

MILWAUKIE PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, AUGUST 25, 1987

COMMISSIONERS PRESENT

Jan Fitzgerald
Robert Knudson
Gregg Newstrand, Jr.
Don Trotter
Pam Wiley

STAFF PRESENT

William B. Adams, Community
Development Director
Jane Heisler,
Associate Planner
Dave Krogh,
Assistant Planner
Shirley Richardson,
Hearings Reporter

COMMISSIONERS ABSENT

John Littlehales, Chairman
Patricia Lent

1.0 CALL TO ORDER

Don Trotter called the meeting to order at 6:30 p.m.

2.0 PROCEDURAL QUESTIONS

Don Trotter, Vice Chairman, started the meeting by welcoming everyone in attendance.

3.0 CONSENT AGENDA

3.1 PLANNING COMMISSION MINUTES - August 11, 1987

Gregg Newstrand moved to approve the Minutes as corrected of August 11, 1987. Robert Knudson seconded. MOTION PASSED 5-0.

4.0 PUBLIC COMMENT

None.

5.0 PUBLIC HEARINGS

Don Trotter explained the format used in the public hearing process. He asked the audience if they had any questions. There were none. Don Trotter asked the Commissioners if they had any conflicts of interest; there were none.

- 5.1 Applicant: Castillo Co.
Property Owner: Spectrum Properties c/o U.S. National Bank
of Oregon
Location: East Side of Freeman Way (Tax Lots 629 & 630 of
Tax Map 1 2E 31CC).
Proposal: Transition Area Plan Review (PR-87-02) (Krogh)

Dave Krogh stated that any action on this proposal for a transitional area plan review was contingent on the decision of City Council approval of the rezoning of this property. Dave explained that the intent of this transitional area plan review was to minimize impacts to lower density areas, properties to the West, South and East, which are zoned R-10. The Applicant originally proposed 15 ft. setbacks around the entire perimeter and they would prefer to stay with that 15 ft. setback requirement. The Staff Report recommends a 20 foot setback requirement. The landscaping plan as proposed in a new map met the 10% requirement for landscaping within parking areas.

APPLICANT'S PRESENTATION

SPEAKING: Tom Bohlen, Architect, Castillo Company, Phoenix, Arizona

Mr. Bohlen assured the Commissioners that he was in agreement with all the landscaping requirements. The only change he would like to make is to add some deciduous trees along Freeman Way along with the Pine to add some foliage color in the Fall. Because of the topography of the site, it provides its own natural buffer. Mr. Bohlen was concerned about the 20 ft. setback requirement. He felt the 15 ft. setback proposed was adequate to provide an open area around the project. The layout and design of the site is the most economical and attractive for the company. If they had to meet the 20 ft. requirement, it would mean an additional \$30,000. expense to excavate into the existing hillside and put in retaining walls. Mr. Bohlen explained that the parking requirement was over and beyond requirements because State Farm had a fleet of cars that was needed for company use that would be in the parking lot. He ended his presentation requesting that the 15 ft. setback be approved.

QUESTIONS OF APPLICANT BY THE COMMISSIONERS

Don Trotter asked about the lighting. Mr. Bohlen stated that the lighting would only be in the parking lot. The proposed lighting would be facing down towards the pavement and there would be very little chance for glare to the surrounding properties.

TESTIMONY IN FAVOR

None.

COMMENTS OR QUESTIONS FROM INTERESTED PERSONS

SPEAKING: Dr. J. H. Todd, 12600 S.E. Freeman Way, Unit #36,
Milwaukie

Dr. Todd stated that there were a lot of parking spaces being allotted for this building and wondered if there were plans to increase the height of the building at some future date. Secondly, there is no sidewalk on Freeman Way and asked if there are plans to put one in. Don Trotter indicated that there would be a sidewalk included in this development.

SPEAKING: Dr. Paul Rethinger, 12600 S.E. Freeman Way, Unit #12,
Milwaukie

Dr. Rethinger asked if there could be more information on the lighting. Since the residents of the condominiums would be looking down upon this building, he wanted to make sure the lighting wouldn't be offensive.

SPEAKING: Diane Huskey, 12600 S.E. Freeman Way, Milwaukie

Ms. Huskey indicated that she didn't understand the reasoning for the 20 plus spaces above and beyond the number of employees for the building.

TESTIMONY IN OPPOSITION

None.

CLOSING COMMENTS

SPEAKING: Tom Bohlen, Architect, Castillo Company, Phoenix,
Arizona

Mr. Bohlen explained that the building proposed is designed for actual market use in an area and at this time there are no plans to ever expand the facility. If the need arises where they would need more service in the area, they will locate a new facility. No expansion is anticipated on this facility. The lighting is a high-pressure sodium system. They are placed on 30 ft. poles and there will be possibly 4-6 fixtures at about 400 watts per fixture. The plan is for very low level lighting.

SPEAKING: Steve Lineburger, State Farm Companies, 4600 25th
Avenue, Salem, N.E.

Mr. Lineburger stated that the lighting is basically for the purpose of safety for the employees. It is only bright enough for the employees to get to their cars in the evenings. Mr. Lineburger then explained that there is a fleet of 20 cars assigned to the building. This car pool is for company employees to take care of company business off the site. He also explained that this building's design is universal across the country. They have not expanded to this design; it is not built to add additional storage or any expansion in any way. If they need to expand, they will build in West Portland. That is their next targeted market area to expand to. Mr. Lineburger also explained that the additional \$30,000 used to extend the 15 ft. setback would have to come from policyholders expenses, as it is a cost of doing business for the policyholders.

QUESTIONS OF APPLICANT FROM COMMISSIONERS

Gregg Newstrand asked if there would be meeting facilities in the building. Mr. Lineburger stated that there is a conference area in the building that would accommodate maybe 30 people. This is designed for occasional employee meetings, probably not more than once a month.

Gregg Newstrand asked if the public would have access to this conference room. Mr. Lineburger stated that for confidentiality of their customers, they do not open their building to the public.

Don Trotter asked which area on the site plan would be designated for the fleet of company cars. Mr. Lineburger stated that for security purposes they would park seven or eight, or as many as they could inside the building. At this time, they did not have a designated space in the parking lot.

Don Trotter noted that the site plan shown tonight was different from the plan in his information packet. On the new site plan, has the number of parking spaces been changed. Mr. Bohlen stated that the new site plan proposed 127 parking spaces instead of the 122 as shown in the Staff Report.

There was a question from the audience as to what kind of security was planned for the parking lot to prevent kids from gathering there at night or during closed hours.

DELIBERATION AMONG THE COMMISSIONERS

Don Trotter drew a picture on the chalkboard explaining the difference between the location site with a 15 ft. setback and a 20 ft. setback. It was clear from the picture that the 20 ft. setback would give the condominium residents more view of the proposed development. It was his opinion that it would be better to have the 15 ft. setback.

It was a consensus among the Commissioners that the 15 ft. setback was acceptable.

Don Trotter asked what the normal foot candle level for lights would be for the parking lot. Mr. Bohlen stated that State Farms' standard is about 1-2 foot candles over the whole parking lot.

Jan Fitzgerald asked about the lights being on a timer. Mr. Lineburger stated that they would be on a light sensitive system.

Don Trotter asked about gates on the parking lot. Mr. Bohlen stated that there would not be gates.

Don Trotter asked if trees could be incorporated in the center island of the parking lot to help screen the parking on the far side. Mr. Bohlen said he saw no reason why it couldn't be done.

Gregg Newstrand asked about on-site security to keep cars from congregating there. Mr. Lineburger stated that the security for the building itself would be an electronic system. They also plan to have personnel come out and check the grounds a couple times a night. If they did have a problem with people coming in there at night, they will address that issue as appropriate at that time.

~~Don Trotter moved to approve~~ Plan Review 87-02 with the five findings proposed by Staff. Report Condition One, Paragraph One as stated, Paragraph One A would be reworded to state, "a landscape island as presented on the site plan this evening shall be provided in a width sufficient to provide for trees to accomplish screening of the east side of the parking lot from the residences on the bluff." Condition One B as proposed. Condition One C, "maximum average lighting level in the parking area will be three foot candles per square foot." Condition Two will be changed to read, "Setback shall be 20 feet along the East boundary and 15 feet along the North, West and South property lines. Condition Three as stated. Condition Four as stated. Delete the last paragraph that starts, "added note..." Pam Wiley second the motion.

Don Trotter asked Applicant about irrigation of the proposed landscaping. Mr. Lineburger stated that all of their buildings had underground irrigation systems.

~~Don Trotter further added to the motion that~~ under Number Five, that the landscaping area shall be provided with an underground irrigation system. The design to be approved by Staff.

~~Don Trotter added to the motion a Sixth Condition,~~ that sidewalks and gutters be provided along the East side of Freeman Way to City standards to be approved by Staff.

MOTION PASSED UNANIMOUSLY 5-0.

Recess taken at 7:50

Reconvened at 8:00

Don Trotter announced that the Senior Housing issue was postponed until the next meeting on September 8, 1987.

8.2 HOUSE BILLS PERTAINING TO MOBILE HOMES (HEISLER)

Jane Heisler explained that there were basically two pieces of legislation passed. One that the definition of a mobile home was a home manufactured at a factory and then shipped to a site for setup. The second was that cities had to provide in their plans for mobile home parks. The legislation requires that cities make projections of need for mobile home parks. Right now less than 1% of all units in Milwaukie are mobile homes. Clackamas County shows about 8% of total, with a projected need of 37% of all new units. The CPRC is looking for suggestions on these criteria. There was some general discussion among the Commissioners about different requirements that could be used and anchoring requirements for various ages and styles of mobile homes. A comment from the audience suggested that lending institutions be questioned as to what they use as criteria for financing of mobile homes.

7.1 UPDATE ON URBAN SERVICES - URBAN PLANNING AREA AGREEMENT (ADAMS)

Bill Adams said that they were now in the process of putting together a draft of the Urban Planning Area Agreement to present to the county. Bill Adams plans to have a copy of that draft to the Commissioners for their review at the next meeting. The Agreement speaks to the transition of land use planning responsibilities between the county and city. It is planned to incorporate regional requirements regarding public facilities planning and establishment of the urban service boundary into the agreement.

Bill Adams reported that they are in the process of coming to a resolution of the urban services boundary. They are presently meeting with various jurisdictions on this.

Don Trotter asked if they were meeting their time schedules as planned. Bill Adams stated that because of the various input they need from other jurisdictions, it has slowed their time schedule down some.

7.2 UPDATE ON RIVERFRONT/DOWNTOWN URBAN RENEWAL PLAN (ADAMS)

Bill Adams reported that a meeting is planned this Thursday to discuss the concept plan and public improvement projects.

He also informed the Commissioners that there are other meetings planned with downtown residents and property owners to get input. Staff is continuing to make presentations around the community and asking for interaction from other sources.

Pam Wiley asked what kind of feedback they are getting from these presentations. Bill Adams stated that he has been getting very favorable reactions and that he plans to have some comments from developers typed and distributed to the Commission.

8.0 OTHER BUSINESS
8.1 APPLICATIONS STATUS (KROGH)

Dave Krogh reviewed with the Commission a list of 1987 applications that he prepared from City records. There was some discussion among the Commissioners regarding some of the applications.

Dave Krogh informed the Commission that the Form of Application was denied by City Council. He stated that part of the reasoning for the denial was that the intent of the ordinance really wasn't clear to the Council. There was a 2-2 split vote.

There was discussion among the Commission about the issues that the Commission deals with and how it co-relates to the City Council. It was the consensus of the Commission that there should be a little more coordination between the City Council and themselves to alleviate any problems in the future. It was decided that in the future, on legislative matters that are up before the Council, that a Commission member be present to answer any questions and explain any comments in addition to the Staff Report.

LETTER FROM J. DAVID HUNT, CRYSTAL LAKE APARTMENTS

Don Trotter reviewed a letter from J. David Hunt thanking Staff for their support in the project.

SUNLINE

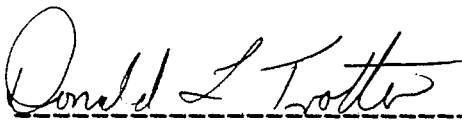
Bill Adams stated that this was an information item on the Solar Access Study.

CITY OF MILWAUKIE PLANNING COMMISSION
MINUTES OF AUGUST 25, 1987, PUBLIC HEARING
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- 9.0 NEXT MEETING
- 9.1 CPA-87-01/ZC-87-05/CU-87-05 PACIFIC WESTERN DEVELOPMENT
(SENIOR HOUSING)
- 9.2 DEVELOPER'S AGREEMENT (DISCUSSION)

Don Trotter asked that Staff prepare an updated draft highlighting the areas of concern that they have identified. Dave Krogh indicated that he would get an updated copy to the Commissioners by next meeting.

~~Robert Knudson moved to adjourn~~ the meeting of August 25, 1987. Jan Fitzgerald seconded. MOTION PASSED UNANIMOUSLY 5-0. Meeting adjourned at 8:51 p.m.



Don Trotter, Vice Chairman



Shirley Richardson,
Hearings Reporter

AGENDA
MILWAUKIE PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 10722 SE MAIN STREET
TUESDAY, AUGUST 25, 1987, AT 6.30 P.M.

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ITEM MEETING FORMAT
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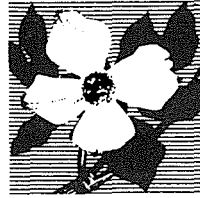
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| 1.0 CALL TO ORDER | 1. STAFF REPORT |
| 2.0 PROCEDURAL QUESTIONS | 2. CORRESPONDENCE |
| 3.0 CONSENT AGENDA | 3. APPLICANT'S PRESENTATION |
| 3.1 PLANNING COMMISSION MINUTES - AUGUST 11, 1987 | 4. PUBLIC TESTIMONY FROM OTHERS
IN SUPPORT OF APPLICATION |
| 3.2 CITY COUNCIL MINUTES - AUGUST 4, 1987 | 5. COMMENTS OR QUESTIONS FROM
INTERESTED PERSONS WHO NEITHER
ARE PROPONENTS NOR OPPONENTS |
| 4.0 PUBLIC COMMENT - THIS IS AN OPPORTUNITY FOR THE
PUBLIC TO COMMENT ON ANY ITEM NOT ON THE AGENDA, | 6. PUBLIC TESTIMONY FROM THOSE IN
OPPOSITION TO THE APPLICATION |
| 5.0 PUBLIC HEARINGS | 7. QUESTIONS FROM THE PLANNING
COMMISSION |
| 5.1 APPLICANT - CASTILLO COMPANY
PROPERTY OWNER - SPECTRUM PROPERTIES C/O US NAT.
BANK OF OREGON
LOCATION - FREEMAN WAY (TAX LOTS 629 & 630, TAX
MAP T1S, R2E, 31CC)
PROPOSAL - TRANSITION AREA PLAN REVIEW (PR-87-02)
(KROGH) | 8. REBUTTAL TESTIMONY FROM
APPLICANT |
| 6.0 CONSIDERATION ITEMS - NONE | 9. CLOSING OF PUBLIC HEARING |
| 7.0 OLD BUSINESS | 10. COMMISSION DISCUSSION/ACTION |
| 7.1 UPDATE ON URBAN SERVICES - URBAN PLANNING AREA
AGREEMENT (ADAMS) | |
| 7.2 UPDATE ON RIVERFRONT/DOWNTOWN URBAN RENEWAL PLAN
(ADAMS) | |
| 8.0 OTHER BUSINESS | |
| 8.1 APPLICATIONS STATUS (KROGH) | |
| 8.2 HOUSE BILLS PERTAINING TO MOBILE HOMES (HEISLER) | |
| 9.0 NEXT MEETING | |
| 9.1 CPA-87-01/ZC-87-05/CU-87-05 PACIFIC WESTERN DEVELOPMENT (SENIOR HOUSING) | |
| 9.2 DEVELOPER'S AGREEMENT (DISCUSSION) | |

THE PLANNING COMMISSION'S DECISION ON THESE MATTERS MAY BE SUBJECT TO FURTHER REVIEW OR APPEALED TO THE CITY COUNCIL. FOR FURTHER INFORMATION, CONTACT THE MILWAUKIE COMMUNITY DEVELOPMENT DEPARTMENT OFFICE AT 659-5171.

THE MILWAUKIE PLANNING COMMISSION WELCOMES YOUR INTEREST IN THESE AGENDA ITEMS. FEEL FREE TO COME AND GO AS YOU PLEASE.

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| <u>COMMISSIONERS</u> - JOHN LITTLEHALES, CHAIRMAN
JAN FITZGERALD
ROBERT KNUDSON
PATRICIA LENT
GREGG NEWSTRAND, JR.
DON TROTTER
PAMELA WILEY | <u>STAFF</u> - WILLIAM B. ADAMS, COMMUNITY
DEVELOPMENT DIRECTOR
JANE F. HEISLER, ASSOCIATE PLANNER
DAVE KROGH, ASSISTANT PLANNER
SHIRLEY RICHARDSON, HEARINGS REPORTER |
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CITY OF MILWAUKIE



COMMUNITY DEVELOPMENT
in the City Hall • phone 659-5171

TO: CITY PLANNING COMMISSION

FROM: DAVE KROGH, ASSISTANT PLANNER

SUBJ: FILES CPA-87-01, ZC-87-05, CU-87-05 (Pacific Western)

DATE: AUGUST 25, 1987

The above items were originally scheduled for a public hearing before the Planning Commission on August 25, 1987. Staff has rescheduled these items to September 8, 1987 due to the need by other City departments to have additional time for review and analysis of this proposal (senior housing project) in regards to public facilities needs. Neighbor notice had not as yet been sent out and has been corrected accordingly. The applicant has also been notified and agrees with the delay.