

REGULAR MEETING OF JULY 21, 1964

The regular meeting of the Milwaukie Planning Commission was held on the twenty-first day of July, 1964

The meeting was called to order by Chairman Roger Hollingsworth.

Those present were Chairman Roger Hollingsworth; Commissioners Paul Baer, Joseph M. Bernard Jr., David Strauss, Cecil Nickles, Earl S. Burdick, Jerry Miller and John O. Sheldahl. Absent: Commissioners Max Thompson and W. Henry Stewart.

It was moved by Baer and seconded by Bernard that the minutes of the regular meeting of the Commission, held on the sixteenth day of June, 1964 and the minutes of a special meeting of the Commission, held on the tenth day of July, 1964, be approved as written. Motion carried and so ordered.

Mr. George Lund, of Foster & Kleiser Sign Co. again came before the Commission with regard to placing a standard 12' X 24' outside advertising sign board on property owned by Milwaukie Box and Veneer Co. between the Portland Traction Co. right-of-way and the river. It was moved by Burdick that this matter be discussed later. There was no second to the motion. The matter was discussed. Mr. Lund stated that the sign would be placed so it would not obstruct the view of the river from the highway. It was moved by Bernard and seconded by Burdick that the permit be denied. The motion carried with one dissenting vote, by Strauss.

A letter from Donald R. and Gertrude A. Calhoun, in which they requested a zone change from zone 3-R-1 to multiple family zone for their property at 2105 26th St., was read. It was moved by Baer and seconded by Strauss that the Commission initiate a zone change from zone 3-R-1 to zone 3-R-2 Special for Tax Lot 210-2 of the Lot Whitcomb D.L.C. (the Calhoun property) and that Mr. Calhoun pay the cost of same and that a Resolution be adopted providing for the zone change showing the hearing date to be August 13, 1964, the notice of same to be published August 5th and 12th. Motion carried and so ordered. (See Resolution No. PC7-1964)

A letter from Celeste and Lena Barberis, in which they requested a zone change from 3-R-1 to 3-R-2 Special for Tax Lot 139 Whitcomb D.L.C., was read. It was moved by Bernard and seconded by Nickles that the Commission initiate this zone change; that the cost of same be paid by Barberis, that a hearing be held on August 13, 1964; that notices of same be published August 5th and 12th, and sent to all properties south of Lava Drive, and west of Johnson Creek, and that this zone change be included in the resolution providing for the zone change of the Calhoun property. Motion carried and so ordered.

Mr. Richard Herren laid before the Commission plans and plot plan for a single family residence which he proposed to build on Lot 1 Block 12, ARDENWALD, and requested the approval of the Commission for the same. Owing to the shape of the lot Mr. Herrin could not observe the required set back on all sides. After viewing the location it was moved by Baer and seconded by Miller that the variation be approved and that the permit for the building be granted. Motion carried and so ordered.

Mr. Elmer Young came before the Commission with regard to building ^{two} two-story apartment buildings on Tax Lot 66, Hector Campbell D.L.C. and requested the Commission to change their decision as set forth in the minutes of the special meeting held on July 10, and permit the two-story buildings. Mr. Holbrook, 2211 Glover Road made objection to two-story buildings on the property. The Commission took no further action on this matter.

Fred and Betty Byron, 12439 10th Ave. laid before the Commission a request for a change of zone from zone 3-R-1 to zone 3-R-2 Special for Lots 1, 2, 3, 4, 5, 6, Block 44 Milwaukie Heights.

It was moved by Bernard and seconded by Strauss that the Commission initiate this zone change; that the cost of same be paid by Mr Byron; that the hearing on this change be on the 13th of August; that notice of the hearing be published August 5th and 12th and sent to properties within 200 feet of this property and that this property be included in the resolution changing the Calhoun and Barberis properties. Motion carried and so ordered.

It was moved by Nickles and seconded by Strauss that the application for a zone change from 3-R-1 to multiple family zone for property owned by Mr.H.Hale Yeaple, 9566 41st St.be taken up from the table. Motion carried and so ordered. The Commission viewed the Yeaple property and the proposed plan for multiple housing thereon. It was moved by Strauss and seconded by Nickles that the Commission recommend to the City Council that the present zone (3-R-1) be maintained on this property. Motion carried and so ordered.

Lloyd Bousman Inc. laid before the Commission plans and plot plan for apartments to be built on properties now in Zone 3-R-2 Special, lying south of Harvey Street and east and west of the projection of 33rd Street to the south. It was moved by Strauss and seconded by Miller that the Commission postpone action on this matter until the special meeting of July 30. Motion carried and so ordered.

A letter from Forrest Cooper, State Highway Engineer, with reference to the proposed route for Proposed Highway I-205, was read. It was moved by Burdick and seconded by Bernard that the Commission recommend to the City Council that the State Highway Department be invited to initiate a public hearing on this question, in Milwaukie. Motion carried and so ordered.

A letter from Clackamas County Planning Commission with reference to a preliminary Plat of Concord Terrace No.3, was read. It was moved by Burdick and seconded by Baer that the Clackamas County Planning Commission be advised that the Milwaukie Planning Commission approve the preliminary plat of Concord Terrace. Motion carried and so ordered.

A letter from Clackamas County Planning Commission with regard to a preliminary Plat of Parmenter Terrace was read. The Clackamas County Commission were approving the plat on certain conditions which had been set forth in four paragraphs, pertaining to the improvement of Willow Lane. Paragraph 4 provided that until such time that Willow Lane is improved and accepted by the County, the proposed Subdivision would have to be held in abeyance by the Commission. It was moved by Nickles and seconded by Miller that the Milwaukie Planning Commission inform the County Commission that they have no objection to the plat of Parmenter Terrace providing that Paragraph 4 of their letter was followed through. Motion carried and so ordered.

A letter from the Clackamas County Planning Commission stating that as of July 24, 1964, the County will have zoned all of those areas contiguous to the City of Milwaukie and within the general area of Milwaukie, was read.

It was moved by Strauss and seconded by Nickles that the following resolution be adopted.

SEE RESOLUTION NUMBER PC-7-1964 Attached.

RESOLUTION NUMBER PC-7-1964

WHEREAS, after due consideration of the minimum requirements for general welfare as established by Ordinance No. 481, as amended, of the City of Milwaukie, Oregon, and after careful consideration of the need for multiple family dwellings within the City and the necessity of rezoning certain areas of the City occasioned thereby, and

WHEREAS, the owners of real properties described hereunder have, in writing, requested that the said properties be rezoned from their present classifications to the multiple family zone, the City Planning Commission of the City of Milwaukie, Oregon, has determined that it is now necessary and advisable to initiate proceedings to accomplish the rezoning of the following described properties, to-wit:-

NOTE: The following Tax Lot numbers are numbers assigned to the property by the County Assessor and are affective numbers of the properties as of July 1, 1964.

TAX LOT 210-2 of the Lot Whitcomb D.L.C.
TAX LOT 139 of the Lot Whitcomb D.L.C.
LOTS 1, 2, 3, 4, 5, 6, BLOCK 44 MILWAUKIE HEIGHTS

so as to remove and withdraw the said properties from Zone 3-R-1, as established by the zoning ordinance of the City of Milwaukie, Oregon, as amended, and incorporate and include the same within the Zone 3-R-2 SPECIAL as established by said Ordinance, as amended.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Planning Commission of the City of Milwaukie, Oregon, that by virtue of the foregoing and by virtue of the provisions of Section 9 of the Zoning Ordinance of the City of Milwaukie, Oregon, as amended, that proceedings be and the same hereby are initiated by the said City Planning Commission to accomplish the rezoning of the above described properties so as to remove and withdraw the said properties from Zone 3-R-1 as established by the said Zoning Ordinance and to incorporate and include the same within the 3-R-2 Special zone as established by said Ordinance, as amended.

BE IT HEREBY FURTHER RESOLVED that the 13th day of August, 1964, be and the same hereby is fixed as the time, and the Council Chamber of the City Hall, 926 Main Street, Milwaukie Oregon, be and the same is hereby fixed as the place at which a public hearing shall be held to afford the owners of said real property, persons particularly interested, and the general public an opportunity to be heard on the question of the zoning changes hereby initiated.

BE IT FURTHER RESOLVED that the City Recorder of the City of Milwaukie, Oregon, be and he is hereby authorized and directed to cause a notice of said public hearing to be published in the Milwaukie Review, a local newspaper in Milwaukie, Oregon, and a newspaper of general circulation within said municipality. Such notice shall be published once within the week within which the public hearing is to be held, as provided by ORS 227.260, and as provided by Section 9 of the Zoning Ordinance of the City of Milwaukie, Oregon.

Adopted this 21st day of July, 1964

Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.

ATTEST:

Ellen Martin
Clerk

Roger Hollingsworth
Roger Hollingsworth, Chairman.

David Strauss
David Strauss, Secretary