

PLANNING COMMISSION MINUTES

REGULAR MEETING

JULY 26, 1983

MEMBERS PRESENT

BETTY ROHOLT
GEORGE CATHEY
JOHN FOSTER
BOB BROWN

EXCUSED ABSENCES:

REBECCA SWEETLAND
AL LAINE
JOHN LITTLEHALES

STAFF PRESENT

TOPAZ FAULKNER, PLANNING DIRECTOR
CAROL LEE, SECRETARY

Mr. Cathey called the meeting to order at 6:30 P.M.

3.1 ERNEST F. HAGER, VR -83-20
LOCATION: 2746 Washington St, Milwaukie
PROPOSAL:

The applicant requests a variance of Section 4.06 to allow a second single-family dwelling to be sited on the single tax lot, at 2746 SE Washinton St., commonly known as "Hager's Pond", Zoned R-7 Residential. The applicant plans to remodel the existing machine shop to provide housing for a relative.

Topaz presented the Staff Report, indicating that the front yard of the proposed residence would face the current dwelling. There would be a 3' separation between the structure and Washington St. which would be considered the side yard.

Ms. Roholt asked what plans had been made for parking.

APPLICANT'S RESPONSE:

SPEAKING: ERNEST HAGER, 2746 Washington ST.

Mr. Hager presented a very old snap shot of the property, and stated that property had remained in the family since 1912. He does not wish to divide the property in order to provide additional living space. The structure was originally a machine shop but has not been used as such for a very long time. He wants to remodel the structure to include an apartment and utility area that will be located on the deck at the east end. Mr. Hager stated that he would comply with parking requirements and provide a carport and driveway.

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SPEAKING: BILL HUPP, 2626 Washington St., Milwaukie

Mr. Hupp strongly supported the request, stating that the area is a unique asset to the City and would continue to hold its historical value if the structure were remodeled.

SPEAKING: MABLE EARNST, 11610 SE 30th, Milwaukie

Ms. Earnst said that the request would not be setting a precedent because it has a very unique quality to the property, and is a great asset to the City.

SPEAKING: HARVEY WARDRIP, 10955 SE 28th Ave, Milwaukie

Mr. Wardrip said that the lot size should be considered for the request, and the area between the curb and sidewalk should be paved. The existing structure is an eye sore and possible nuisance to children. If the structure is remodeled it will add greatly to the appearance of the area.

SPEAKING: S.A. RIVELLI, 2836 SE Washington, Springdale Nursery

Mr. Rivelli said he is in favor of the request.

SPEAKING: BOB BRECK, Breckwood Homes

Mr. Breck said there would not be construction problems regarding actual remodeling, which he will be performing.

APPLICANT'S FINAL COMMENTS:

SPEAKING: MR. HAGER

Mr. Hager expressed his appreciation to the Staff and Commission.

Mr. Brown said that the uniqueness of the site outweighs any potential problems regarding this approval setting a precedent. He suggested that a Condition be applied to the request restricting use of the property: If ownership should change, renting the property would be prohibitive and the variance would be rescinded and the property would have to be divided.

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Mr. Cathey stated that the request should be considered on the basis of how the property is used and not who uses the property.

Mr. Roholt Made a Motion to approve VR-83-20, with Findings:and Condition. Mr. Brown Seconded the Motion, it carried unanimously. Mr. Brown suggested that Findings state testimony in support of the request, and Public Works concerns be addressed as a Condition.
FINDINGS:

1. The request does not meet all four circumstances for granting a Variance. However, the Ordinance, in Section 7.02, simply states that the Commission "shall consider and make findings with respect to each of the following:

OBJECTIVE #2, Residential Land Use: Density, Policy 2, Page 28.
OBJECTIVE #4, Neighborhood Conservation, Policy 5, Page 31.
OBJECTIVE #5, Housing Choisce, Page 31.
OBJECTIVE #1, Single-Family Character, Page 54.
2. There has been no intention for this request to be a use-setting precedent, and has been judged on its own merits that it will improve the appear of the unique site.
3. There were several neighbors who spoke in favor of the applicant's request; no adverse testimony was received at the public hearing.

CONDITIONS:

1. Comply with all codè requirements for remodeling of the additional dwelling and improvements, according to the Public Works Department Memorandum dated July 5, 1983.

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6.0 CONSENT AGENDA

City Council Minutes: June 9, 15, 21, and July 5, 1983
APPROVED AS AN INFORMATIONAL ITEM.

Planning Commission Minutes: June 28, and July 12, 1983
To be reviewed at the next meeting. Corrections to be
received at that time.

Topaz explained the current status of the Railroad/Harmony Rd
Improvement Project. Other alternatives are being considered.
Tri Met is in favor of using the Lake Rd./Harmony route.
A study is underway to determine the feasibility of this route.
The Commission requested the opportunity to become involved
in the discussions for these improvements.


7.1 CONTINUED DISCUSSION REGARDING DRAFT ZONING ORDINANCE
RESIDENTIAL ZONES/DEFINITIONS.

The Staff and Commission reviewed Section 300.00 through 363.10
of the Draft Zoning Ordinance, which will be prepared for Final
Review and recommendation to the City Council.

8.0 OTHER BUSINESS

Topaz mentioned that the City has the opportunity to apply for
grant funds from Bonneville Power Administration to adopt a
Solar Access Ordinance. The City Council is in support of this
application, which will provide updating the current ordinance
informational meetings for the public, and implementing procedures.

THE MEETING ADJOURNED AT 9:30 PM.



Carol Lee, Secretary

George Cathey, Chairman

AGENDA

PLANNING COMMISSION MEETING

JULY 26, 1983

Council Chambers, 10722 SE Main St. Milwaukie

- 1.0 CALL TO ORDER AT 6:30 P.M.
- 2.0 PROCEDURAL QUESTIONS
- 3.0 PUBLIC HEARINGS:
 - 3.1 ERNEST F. HAGER
VR-83-20
LOCATION: 2746 Washington St.
PROPOSAL: The applicant requests a variance to allow a second single-family dwelling to be sited on the single tax lot, commonly known as "Hager's Pond". The applicant plans to remodel the existing machine shop to provide housing for a relative.
- 4.0 PUBLIC COMMENT
- 5.0 CONSIDERATION:
- 6.0 CONSENT AGENDA:
City Council Minutes: June 9, 15, 21, and July 5, 1983
Planning Commission Minutes: June 28, and July 12, 1983
- 7.0 OLD BUSINESS
 - 7.1 CONTINUED DISCUSSION REGARDING DRAFT ZONING ORDINANCE RESIDENTIAL ZONES/DEFINITIONS.
- 8.0 OTHER BUSINESS