

City of Milwaukie
PLANNING COMMISSION MEETING

August 17, 1971

The regular meeting of the Milwaukie Planning Commission was held on the 17th day of August, 1971, in the Council Chambers. The meeting was called to order by Dan Croft, President, at 8:00 p.m.

Members present: Dan Croft Allan Jones Fred Liddell
John Foster Robert Kennedy Richard Nase

Members absent: Evan Whitaker (excused)

Also present: Max Thompson, Ass't. City Mgr. Donald Graf, Mayor
J. Wayne Daigle, Dir. Pub. Works Michelle Eaton, Secretary
Roger Mundorff, City Attorney

IT WAS MOVED by Kennedy, seconded by Foster, to approve the minutes of July 20, 1971. MOTION CARRIED and so ordered.

PUBLIC HEARINGS

ZC-71-4 Sherfy and Leong, applicants. Request to change zone from R-10 Single Family Residential to A-2 Apartment Residential on property adjoining 660 Waverly Court (Lot 11, Waverly Heights)

Public hearing was opened at 8:05 p.m., with notices published and mailed as required. Staff report from Max Thompson, recommending denial, was read.

Correspondence against: John J. Coughlin, President, Waverley Country Club

Speaking in favor: George W. Mead, attorney for Sherfy and Leong
Harold B. Sherfy, applicant

Speaking against: Dorothy White, 10240 Cambridge Lane
June Bennett, 10200 Cambridge Lane
James Wolfard, 2556 S. W. Vista, Portland
Laura Bennett, 10200 Cambridge Lane
Jerry Smith, 1612 Waverly Drive
Kasper Locher, 10131 Cambridge Lane

Questions raised: Pete Snook, 1510 Eton Lane

Hearing was declared closed at 8:55 p.m. The proposed development would utilize 3 1/2 acres of a 5 acre lot, with 20 condominiums costing 3/4 million dollars. There was discussion concerning possible alternate methods for allowing the proposed use, e.g. through a Planned Unit Development or requesting a lower density apartment zone.

IT WAS MOVED by Kennedy that the Planning Commission recommend to the City Council that ZC-71-4 be approved. MOTION FAILED for lack of a second. IT WAS MOVED by Foster, seconded by Nase, that ZC-71-4 be denied. MOTION CARRIED and so ordered.

(Meeting was recessed at 9:10 p.m. and reconvened at 9:20 p.m.)

ZC-71-5 P. & M Enterprises, applicant. Request to change zone from R-7 Single Family Residential to A-3 Apartment Residential on property located at 136 - 32nd Street (Lot 3, Block 2, replat of the vacated Roseland Addition)

Public hearing was opened at 9:20 p.m., with notices published and mailed as required. Staff report from Max Thompson, recommending approval with consensus of surrounding property owners, was read.

Speaking in favor: Dan Pickett, P & M Enterprises
Larry McGinnis, P & M Enterprises

Speaking against: Warren Garrow, 126 - 32nd (Presented petition with 44 signatures, dated August 6, 1971)
Edgar Cozad, 146 - 32nd
Harry Comins, 137 - 33rd
Dick Holmes, 145 - 33rd

Hearing was declared closed at 9:35 p.m. IT WAS MOVED by Kennedy, seconded by Liddell, that the Planning Commission recommend to the City Council that ZC-71-5 be denied. MOTION CARRIED and so ordered. The applicants stated they did not wish to pursue the zone change request any further.

ZC-71-6 Carl Bigej and Erlandson & Morgan, applicants. Request to change zone from A-2 Apartment Residential to A-1-B Apartment-Business Office Residential on property located at the intersection of Monroe Street and State Highway 224 (Lots 3, 4, and 5, Wilson Addition, except that portion conveyed to the State of Oregon, by and through its State Highway Commission)

Public hearing was opened at 9:45 p.m., with notices published and mailed as required. Staff report from Max Thompson, recommending denial, was read.

Correspondence in favor: State Highway Department, Salem
John J. Jennings, Kronberg Brothers

Speaking in favor: Ralf Erlandson, applicant
Eugene Holliday, 3035 Penzance
Mrs. Robert Kennedy, 2936 Monroe

No person spoke in opposition. The applicant stated he did not know what use was to be made of his portion of land--probably either offices or apartments. The Planning Commission would like to be able to review proposed construction along State Highway 224, and felt the zone change would be too all-encompassing. Hearing was declared closed at 10:00 p.m. IT WAS MOVED by Jones, seconded by Liddell, that the Planning Commission recommend to the City Council that ZC-71-6 be denied. MOTION CARRIED and so ordered.

CONSIDERATION

Discussion of Bureau of Governmental Research publications -- "Official Map Ordinance" and "Planning Administrative Manual"

It was generally agreed that the "Planning Administrative Manual" was very informative and would be helpful to new staff members, members of the Planning Commission and City Council and citizens wishing to acquaint themselves with various procedures in local government. It was suggested that the different subjects, e.g. zone change requests, subdivisions, variance and exception requests, etc., be accompanied by a flow chart in the form of an animated cartoon. It was also suggested that a typical lot be illustrated, showing corner lots, side yards in different zones, etc., to try to cut down the amount the Planning Commission has to review and also save the city staff some time. It was suggested that some of the application forms have a space for square footage of the property involved.

It was suggested that a time schedule for acquiring property be included in the "Official Map Ordinance."

CORRESPONDENCE AND OTHER BUSINESS

There was some discussion concerning the joint meeting of the Planning Commission and City Council held August 16, 1971. Several suggestions were discussed for improving communications between the Commission and Council including: sending the members of the Planning Commission a copy of Council agendas; having the Council notify the Planning Commission of all appeals made to them of Commission decisions; and, holding joint informal meetings at least twice a year.

Max Thompson explained a letter he had received from Clackamas County Planning Department regarding a request by Brockamp and Jaeger to redesignate the area on the north side of King Road, west of Stanley Avenue, for potential multi-family development. Their staff recommendation was to deny the request, and the Planning Commission concurred with the recommendation. The following reasons were given: it would be incompatible with the City's Comprehensive Plan, which shows this area as medium density residential; it would be spot zoning; and, there is a problem with sewers in this area.

Dan Croft brought a copy of a recent Bureau of Governmental Research and Service publication to the attention of the Commission. This study is "Relocatable Housing: Siting Options for Mobile Homes." Staff was requested to try to obtain additional copies of the study for the other members of the Commission for discussion.

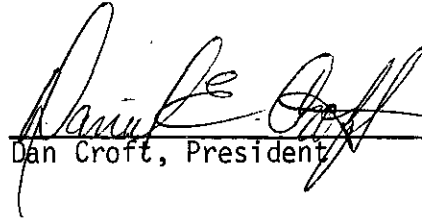
Staff was requested to list all proposed changes in the Zoning Ordinance for discussion at the next meeting.

Planning Commission
Regular Meeting

-4-


August 17, 1971

The meeting was adjourned at 11:15 p.m.



Dan Croft, President

ATTEST:



Michelle Eaton, Secretary