

SPECIAL MEETING OF AUGUST 13, 1964

A special meeting of the Milwaukie Planning Commission was held on the thirteenth day of August, 1964, for the purpose of hearings on proposed zone changes on five different properties.

The meeting was called to order by Chairman Roger Hollingsworth. Those Present were: Chairman Roger Hollingsworth, Commissioners Paul Baer, David Strauss, John Sheldahl, Jerry Miller, Cecil Nickles, W. Henry Stewart, Earl Burdick and Max Thompson. Absent: Commissioner J. M. Bernard, Jr.

The Chairman opened the hearing on the proposed change of zone from 3-R-1 to Zone 3-R-2 Special for Tax Lot 210-2, Whitcomb D.L.C. at the south end of 26th Street. Mr. Don Calhoun, owner of the property stated that if the zone was changed there would be an apartment house placed on the property. Mr. L. Davis and Mr. Ralph Shroeder made objection, stating that the apartment presently at the south end of 26th Street had increased the traffic on the street and that another multiple dwelling would increase it more and asked what plans had been made to take care of this increase. Other owners of properties at the south end of 26th Street complained that the builders of the Lake Shore Apartments had promised to build retaining walls along their properties and had failed to do so and requested that this zone change be deferred until the retaining walls were in. Mr. DePew, owner of property adjacent to Tax Lot 210-2 stated that he had no objection to the zone change but would like to have some assurance that before a building permit was granted the builder must show proof that a retaining wall would be built. The Chairman declared the hearing closed.

The Chairman opened the hearing on a proposed zone change from Zone 3-R-1 to zone 3-R-2 Special for Tax Lot 139, Whitcomb D.L.C., and called for objections to the same. Mr. Meyers, 7 Riverway Lane objected to the change stating that he had objected to the apartment house now under construction on Tax Lot 140 and 141 next to Tax Lot 139. He felt that this type of building depreciated the value of single family dwellings in the area. Mrs. Ralph Kåin stated that she felt the apartment buildings depreciated their property values and suggested the members of the Commission view the same. Mrs. Meyers requested that she be put on the record as objecting to the zone change, stating that the zone change would open the way for apartment dwellings and that this would lower their property values.

The Chairman declared the hearing closed.

The Chairman opened the hearing on a proposed change from Zone 3-R-1 to Zone 3-R-2 Special for Lots 1, 2, 3, 4, 5, 6, Block 44, Milwaukie Heights and called upon the owner of the property to state why he wanted the zone changed. Mr. Fred Byron, owner, stated that when he bought the property there was one duplex and one four-plex dwellings on the property and he wanted the zone changed to conform to this useage. Mr. Payne, Mrs. Pierce, Mr. Haffenden, Mrs. Kaiser, Mr. Ted Loder, Mrs. Donnally, Mr. & Mrs. Dan Birkemeier and Mr. & Mrs. Brawn, all owners of properties in close proximity to the property, objected on the grounds that the area was now ideal for single family residences, and pointed out the sewage problem that would result from multiple family residences anywhere in the area.

The Chairman declared the hearing closed.

The Chairman opened the hearing on a proposed change of zone from 3-R-1 to 3-R-2 Special for Lots 5,6,7,8,9,10, Block 2, Berwin Villa and called for objection to the same. Mrs. Betty Harsh, owner of the property explained that multiple family dwellings would be placed thereon, that a survey and plans had been made for a sewer to care for the same. Mrs. Harsh showed a sketch of the proposed apartment house and explained that they would all be one bedroom units and that their plan was to rent to retired people, and therefore there would not be children. Mrs. Sicora, 2600 Logus Road stated that she felt the apartment house would be a welcome improvement to the neighborhood.

John Bennett, 10241 White Lake Road, J. P. Greenwald, 1023 White Lake Rd, Donna & Vern Deveny, Mrs. Ephrum, W. J. Fowler, John Denny, Don Morrison, Mervin Englund, all objected, the objection being increased traffic on White Lake Road, a 40 foot roadway and on Rhodesia Street a 30 foot roadway. The objectors also stated that the area was ideal for single family dwellings and that two story buildings deprived them of the privacy of their yards. They stated that they felt this use of the property would lower their property values and create a traffic hazard in the area.

The Chairman declared the hearing closed.

It was moved by Commissioner Nickles and seconded by Commissioner Stewart that these matters be discussed by the Planning Commission and a decision reached at the regular meeting on August 18, 1964. Motion carried.

The Chairman opened the hearing on a proposed zone change from 3-R-1 to 3-R-2 Special for Lots 5,6,7,8, Block 18, Minthorn Addition and called for objection to the same. Mr. C. R. Thompson, owner of the properties stated that he had plans to build two duplex houses on the property, and referred to the statements of property owners near the property that they had no objection to this use of the property. Mr. E. J. Smith, 4403 Llewellyn Street objected stating it would cause more traffic and that there might be more children in the street.

The Chairman declared the hearing closed.

Mr. Al Hamlin laid before the Commission plans and plot plan for multiple family dwellings proposed to be placed on Tax Lot 36, Whitcomb D.L.C. It was moved by Baer and seconded by Strauss that no action be taken on this matter until the regular meeting August 18, 1964. Motion Carried.

A letter from Beverly Davis, requesting approval of the continuation of the Milwaukie Kindergarten at 11895 S. E. Thorne Street, was read. It was moved by Strauss and seconded by Sheldahl that any decision on this matter be postponed until the August 18 meeting. Motion carried.

It was moved by Strauss and seconded by Baer that the motion made by Nickles and seconded by Stewart to discuss "these matters" and decide on the 18th of August be reconsidered. The vote was not unanimous. Chairman Hollingsworth voted favorable and carried the motion.

Under discussion on the change for Tax Lot 210-2, Whitcomb D.L.C., it was shown that the Lake Shore Apartments adjacent to the property had much bearing on making this property suitable to multiple family dwellings, that the objection voiced was not against the zone change but were complaints against the owners of Lake Shore Apartments failure to put in a retaining wall. It was moved by Strauss and seconded by Baer that the Planning Commission recommend to the City Council that the zone on Tax Lot 210-2, Whitcomb D.L.C. be changed to 3-R-2 Special. Motion carried.

There was discussion on the proposed zone change to 3-R-2 Special for Tax Lot 139, Lot Whitcomb D.L.C.. It was suggested that the members of the Commission view the property and surrounding area. It was moved by Nickles

and seconded by Stewart that the decision on this zone change be delayed until the meeting of September 15, 1964. Motion carried.

There was discussion on the question of the zone change for Lots 1, 2, 3, 4, 5, 6, Block 44, Milwaukie Heights. It was shown that the neighborhood was all single family homes and that there were no sewers installed. It was also shown that on account of rock formations the drainage was very poor and therefore multiple family dwellings should not be permitted to be built there. It was moved by Strauss and seconded by Burdick that the Commission recommend to the City Council that the zone 3-R-1 on Lots 1, 2, 3, 4, 5, 6, Block 44, Milwaukie Heights be not changed. Motion carried.

The Commission did not discuss the proposed zone change in Berwin Villa in order that the Commissioners could view the property.

The Commissioners discussed the matter of a zone change to 3-R-2 Special for Lots 5, 6, 7, 8, Block 18, Minthorn Addition. It was moved by Baier and seconded by Miller that the Planning Commission recommend to the City Council that the zone on this property be changed from 3-R-1 to 3-R-2 Special and that it be recorded in these minutes that no building plan has been considered or approved for this property. Motion carried.

Commissioner Strauss laid before the commission an aerial map showing the proposed route of Highway I-205. The Commission decided to meet as a committee on September 1 to discuss this matter and decide on possible recommendations to the Highway Department.

On motion duly made and carried the meeting adjourned.



David Strauss
Secretary