



City staff further explained the purpose for establishing a superimposed zone. Mr. Daigle introduced Mr. Evans and Mr. Clark from Oregon State Water Resources Board, and Mr. Evans answered questions from the audience. The public hearing was declared closed at 9:05 p.m.

Meeting was recessed and reconvened at 9:20 p.m.

C-71-1 Edward Simpson, applicant.

Public hearing on this request for a duplex in R-7 zone at TL 5300, 1 2E, Section 30 BC (north side of Covell St. between 41st and 43rd Streets) was opened at 9:20, with notices mailed as required.

Staff recommendation for approval of the conditional use permit was read.

Speaking against: Walter Spickelmier, 4306 S.E. Fieldcrest Drive  
Doris Barto, 4207 S. E. Covell  
Phil Sabri, 4221 S. E. Covell (presented petition of 29 signatures)

Public hearing was declared closed at 9:35 p.m.

IT WAS MOVED by Jones, seconded by Croft, to grant C-71-1 with stipulation that sight-obscuring screening or fencing be provided on the easterly and westerly sides, commencing 20 feet from the street line (front property line) and continuing to not less than the rear of the structure, but otherwise accepting the basic single-story structure plot plan. MOTION CARRIED and so ordered.

C-71-2 Ken Goddard, applicant (West Coast Training Service).

Public hearing on this request to use existing building for a refrigeration and air conditioning school in M-L zone at 842 Ochoco St. (TL 7300, 1 1E, Section 35BB) was opened at 9:50 p.m. with notices mailed as required.

Staff recommendation was read: Deny the application unless the applicant can provide sufficient parking within 200 feet of the building.

Speaking for: Ken Goddard

Hearing was declared closed. IT WAS MOVED by Liddell, seconded by Kennedy, to approve the application on the basis that a total of 12 parking spaces be provided on the site (the parking plan to be approved by city staff). MOTION CARRIED and so ordered.

C-71-3 Union High School Dist. 5, applicant.

Public hearing on this request to build an auditorium in C-G and A-2 zone on property located between 21st and 22nd Streets was opened at 10:10 p.m. with notices mailed as required.

Staff recommendation for approval, and a request to require some revision of parking layout to meet city standards and to add curb and sidewalk along the westerly side of the street transition between 22nd and 23rd, was read.

Speaking for: Mr. Owen Sabin

Hearing was declared closed at 10:30 p.m. IT WAS MOVED by Kennedy, seconded by Jones, for approval of C-71-3, subject to the approval of parking arrangement by city staff, and provided there be continuation of the sidewalk and curbing as requested by staff. MOTION CARRIED and so ordered.

ACTION ON ZC-70-14: It was decided to postpone action to the next regular meeting, pending more information on placing zone boundary by elevation line rather than by lot lines.

#### PLANS REVIEW

Ash National, Inc., applicant -- request for review of application and plans for possible PD Planned Development zone on Stanley Avenue.

Fred Bender, Vice President of Ash National, Inc., Tom Holgate, architect, and Mr. Roberts of the Housing Authority of Clackamas County were present to discuss the proposal and show plans for 23 duplexes and 4 single-family units for low-income housing on the northerly 7.01 acres of a 12-acre property which is located on the east side of Stanley Avenue, between Railroad Avenue on the south, and the properties of Linwood Alliance Church and Linwood School on the north.

Report from Tom Hawkins, Planner Consultant, was read.

The Commission rejected the presented plans. The deficiencies are that the plan does not meet the concept of being predominantly single-family and the parking layout is not to city standards. Whitaker pointed out that, in addition to these deficiencies, the plan presented is essentially the same as was presented by this applicant under ZC-70-9, the only difference being design. The Chairman read the memo dated 9/15/70 from the Commission to the Milwaukie City Council, which stated three reasons for their recommendation for denial of ZC-70-9.

Mayor Graf asked if it would be possible to use the south portion of the property that is adjacent to Railroad Avenue, rather than the northerly part, and was informed by Mr. Bender that this was the site that was approved by the Housing Authority of Clackamas County and the Department of Housing & Urban Development under competitive bidding.

David Lee, applicant -- plans review to construct single-family dwellings on lots 32, 33 and 34, Block 2, Tarrybrooks, in FH Flood Hazard zone.

Staff recommendation to allow issuance of building permits for the three

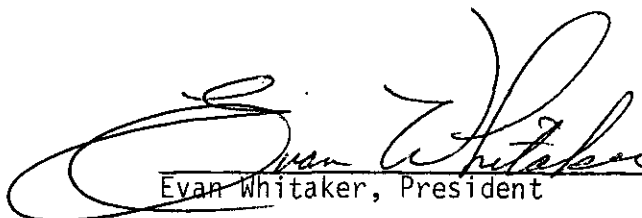
Planning Commission  
Regular Meeting

-4-


January 19, 1971

dwellings was read. IT WAS MOVED by Croft, seconded by Kennedy, to approve these plans for lots 32, 33 and 34, Block 2, Tarrybrooks. Motion carried and so ordered.

The meeting was adjourned at 12:20 a.m.

  
Evan Whitaker, President

ATTEST:

  
Bette L. Bierer, Secretary