

PLANNING COMMISSION MEETING
March 7, 1967

A special meeting of the Milwaukie Planning Commission was held on the 7th day of March, 1967, in the City Council Chambers at 7:30 o'clock pm. The adjourned meeting of February 21, 1967 was opened by President Allan Jones with the following members present:

Elizabeth Brod	Allan Jones
Richmond Eddy	Dick Nase
Mervin Englund	Fred Liddell
Robert Kennedy	

Absent:

Robert Richmond, Mayor	Wayne Daigle, City Engineer
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Also present:

R. L. Mills, City Atty	Max Thompson, Asst City Mgr
Fred C. Dyer, City Mgr	M. Jones, Secy
Dick Ivey, Planning Consultant	

It was moved by Englund, seconded by Kennedy, the minutes of the January 17, 1967 regular meeting be approved as written. Motion carried and so ordered.

It was moved by Kennedy, seconded by Eddy, that the minutes of the February 2, 1967 special meeting be approved as written with the following correction: "Page 3, paragraph one, line 11, - insert period after 'et al'; delete 'with ability for negotiation; also, access for the adjoining property.'; Page 2, lines 4 and 5 of paragraph 5, should be changed to read: 'space to be 9 ft. min. width by 19 ft. min. length. Where parking angle is 90° to the curb, 24-foot minimum width aisle is needed for driving and maneuvering. Plans'. Motion carried and so ordered.

It was moved by Kennedy, seconded by Eddy, that the minutes of the February 21 regular meeting be approved as written with the following addition: Wayne Daigle, City Engr., to be shown as also present. Motion carried and so ordered.

SIDEWALK TREE PLANTING PLAN - FIRST STATE BANK

Plans for the sidewalk tree planting, First State Bank of Oregon, 1036 Main Street, were received from the Beautification Committee who requested the Planning Commission to recommend to the Council that these plans be accepted.

It was moved by Liddell, seconded by Mrs. Brod, that the Commission recommend to the City Council the plans be accepted with the trees on 21st Street to be set back on the property as noted on the plans, and so placed as to not obstruct the bus loading area, and to not obstruct driver vision at the intersection.

(City Attorney arrived at 8:10 p.m.)

The secretary was directed to send a letter of commendation to the First State Bank for their efforts toward the beautification of the downtown core area.

REQUEST FOR AMENDMENT TO RESOLUTION PC1-61

Max Thompson, Assistant City Manager, briefly outlined the request as received in a letter from Erlandson, Morgan & McClain, Attorneys at Law, representatives for Mrs. Aebi, the owner of Chalet L'Abbe, which letter was signed by Kenneth J. Keller, and requested that the owners of the Chalet be allowed to sell alcoholic beverages in addition to beer and wine, and that their lunches be served to the general public from 11:30 a.m. to 1:30 p.m., and to special groups from 1:30 p.m. to 4:00 p.m. Accompanying the letter were petitions from people in the area who were favorable to this request. Mr. Thompson also presented petitions from the people in the area who objected to the serving of alcoholic beverages in any establishment in this district. The Chair asked Mr. Thompson to give a recap of the original resolution, PC1-61.

Mr. Jones asked the members of the Commission to first consider the hours as petitioned by Mrs. Aebi. Mrs. Brod spoke in favor of granting the hours for service as requested. Mr. Englund summed up his understanding of the matter, stating he believed it was too soon to request an additional hearing, that the previous ruling should stand as in effect, it was a contract. After further discussion, Mrs. Brod moved, seconded by Eddy, that the Chalet L'Abbe be permitted to serve the general public during the hours of 11:30 a.m. to 10:00 p.m. AYES: Nase, Brod, Eddy, Kennedy. OPPOSED: Englund, Liddell. Motion carried and was so ordered. In explanation of his vote, Englund made known that he was in concurrence with the issue, but was of the belief that a hearing was in order before such action.

The second portion of the petition before the Commission was to permit the Chalet the privilege of serving cocktails, liquors and wine to the customers, provided that the Oregon Liquor Control Commission would grant the necessary dispenser's license. Mr. Englund moved, seconded by Mr. Liddell, that this question be referred to the Council for their action; that the Planning Commission waive their right to pass on this request; that this referral be made due to public reaction and petitions on file; and that the people in the general area be notified of any proposed action. Motion carried and so ordered.

AUDIENCE PARTICIPATION

Mr. Alison Whitaker, 3520 SE Sherry Lane, requested information regarding property on Sherry Lane, one block north of 36th Street and Harvey, and one block west; and advised the Commission that he was opposed to the construction of a two-story building (multi-family) in this residential area.

(Recess from 8:45 to 8:52 pm)

APPROVAL OF PLANS

Letter from Mr. Tom Haley, 914 Executive Building, Portland, Oregon, 97204, regarding Dwyer Memorial Hospital proposed plans was read. Mr. Jones asked for a staff recommendation. Mr. Thompson informed he had met with Mr. Haley, Mr. Ross and Mr. Daigle regarding the 24-foot minimum roadway with parking prohibited on both sides, and it was more or less then presented to the staff and architect and Mr. Haley to come to some suitable way to place a road through the property and design a roadway properly for the adequate radius on the corner for the type of vehicles to be using this roadway. Thompson further stated their opinion was the same, they could only recommend that which was felt best and consider alternate ways it could be done. It was felt the public dedicated right of way from 32nd Street to 36th Street was the most desirable method.

Fred C. Dyer, City Manager, reported that the best use for the public from the City Manager or Administrative point of view is dedicated right of way for an unrestricted public use as opposed to hospital administration and a restricted public use that would not be detrimental to hospital administration. Further, the City would accept some of the premises submitted by the Hospital. It was felt they (the Hospital) had satisfied all the restrictions of the City with the exception of the public right of way. The Planning Commission, it was believed, could require in writing that the street be put in to construction standards of the City and that it be deeded upon the acquisition of the City of additional right of way.

Donald Ross, Architect, 1023 SW Yamhill, Portland, proposed for the Dwyer Memorial Hospital an alternate to the dedicated right of way from 32nd Street to 36th Street.

(Recess 9:55 to 10:30 pm)

Kennedy moved, seconded by Eddy, that the plot plan be approved incorporating the following:

"Starting at the westerly property line, 32nd Street, the Commission would ask for a 50-foot dedication, moving in an easterly direction along the north boundary line to a point where there is a north-south jog in the property line, placed within this dedicated area, a 32-foot roadway paved curb-to-curb, constructed to City standards (this will be a City street and a sidewalk would be placed on one side, preferably to the south); thence, from this north-south property line jog a 30-foot combined private road with easement would follow the northerly property line to the easterly property line and then proceed along the easterly property line to the area which is now open for an easterly turn toward 36th Street; that within this area, a 24-foot private service roadway, paved curb-to-curb, built to City standards, be located five feet

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"from the northerly property line. This would leave, then, as a matter of explanation, a five-foot strip in which adequate sight-obscuring screening would have to be provided, not only along this northerly line, but along the easterly line, from this point where a turn toward 36th Street is shown; then, again, dedicate a 40-foot right of way for this 115 feet with not less than a ~~24~~ foot service, curb-to-curb street located. *arf*

"The Commission is accepting the portion of the letter from Mr. Tom Haley dated March 6, 1967, wherein it is stated:

- '3. We will give an easement for utilities to the City, whether the utilities serve the hospital or other property.
- '4. We will maintain the roadway through our property in condition satisfactory to the City.
- '5. We will give the City access at all times for emergency vehicles.'

"In addition, the major parking area as now shown on the plans would be increased to a minimum of 90 parking spaces." Motion carried and so ordered. *arf*

(Mr. Kennedy left the meeting at ^{11:45}~~10:45~~ pm).

(Commission recessed at 10:55 pm to review building plans.)

(City Attorney left the meeting at 11:00 pm).

(Meeting reconvened at 11:15 pm).

It was moved by Englund, seconded by Kennedy, that the Planning Commission accept the Dwyer Memorial Plans dated 1 October 66 as submitted with the exception of Sheet No. 1, designated as Plot Plan, Revised, copy of which will be forthcoming from the applicant before final overall approval is made. Motion carried and so ordered.

DISCUSSION

Proposed Street and Subdivision between Woodhaven Place and Wood Avenue - Mrs. Ida M. Walker, 11620 SE Lynwood Ave., submitted a preliminary subdivision proposal for decision of the Commission with regard to the continuation of Wood Haven ^{PLACE} to Wood Avenue with a street, the acceptance of the cul-de-sac concept which has already been established in the area, or alternative, which would leave a portion of the property undeveloped after a period of time.

Mr. Liddell moved, seconded by Mrs. Brod, that the Planning Commission give its consideration to a subdivision of property in question on the basis of the continuation of the cul-de-sac now existing in the area, without the requirement of future streets to be dedicated in

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this area. Motion carried and was so ordered. (The Commission made known while they normally did not recommend this, in the face of the existing cul-de-sac, it would be accepted.)

ANNEXATION

Bowman Terrace, Inc., Wm. Deppenmeier, Pres. David M. Scott, Sec., Annexation Request #A67-1. Lot 8 and a portion of Lot 9, "Atkinson", Joseph Kellog D.L.C. Sect. 6, T.2 So., R2E WM; Request had been filed for annexation of the above-described property to the City of Milwaukie. Liddell moved, seconded by Nase, that the Commission recommend annexation of the property described in #A67-1, and as much adjoining property which can be brought in with it through annexation methods available to the City in order to create a more regular City boundary. Motion carried and was so ordered.

DISCUSSION

Proposed Subdivision Ordinance, Section 2, Proposed Street Standards. Copy of a proposed ordinance was issued to each member to study, matter to be tabled to next regular meeting.

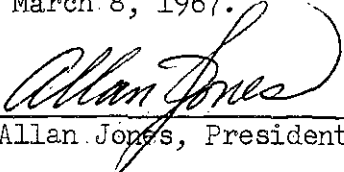
Parking criteria. Commission members were advised this item was being held in subcommittee at the present.

Study of Special Permit Fee - Recommendations. Dick Ivey, Planning Consultant, presented members of the Commission with a schedule of fees used by neighboring cities and the counties for their interest and review. This matter was tabled to a future meeting.

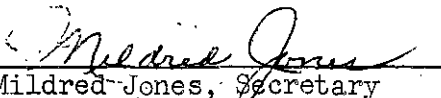
Meeting time and Agenda deadline. President Jones announced the next regular meeting of the Planning Commission would be held Tuesday, March 21, 1967, at 7:30 o'clock pm. This item to be carried over to the next regular meeting for discussion and consideration.

Sidewalk and Downtown Street Tree Design. This matter was tabled to the next regular meeting, as was the House Numbering System Revision. Action Request Reports. - discussed generally at workshop meeting.

Meeting was adjourned at 12:20 a.m., March 8, 1967.


Allan Jones, President

ATTEST:


Mildred Jones, Secretary