened from the east and west.

CONDITIONS:

1. Provide grass groundcover and landscaping plan in compliance with the Zoning Ordinance to be approved by the Planning Department, to be completed within one year.
2. Utilities, drainage, and procedures for fire protection shall comply with requirements of the Public Works and Fire Departments.
3. The rear yard setback adjacent to the new structure to be 10' rather than 20'.

5.0 BERNICE LYNCH, Applicant
BERNICE LYNCH AND ELLISON MORGAN, Property Owners
S-82-2

LOCATION: 12374 SE Oatfield Rd.

PROPOSAL:

Request for Final Plat Approval of proposed five-lot subdivision.

The applicant had presented an alternative plot plan for the five-lot subdivision.

Ms. Sweetland asked if the property is within the floodplain area. She has concerns regarding the amount of soil that would be shifted towards the creek during the process of construction for new homes on some of the sites near the creek.

Ms. Lynch said that the site closest to the creek would be far enough away from the creek that a home could still be constructed out of the floodplain area. The only digging in the area would be that to install the sewer system. She did not foresee any leveling off of soil that would cause infiltration to the creek or Lake and threaten the area of flooding.

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Mr. Trotter said that before approval for construction within the Floodplain Natural Area is granted the Commission would review the application for any new home construction according to stipulations in the Zoning Ordinance.

Mr. Cathey made a Motion to approve S-28-2, Mr. Liane Seconded the Motion it carried Unanimously.

FINDINGS:

1. Conditions of S-82-2 will be met.

CONDITIONS: (MARCH 23, 1982 Staff Report)

1. Streets, driveways, utilities, drainage, tree retention or removal and procedures for fire protection to be approved by Public Works, Planning and Fire Departments.
2. Proposed residences to comply with Section 4.02 - Environmental Protection Ordinance and applicable elements of the Subdivision, Zoning Ordinance and Comprehensive Plan.
3. Submit covenant signed by all property owners guaranteeing unimpeded driveway access for emergency vehicles.

6.1 CITY COUNCIL MINUTES - MAY 18, 1982

Ms. Sweetland mentioned that Viacom Cable Systems was the company that withdrew their offer but they were the only company that had contacted in her in regards to the Kellogg Lake Friends concerns of the cable system.

7.0 OLD BUSINESS

Mr. Trotter explained the appeals process and the Planning Commission's position for an appeal at the City Council Meeting.

- 7.1 It was decided by consensus that the discussion on the Zoning Ordinance Revisions will continue at 6 p.m. at the next meeting, June 22, 1982.

THE MEETING ADJOURNED AT 8:30 p.m.

AGENDA

PLANNING COMMISSION MEETING

JUNE 8, 1982

- 1.0 CALL TO ORDER
- 2.0 PROCEDURAL QUESTIONS
- 3.0 PUBLIC HEARINGS
 - 3.1 GERALD RAMAGE, Applicant C-82-9
FRANK WIENEKE, Property Owner
LOCATION: 11914 - 20 SE. 22nd Avenue, Milwaukie
PROPOSAL:
 - 1. Request to allow service of refrigeration equipment.
 - 2. Request to allow assembly and servicing of hydraulic masts for television signal transmission and crane lifting device to be sold at the site.
 - 3.2 CAREY SHELDON CONSTRUCTION, Applicant C-82-8
DORIS OLSEN, Property Owner
LOCATION: 3161 SE Balfour, Milwaukie
PROPOSAL:

Request to allow addition of 12' x 24' family room to the west side of duplex.
- 4.0 PUBLIC COMMENT
- 5.0 CONSIDERATION
 - 5.1 BERNICE LYNCH, Applicant S-82-2
BERNICE LYNCH, ELLISON MORGAN, Property Owners
LOCATION: 12374 SE. Oatfield Rd.
PROPOSAL:

Request for Final Plat Approval of proposed five-lot subdivision.
- 6.0 CONSENT AGENDA
 - 6.1 CITY COUNCIL MEETING MINUTES
 - 6.2 PLANNING COMMISSION MINUTES
- 7.0 OLD BUSINESS
 - 7.1 Discussion of Zoning Ordinance Revisions at 6:00 P.M.
 - 7.2 Update On Tri-Met Conditional Use Request
- 8.0 OTHER BUSINESS
 - 8.1 Slide Presentation - Performance Zoning