

Milwaukie Planning Commission
ANNUAL REPORT: October 1, 1976

During the period from October 1, 1975, through September 30, 1976, the Planning Commission held 12 regular meetings and 12 special meetings.

In February 1976 Tom Foeller was appointed to fill the expired term of Louis Casale, and Luciano Monetti was appointed to fill the expired term of Dennis Davis. In December 1975 Jon Nickel was elected President; Mark Landis as Vice-President and Michelle Eaton as Secretary.

Members are:	Term to expire:
Robert Kennedy	February 1977
Jerry Mesander	February 1977
Robert Marquette	February 1978
Jon Nickel	February 1978
Mark Landis	February 1979
Luciano Monetti	February 1980
Tom Foeller	February 1980
Michelle Eaton	City Staff
ex officio members	

ZONE CHANGES

2 applications received and 2 public hearings held
2 recommendations for denial of zone change requests, 3 zone change requests denied by Council (including 1 recommendation for denial not acted on previously)

PETITION FOR RESOLUTION OF CONFLICT

1 application received and 1 public hearing held
1 recommendation to Council to change Comprehensive Plan Map designation, Council passed resolution amending Comprehensive Plan Map to conform with Zoning Map

PLANNED DEVELOPMENT

1 preliminary plan and program reviewed and approved

CONDITIONAL USE PERMITS

22 applications received and 22 public hearings held
17 conditional use permits granted, including 1 temporary permit later revoked; 1 permit granted was appealed to Council and Council reversed Planning Commission approval
3 requests for conditional use were denied; 1 request was withdrawn; 1 request deferred for further study
1 six month extension for an approved conditional use was requested and approved
2 changes in conditions for approval of conditional use permits were requested and approved

Among the conditional use requests granted were two professional offices, one new and one expansion of medical office, two duplexes, carport to shelter historic

street car, parking for existing church, parsonage for existing church, pre-school in existing church, modifying landscape plan for sewage treatment plant, addition to school district administration office, car wash, bulk polyester resin system, and retail sales.

VARIANCES AND EXCEPTIONS

23 variance applications received; 3 public hearings were held; adjacent property owners and residents notified on 3 requests; 13 requests were granted; 4 requests denied; 2 denials appealed to Council with no action taken yet on one appeal and one appeal denied to be considered further; 3 requests for clear vision area requirements variances deferred, no action taken yet; 1 request given six-month approval; 1 request Planning Commission determined no variance required; and 1 request withdrawn

No exception requests were received

ALTERATION, EXPANSION OR CHANGE OF NONCONFORMING USES

2 requests for expansion of nonconforming uses were received; 3 public hearings held; 1 request was approved; 1 request was withdrawn, resubmitted and denied

DESIGN REVIEWS

12 requests for design review were received and approved. In addition, staff approved 7 requests for design review.

RESOLUTIONS

The Planning Commission adopted the following resolutions: adopting criteria and guidelines for site design review; approving Bike/Footway Plan and recommending its adoption to the City Council; expediting Planning Commission business meetings and improving citizen participation; expediting Planning Commission meetings; information required for filing application for Planned Development zone; recommending annexation policy to the City Council for property in the vicinity of 60th Avenue south of Monroe; and establishing an interpretation of the Comprehensive Plan concerning Furnberg Park and parks.

SUBDIVISIONS AND MINOR LAND PARTITIONS

6 subdivision preliminary plats were submitted; 4 were approved; 1 was requested for revision; 1 plat previously approved was resubmitted and approved

6 subdivision final plats were submitted and approved

6 minor land partitions were requested and approved. In addition staff approved 21 minor land partitions

1 subdivision preliminary plat approved by the Commission was appealed to the City Council; Council upheld Planning Commission approval

BUFFER AREAS, ETC.

5 buffer areas were reviewed and approved
2 signs pursuant to approved conditional uses were reviewed and approved

OTHER ACTIVITIES

1. Hearings were held on amendments to the Zoning Ordinance regarding: Planned Developments; fences, walls and plantings in yards; restrictions on The Grove; and conditional use procedure in the Willamette Greenway; adoption of amendments recommended to the Council and subsequently adopted. A hearing was held on an amendment to the Zoning Ordinance regarding procedures for appeal of Planning Commission decisions, adoption recommended to the Council, no action taken as yet by the Council. An amendment to the Zoning Ordinance to delete requirements for clear vision areas was initiated, no hearing or recommendation made as yet.
2. Interpretations of the Zoning Ordinance regarding: two dwellings on one lot; nonconforming setbacks; and transitional areas were made.
3. Amendments to the Sign Ordinance regarding banners and pennants and restrictions for annual events sanctioned by the Council were recommended to the City Council and subsequently adopted.
4. An ordinance adopting interim site design regulations was recommended to the City Council and subsequently adopted. A hearing was held on an amendment to the interim ordinance regarding design review for Planned Developments, mobile home parks and areas designated as Open Space/Scenic Preservation in the Comprehensive Plan was recommended to the City Council and subsequently adopted. Application forms for design review were approved. A hearing was held on a new Design Review Ordinance, adoption recommended to the City Council, and subsequently adopted.
5. An ordinance regarding unused service stations was recommended to the City Council and subsequently adopted.
6. A hearing was held on a Bike/Footway Plan prepared by a citizens committee as an element of the Comprehensive Plan, recommended to the City Council and subsequently adopted.
7. An interpretation of the Comprehensive Plan regarding map designation was made; a procedure for handling clear vision variances was adopted; recommendations to Clackamas County regarding a proposed subdivision and a change in the Clackamas County Comprehensive Plan were made; a policy was adopted to send public hearing notices to residents as well as property owners; a policy for approval of elephant foot lots was adopted; application forms and filing information for Planned Developments were approved; and an outline of information required of applicants was adopted.
8. A recommendation was made to the City Council regarding a moratorium on development in areas of potential conflict between the Comprehensive Plan Map and Zoning Map and subsequently adopted. After the expiration of existing regulations, a new moratorium ordinance was recommended to the City Council and subsequently adopted. An application form and filing information sheet for Petition for Resolution of Conflict was approved.

9. Recommendations to the City Council regarding: street acceptance; filing fees for zone change; Willamette Greenway boundaries; and annexations were made.
10. Members of Planning Commission served on a new Comprehensive Planning Steering Committee, and Planning Consultant Selection Committee, to further the updating of the City's Comprehensive Plan.
11. Portland State University students prepared documents entitled "Milwaukie Comprehensive Plan: Inventory and Policy Options" and "Milwaukie Comprehensive Policy Plan." Students attended several Planning Commission meetings to discuss planning and Milwaukie with the Commission.



Michelle Eaton
Secretary to Planning Commission