

MEETING OF JULY 27, 1965

An adjourned meeting of the Milwaukie Planning Commission was held on the twenty-seventh day of July, 1965, in the City Council Chambers. The meeting was called to order by Acting Chairman Roger Hollingsworth at 8:00 P. M. , and was immediately turned over to Mayor Haley who introduced Louis Cereghino, Commissioner pro tem. Mr. Cereghino took his seat on the podium and the meeting continued with the following members present:

Roger Hollingsworth	Wayne Daigle
Allan Jones	Louis Cereghino
Mervin Englund	George Van Bergen (entered at 9:30 p. m.)

Absent: Paul Baer
Dave Strauss
Jerry Miller
George P. Haley

It was moved by Jones, seconded by Englund that the minutes of June 15 and 30, July 14 and 20 be approved as written. Motion carried and so ordered.

The first item of business to come before the Commission was the application for zone change on property located at 1345 - 30th Street from 3-R=1 to 3-R-2 Special. Lloyd Bousman Inc. , applicant.

Mr. Ruger of Newman Real Estate, representative for Mr. Bousman, spoke regarding the proposed zone change, and advised that the plan is for quality units to be constructed on this site, with rentals to adults only. He pointed out that it would be very difficult for the owner of the property to obtain his investment in this home and land by selling to one party for a single family residence as he had invested considerable amount of money in his home.

The Chair announced that the Commission would hear any others who wished to speak regarding the proposed change.

Mr. Oscar Newman, 2905 Madison Street, spoke against the proposed zone change for the reason he had selected this area for his home because it was a quiet location and he felt that if a zone change was granted and multi-dwellings built on the property, it would add to the traffic, both vehicular and foot, creating more noise and congestion. He further felt that it would decrease the value of his own property and would tend to cause rezoning in the surrounding areas.

Mr. Ed Baxter, 1415 - 30th Street, owner of the adjoining property, agreed with Mr. Newman.

Mr. Robert Stark, 2815 Madison, was in agreement with Mr. Newman, and stated that he had just built his home two years ago and had selected this location because of the single family residences around the area. He suggested that the owners of the property which is being considered for rezoning, subdivide the property and in this way get a return on their investment. He questioned whether or not multi-family units would add to the water problem in the area.

Mr. Dick Shindler, 1316 - 30th Street, backed up the remarks of the others who spoke against the proposed change and questioned the need for the type of units proposed to be constructed.

It was moved by Jones, seconded by Englund that this matter be tabled and taken up later in the meeting for further discussion. Motion carried and so ordered.

Copy of a memo from W. Henry ^{STEWART} ~~Stuart~~ to Mayor Haley advising of his resignation as a member of the Planning Commission was read and ordered filed.

Letter from Cinderella Homes, Inc. was read, requesting permission to erect a sign designating lot locations for a new tract of homes.

It was moved by Jones, seconded by Cereghino, that the Planning Commission grant a temporary permit to Cinderella Homes, Inc. for the erection of a sign at the corner of 41st and Harvey Street. Said sign to be 4' x 8' plywood. Permit to have an expiration date of May 1, 1966, at which time the sign is to be removed.

Mr. John Iven laid before the Commission a plot plan of 3015 Monroe Street, showing the designated location for a duplex he is requesting to have moved onto the property. The City Building Inspector's report showed the duplex met the standards of the building code.

It was moved by Jones, seconded by Cereghino, that the plot plan be approved after correction is made on the parking area, allowing for back-up space for cars. Motion carried and so ordered.

Proposed zone change #65-15, Lots 42 through 46, Blk. 42, Minthorn Addn. was taken up for discussion. Cinderella Homes, applicant.

It was moved by Jones that the Planning Commission recommend to the Council that the zone be changed from 3-R-1 to 3-R-2 Special on the above property. Motion died for lack of a second.

After some discussion, Mr. Jones again made the motion that the Planning Commission recommend to the City Council that the zone be changed from 3-R-1 to 3-R-2 Special on Lots 42, 43, 44, 45, 46, Block 42, Minthorn Addition. Motion was seconded by Cereghino and carried. (MR. ENGLUND VOTED "NO") MIN. 8-17-65

Mr. Van Bergen entered the meeting and took his seat on the podium.

Zone Change #65-17, Lots 28 through 41, Blk. 42, Minthorn Addn. was next discussed. Cinderella Homes, applicant.

It was moved by Jones, seconded by Cereghino, that the Planning Commission recommend to the Council that the zone be changed from 3-R-1 to 3-R-2 Special, on Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41, Block 42, Minthorn Addition. Motion carried and so ordered.

Next considered was zone change #65-18, W. 10' of Lot 4, Lots 5 through 15, Blk. 42, Minthorn Addn. , from 3-R-1 to Commercial. Cinderella Homes, applicant.

It was moved by Jones, seconded by Englund that the Planning Commission recommend to the Council that the zone be not changed from 3-R-1 to Commercial on the above described property. Motion carried and so ordered.

Zone change #65-19 was taken up for consideration. Hays property, 5505 Lake Rd. A letter was read from the State Highway Dept. advising that a portion of this property is in line with the proposed interchange for the new highway and negotiations for this right of way will probably be made with the owner shortly.

Motion was made by Jones, seconded by Cereghino, that the Planning Commission recommend to the City Council that T. L. 24, John D. Garrett D. L. C. , with the exception of the southerly 294.71' be changed from 3-R-1 to Commercial-Industrial Zone and that T. L. 87, Garrett D. L. C. , be not changed from 3-R-1. Motion carried and so ordered.

Mr. Beals spoke regarding the second phase of the survey and asked that the Commission give some thought to what they desire to have included in the second phase. This matter will be brought up again at the August 17 meeting and the Planning Commission is to present their suggestions at that time. Recommendation is also requested from the City Manager on what he would like included in the next planning phase.

A memo from Clackamas County Planning Commission concerning a proposed road dedication on Loeffelman Road was read and discussed. Motion was made by Englund, seconded by Cereghino, that a letter be directed to the Clackamas County Planning Commission advising that the City of Milwaukie Planning Commission could not give its approval of the proposed road due to it being sub-standard.

A memo from Clackamas County Planning Commission concerning a proposed preliminary tract, Tract 36, Webster Acres, was read and discussed. Motion was made by Jones, seconded by Englund, that the Planning Commission approve the proposed drawing, and that a letter be sent to the Clackamas County Planning Commission advising them of same.

It was moved by Jones, seconded by Englund, that the next item of business, the rezoning of 32nd Street between Van water and Kelvin Streets, be tabled until the next regularly scheduled meeting of the Planning Commission on August 17. Motion carried and so ordered.

City Engineer requested that this matter be placed first on the Agenda for that meeting.

It was moved by Jones, seconded by Cereghino, that the application for zone change on 1345 - 30th Street be taken off the table and again brought up for discussion. It was moved by Cereghino, seconded by Jones, that a public hearing be set for the above proposed zone change. Motion carried and so ordered.

The publication dates of August 4 and 11 were set, with the hearing to be held on August 11 at 8:00 p. m. Owners within 200 ft. radius be notified of the hearing.

The Planning Commission discussed the use of eminent domain to acquire right-of-way for sanitary sewers in the area east of 28th Street off Lake Road. It was the feeling of the Commission that no definite decision could be made until such time as a specific request is made.

The next item for discussion was the Kellogg Creek Drainage Basin (Sanitary Sewers). It was moved by Jones, seconded by Englund that the Planning Commission recommend strongly to the City Council that application be made immediately for Federal Loan to plan Kellogg Creek Drainage Basin, Exhibit I, Plan A of Report on Study of Interception Sewers for Milwaukie, Oregon, dated 4/3/64. Motion carried and so ordered.

The discussion on annexation, (review, study, etc.) as well as the use of eminent domain for areas that are blocked by individuals in development will be taken up for discussion at the next regular meeting.

Mr. Jones was appointed by the Acting Chairman to formulate a criterion for use by the Planning Commission.

As there was no further business, the meeting adjourned.

ATTEST:

Secretary



Clerk

ADDITION TO MINUTES:

It was moved by Jones, seconded by Englund, that a memo be given to the Awards Committee recommending a service award for W. Henry Stewart.