

PLANNING COMMISSION REGULAR MEETING

January 16, 1968

The regular meeting of the Milwaukie Planning Commission was held on the 16th day of January, 1968, in the City Council Chambers. The meeting was called to order at 8:00 p.m. by President Allan Jones, with the following members present:

Richard Nase
Mervin Englund

Fred Liddell
Richmond Eddy

Robert Kennedy

Also present were:

Max Thompson, Coordinator
J. Wayne Daigle, City Engineer
Robert Mills, City Attorney

Fred Dyer, City Manager
Richard Ivey, Planning Consultant
Bette Bierer, Secretary

Absent: Mrs. Elizabeth Watters

(Mr. Don Graf, City Councilman, entered the meeting at 9:00 p.m.)

It was moved by Mr. Kennedy, seconded by Mr. Eddy, to approve the minutes of the Special Meeting that was held on January 4, 1968, with the following corrections:

Page 2, Line 19: Insert the words "a minimum of" and "northerly", so that the line reads "that the driveway going to 7th Avenue be a minimum of five feet from the northerly property line;"

Motion carried and so ordered.

SPECIAL PERMIT REQUESTS

SP-67-7A - Approval of building plans for Christian & Missionary Alliance Church of Milwaukie, 12500 S. E. Stanley Avenue.

Reverend Arthur Hoenisch, 3926 S.E. Nehalem, and Mr. Robert Schwab, 6831 S.E. Cavalier, were present to answer questions of the Commission members. A letter was read from Clackamas County Health Department approving septic tank use at the church site. City Engineer advised that surface water should be no problem, as it would go into a natural drainage basin, and it would be better to incorporate storm sewers when the property to the south is developed.

IT WAS MOVED by Mr. Liddell, seconded by Mr. Nase, to approve the plans, provided two additional parking spaces are added, that proper screening on the south side be added, that the angle of the entry driveway be changed to more nearly meet 90° intersection requirement, and that a temporary construction sign be no larger than 16 square feet. MOTION CARRIED and so ordered.

SP-67-19 - The Chair set aside this Agenda Item 3-b until later in the meeting.

SP-67-20 - Approval of parking lot to accommodate apartments at the northeast corner of 32nd and Wake Streets (L.1, Blk.2, Floss Acres), Michael Lisac - applicant.

Mr. Lisac was present. Staff recommendation was for approval of the plot plan, with the proper screening added, on the north and east sides.

IT WAS MOVED by Mr. Englund, seconded by Mr. Kennedy, that the general plan be approved as submitted, with a minimum 10' setback on Wake Street, and screening to be presented for staff approval, and also for staff to approve the dry wells and catch basins; and applicant to add a bumper strip on the east side of the lot. MOTION CARRIED unanimously and so ordered.

SP-67-21 - Request for 26-unit apartment on TL 210-2, Lot Whitcomb DLC (2105 - 26th Street), Richard Lord, applicant.

The applicant stated he wished to complete the project in two phases, 12 units and 14 units. IT WAS MOVED by Mr. Liddell, seconded by Mr. Nase, to accept the 12 units in principle, but not in finality, until properly dimensioned plans are submitted. MOTION CARRIED unanimously and so ordered.

SP-68-1 - Request for a greenhouse and nursery on Lots 5 & 6, Blk. 1, Quincy Addition (3026 Washington Street), Richard Port - applicant.

Speaking in Favor: Mr. Richard F. Port, 3026 Washington Street

IT WAS MOVED by Mr. Kennedy, seconded by Mr. Liddell, to allow the greenhouse as an accessory building. MOTION CARRIED and so ordered.

The applicant's request to sell plant material from the greenhouse was now considered. IT WAS MOVED by Mr. Englund, seconded by Mr. Nase, that Mr. Port be granted a 1-year^{revocable} conditional use permit, at which time it would again be reviewed by the Planning Commission, and that one sign, limited to 4 square feet, be permitted. Mr. Kennedy stated for the record that he felt granting a permit to sell from the premises would be in direct conflict with stand previously taken in this regard. Voting AYE: Mr. Nase and Mr. Englund. Voting NO: Mr. Kennedy and Mr. Eddy. ABSTAINED: Mr. Liddell. The Chair cast a vote in favor of the motion. MOTION CARRIED and so ordered.

(Mr. Graf left the meeting at 11:00 p.m.)

SP-68-2 - Request for 28-unit apartments on TL 96-1, Lot Whitcomb DLC, located behind 2419 Lake Road. Walter Parrott - applicant.

IT WAS MOVED by Mr. Englund that inasmuch as there were standards set that preceded the application, and inasmuch as the proposed ordinance sets forth similar standards of lot size in relation to the number of units allowed, the site be limited to 20 units, including the existing house, in conformance with PC-65, and therefore the application be denied. Mr. Liddell seconded the motion. MOTION CARRIED unanimously and so ordered.

The President called a recess at 11:15 p.m. and reconvened the meeting at 11:25 p.m.

VARIANCE REQUEST

VR-67-12 - Request to build without 25' on a street on TL 139-1-2, Lot Whitcomb DLC (approx. 1500 Blk. Riverway Lane). Applicant - Donald Jolly, attorney for Mr. Frank Forni.

Speaking in Favor: Mr. Donald Jolly, 644 N. State, Lake Oswego
Mr. Barbaras, 1520 Lava Drive
Mr. Gerald Keeler, 3110 N.E. 132nd
Mr. Frank Forni

After considerable discussion, a recess was called at 12:40 a.m., and the meeting was reconvened at 12:50 a.m. Mr. Jolly again came before the Commission and advised that a 15' street dedication would be agreeable. IT WAS MOVED by Mr. Liddell, seconded by Mr. Nase, to accept a street dedication of 15' for a street from Lava Drive paralleling Riverway Lane to the Traction Company right-of-way. It was the intent that the combined width of the dedication and existing easement would not exceed 30 feet. Setback variances would be granted to 15' in the front yard and 10' in the rear yard. MOTION CARRIED and so ordered.

ZONE CHANGE REQUEST

ZC-68-1 - Request to change Lots 14, 15, 16, Blk 3, Brownell Acres (3015 Harrison) from INDUSTRIAL to COMMERCIAL zone. Applicants - Emma and Dominic Kondraski.

Speaking in Favor: Mrs. Emma Kondraski

IT WAS MOVED by Mr. Kennedy, seconded by Mr. Liddell, to hold a public hearing on February 6, 1968 at 8:00 p.m. in the Council Chambers, the publication dates being set for January 24 and January 31, and written notice of the hearing sent to the property owners of record within 150' of the property boundaries. MOTION CARRIED and so ordered.

CORRESPONDENCE/OTHER BUSINESS

A memorandum from the City Engineer regarding Cedarcrest No. 6 was read.

IT WAS MOVED by Mr. Kennedy, seconded by Mr. Nase, to accept the recommendations of the City Engineer as follows:

1. That the 10' walkway easement between Acacia Street and the 16.5' easement on the east side of Cedarcrest No. 6 be between Lots 8 and 9 of Block 13, as indicated on the revised plat of Cedarcrest.
2. That a 6' concrete sidewalk be constructed from the curb line easterly from Acacia to the easement at the east side of Cedarcrest No. 6.
3. Do not require a chain link fence along both sides of this easement.

MOTION CARRIED and so ordered.

Mr. Fred Weber addressed the Chair, and stated that he took exception to that part of the motion passed on November 21, 1967, regarding the water

drainage on the south portion of the Cedarcrest development, making its alleviation a condition of accepting Plat No. 6 for recording. ~~He also presented a copy of a letter from the adjoining property owners, attesting that between them they were seeking a solution to the drainage problem.~~ IT WAS MOVED by Mr. Liddell, seconded by Mr. Kennedy, to table this item until the next regular meeting. MOTION CARRIED and so ordered.

Because of the lateness of the hour, the meeting was adjourned until 8:00 p.m. Wednesday evening, January 17. Meeting adjourned at 2:10 a.m., January 17.

Wednesday, January 17, 1968

The regular meeting of January 16, 1968 was reconvened in the Council Chambers at 8:00 p.m. on January 17 by President Allan Jones. In attendance were:

Mervin Englund
Robert Kennedy
Fred Liddell

Max Thompson
Wayne Daigle
Robert Mills

Bette Bierer

SPECIAL PERMIT REQUEST

SP-67-19 - Request to build a Medical-Dental building in a 3-R-2-Special zone on Lots 1,2,3,28,29, and 30, Block 2 or Roberts Replat 403 (Campbell Street between Myrtle and Oak Sts.) Applicants - Dr. D. Hildreth and Dr. R. A. Schultheis.

Speaking in Favor: Mr. Dan Davis
Mr. Charles Davis

IT WAS MOVED by Mr. Englund that the general plan be accepted, and the applicant present a fully dimensioned plot plan to Mr. Thompson based on the criteria for parking given to him tonight, for his approval, and upon his approval they may proceed; and that a variance to a 10' rear yard be granted. The motion was seconded by Mr. Kennedy. MOTION CARRIED and so ordered.

SUBDIVISION CONSIDERATION

Hillview #2, at Lake Road & Slominski Place - Request for preliminary plat approval. Owner, Paul J. Slominski.

A recommendation from the City Engineer was read. The applicant submitted a written request for variance permitting re-plat of the subdivision without an installation of street lighting.

IT WAS MOVED by Mr. Liddell, seconded by Mr. Kennedy, to approve the Hillview #2 preliminary plat on these conditions: provide at least a 15' radius at the intersection of Slominski Place and Lake Road at Lot 11, Block 3; that the subdivider construct sidewalks adjacent to the curbs; that block numbers be changed, #1 to #3, and #2 to #4. MOTION CARRIED and so ordered.

IT WAS MOVED by Mr. Liddell, seconded by Mr. Kennedy, to deny the request for a variance from provision of street lighting, and that the applicant would have to conform to the requirements of Ordinance 1157. MOTION CARRIED and so ordered.

CORRESPONDENCE

Letters of January 11, 1968 from Herb Beals, Bur. of Governmental Affairs, presented a letter from a property owner in the vicinity (the case in Portland), indicating their awareness of the existing drainage problem. "Addressing and Street Renaming Assistance" and "Review of Program & Possible Future Projects" were read and ordered filed. by Mr. Kennedy, seconded by Mr. Englund, that since the Planning Commission considers the studies as set forth in these communications to be of prime importance to the City, they recommend that at the earliest possible moment the City proceed with same. MOTION CARRIED and so ordered.

Memo to Council regarding ZC-67-6 - IT WAS MOVED by Mr. Englund, seconded by Mr. Kennedy, that a memorandum to the City Council telling them action taken by the Planning Commission on ZC-67-6 and reasons for recommending the denial of the zone change, be drafted for Planning Commission approval. MOTION CARRIED and so ordered.

Cedarcrest No. 6 - -

Mr. Donald Jolly addressed the Chair in behalf of Mr. Fred Weber, regarding action to be taken on the plat of Cedarcrest No. 6.

IT WAS MOVED by Mr. Liddell, seconded by Mr. Englund, to take Cedarcrest issue from table in order to act upon it at this time. MOTION CARRIED and so ordered.

IT WAS MOVED by Mr. Liddell, seconded by Mr. Kennedy, to approve the plat of Cedarcrest No. 6 for recording upon the execution of an agreement satisfactory to the City by the developer to install the necessary drainage facilities correcting the surface water problem at the southeast corner of the Cedarcrest Development, said agreement to contain the following stipulations:

1. Any installation to be subject to inspection by the City Engineer.
2. There be no further development or consideration of the platting of No. 7 until storm sewer is in to relieve the drainage problem in the southeast corner of Cedarcrest.
3. Mr. Weber be given until September 1, 1968 to complete the said storm sewer, and if then incomplete the City to do the work, the cost to be borne by Milcrest Corporation, and Mr. Weber, individually, and any expense by the City to be a lien against said property.

Upon execution of the said agreement, the office of the City Engineer be given authority to execute the final plat. MOTION CARRIED and so ordered.

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A work session was set by the President for February 1, Thursday, at 7:30 p.m. in the City Hall, for the purpose of further discussion on the proposed Zone Ordinance.

The President instructed the secretary to place Election of Officers as Item #1 on Agenda of regular meeting, February 20. If the current officers are present, they will preside for the opening of the meeting only.

As there was no further business to come before the Commission, the meeting was duly adjourned at 10:15 p.m.

Attest:

Butler Bierer

Allan Jones
Allan Jones, President