

SPECIAL MEETING OF DECEMBER 13, 1963

A Special meeting of the Milwaukie Planning Commission was held, for the purpose of hearings on proposed zone changes and a new zone, on the thirteenth day of December 1963.

The meeting was called to order by Chairman W. Henry Stewart.

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

The Chairman opened the hearing on the proposed change of zone from 3-R-1 to Commercial Zone for the South 65 feet of Lots 1, 2, 3 and all of Lot 4, Block 41, Minthorn Addition, and called for objection to the same. There was no person present who made objection and no written objection had been received. The Chairman declared the hearing closed.

The Chairman opened the hearing on a proposed change of zone from zone 3-R-1 to zone 3-R-2 SPECIAL for the north 350 feet of Tract "B" Cogswell's First Addition and called for objections to the same. There was no person present who made objection and no written objection had been received. The Chairman declared the hearing closed.

The Chairman opened the hearing on a proposed change of zone for Tax Lots 140 and 141 of the Lot Whitcomb D.L.C., from 3-R-1 to 3-R-2 SPECIAL zone and called for objection to the same. Mr. Schuyler Southwell, owner of the property spoke in favor of the zone change and stated that he proposed to build two multiple family dwellings thereon, a twenty-seven unit apartment on Tax Lot 140 and a twelve unit apartment on Tax Lot 141. Mr. Southwell stated that he had planned to build this type of dwellings prior to the annexation of the property to the City; that the County Planning Commission had approved his plans and that he had started the work on the buildings; and that he had learned that in order to connect to the City sewer, his property must be within the city; that he had given the city a strip of land along Lava Drive, making this roadway wide enough for the City's acceptance; that he had annexed the property by Ordinance No. 774 in November, 1959 prior to the passage of Ordinance No. 828, (Nov. 1960) and that due to unavoidable circumstances he had been unable to continue with the construction of the buildings. Mr. Harold Davis stated that in 1959 he was working for Mr. Southwell and that the buildings had been laid out and work started under a permit from the County Planning Commission and in a zone approved by the County Planning Commission before the property was annexed to the city.

Mr. L.C. Meyers, 7 Riverway Lane, (Tax Lot 241) and Mr. Ralph Klein, 8 Riverway Lane (Tax Lots 245, 235) both objected to the property being zoned to permit multiple family dwellings and stated that they would recommend that the zone be 3-R-1.

Mr. and Mrs. Lester Hunter, 1500 Lava Drive, (Tax Lot 142, Whitcomb) (Not in City) objected to the use of the property for multiple family dwellings stating that this would cause increased traffic on Lava Drive and that a two story building would obstruct the view of residents along Lava Drive.

Mr. Celeste Barbaris, T.L. 139 Whitcomb D.L.C., objected stating that he did not object to multiple family dwellings but he did not want a two story dwelling on the property.

A petition, signed by the owners of seven pieces of property in the City and one property owner outside the City, all west of Johnson Creek and East of the River, objecting to 3-R-2 SPECIAL Zone for this property, was laid before the Commission. The Chairman declared the hearing closed.

Mr. C.R. Thompson laid before the Commission the plan and plot plan for a duplex dwelling to be built on Lots 5 and 6, Block 15, Minthorn Addition, and requested a recommendation of a building permit for the same. Proper set-back lines had been observed and off street parking was provided. It was moved by Bernard and seconded by Shrock that the City Manager be authorized to issue a permit for the duplex dwelling. Motion carried and so ordered.

Mr. Boyd Jossey laid before the Commission the plans and plot plan for the remodeling of the Ledding House to a Public Library, he also showed a model of the building. It was moved by Burdick and seconded by Hollingsworth that the Commission approve the plans and plot plan as shown by Mr. Jossey. Motion carried and so ordered.

The matter of the proposed zones was then taken up.

It was moved by Hollingsworth and seconded by Burdick that the Planning Commission ~~recommend~~ recommend to the City Council that the south 65 feet of Lots 1, 2, 3 and all of Lot 4, Block 41, Minthorn Addition, be changed from Zone 3-R-1 to Commercial Zone. Motion carried and so ordered.

It was moved by Bernard and seconded by Hollingsworth that the Planning Commission recommend to the Council that the North 350 feet of Tract "B" Cogswell's First Addition, be changed from Zone 3-R-1 to Zone 3-R-2 SPECIAL. Motion carried and so ordered.

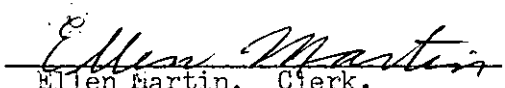
It was moved by Hollingsworth and seconded by Burdick that Tax Lots 140 and 141, now unzoned, be zoned 3-R-2 SPECIAL Zone. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.

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Paul Baer, Secretary

ATTEST:

  
Ellen Martin, Clerk.