

CITY OF MILWAUKIE  
MINUTES OF PLANNING COMMISSION

REGULAR MEETING

MARCH 9, 1982

MEMBERS PRESENT:

DON TROTTER  
BOB GUDGEL  
REBECCA SWEETLAND  
PATRICIA JAMTGAARD  
GEORGE CATHEY

STAFF PRESENT:

TOPAZ FAULKNER, PLANNING DIRECTOR  
JON STEIN, ASSOCIATE PLANNER  
STEVE HALL, PUBLIC WORKS DIRECTOR  
CAROL LEE, SECRETARY  
GREG EADES, CITY ATTORNEY

Mr. Trotter opened the meeting at 7:05 P.M. and explained the procedures of the meeting.

- 3.1 PD-81-1; S-82-1; ZC-82-4; VR-82-1  
LEO BAUMAN, Applicant;  
T.J.P. DEVELOPMENT CO., Property Owner

LOCATED: south of Hwy. 224, north of 39th Avenue,  
east of 38th Avenue.

PROPOSAL:

1. Request for Final Plan and Program approval for a 25-unit Planned Development, and forward it to the City Council for their action.
2. Approve Zone Change Overlay from R-7 Residential, for Lots #22-25, to R-7 P.D.; and from R-10 Residential for Lot #1-21, to R-10 P.D.
3. Approve Preliminary Plat for 25-lot subdivision.
4. Approve Variance Request to allow peripheral setbacks of: 12' on Lot #1; 12' & 10' on Lot #3; 12' on Lot #4; 10' on Lot #5; 18' & 17' respectively on Lot #6; 18' on Lot #10; 5' on Lot #22; 18' on Lot #25 -- rather than the required 20' minimum setback.

Jon Stein presented the Staff Report. Mr. Trotter asked if there were any questions for Staff.

Steve Hall, Public Works Director, said Condition #1 of Staff's Report should be amended to read: All street utilities, . . . Engineering drawings are required for all streets, sidewalks, curbs, storm drainage, sewer and water lines by a registered engineer. Steve Hall mentioned that Condition #5 should be amended to read: Provide asphalt paved pathways, located so as to provide access to sewer, plans to be approved by Staff. Condition #3 should

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING - MARCH 9, 1982

also be amended to read: Submit landscaped irrigation plans, to be approved by Staff. Mr. Hall said a gravel pathway would not be appropriate for use in this area, a more durable surface would be necessary to withstand the weather conditions for several years.

SPEAKING: MR. RAY BARTEL, 2515 S.E. Harrison, Milwaukie

Mr. Bartel explained the proposal and mentioned several corrections of length of setbacks on several of the lots itemized in the Staff Report. He said this project would provide a facility that meets the balance of services and capacities that are provided for in the Comprehensive Plan. The development will not impact the City services more than what is provided for in the Comprehensive Plan. Mr. Bartel mentioned there will be benefits to the potential homeowner as well as the surrounding community. Several site plans were presented showing elevations of proposed units and pointed out areas of required setbacks.

The Variance Requests are not generated by site design, but relationship of the southerly property line to where the street is located. Within the landscaped plan there are areas that are provided for the homeowner to develop with individual character. Mr. Bartel mentioned the material submitted includes a rough draft of the covenants and restrictions outlined in detail. The final draft will be submitted at the time they file the final plat.

Mr. Trotter asked for clarification of the section "Public Transportation", last paragraph, referring to recreational vehicle storage.

Mr. Bartel said he was not sure that wording restricting storage and parking of recreational vehicles on the site, had been included in the covenants and restrictions.

Mr. Trotter asked Staff to verify the inclusion of this issue within the final copy of their covenants and restrictions, as had previously been discussed among the Commissioners.

The required setbacks of several lots along the periphery were discussed and corrected as follows: Lot #2 - 10', Lot #3 - 10', Lot #5 - 15', Lot #6 - 15'.

Ms. Sweetland asked Mr. Bartel if it was intended to have a supervised play area. Mr. Bartel said the open space area would be considered as common ground and it would not be necessary to provide supervision.

Ms. Sweetland asked if the land would be purchased with the homes. Mr. Bartel explained the lot with the dimensions shown on the site plan, would be purchased by the homeowner just as when purchasing a single-family home.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING - MARCH 9, 1982

Ms. Sweetland mentioned a statement on Page 3, of the Declarations, submitted by the Applicant, referring to two classes of voting membership. Mr. Bartel said the statement would be completed in final form, which would include a date.

Mr. Bartel said they were willing to comply with Staff's Condition to provide an asphalt pathway, allowing access to the sewer line without effecting the character of the pathways.

Mr. Trotter asked if there was anyone present who wanted to testify in favor or opposition of the request. There was no response. Mr. Trotter asked Mr. Bartel if he had any final comments, he said no.

THE PUBLIC HEARING CLOSED AT 7:45 P.M.

Mr. Cathey expressed his concern for the adjoining property owner's privacy. Mr. Trotter said this development is very similar to a common subdivision, and it does add extra screening along the periphery.

The Commission concurred with Mr. Hall's suggestion for the revised wording of Condition #1, #5 and #6.

Mr. Trotter MADE A MOTION TO APPROVE PD-81-1, Final Plan and Program for a 25-unit Planned Development; ZC-82-4 Zone Change Overlay from R-7 Residential, for Lot #22-25, to R-7 P.D., and, Zone Change from R-10 Residential for Lots #1-21, to R-10 P.D. and S-82-1 Preliminary Plat for a 25-lot Subdivision with Findings #1-20, excluding #10, and Conditions #1 - 7, as amended. Mr. Cathey SECONDED THE MOTION; IT PASSED UNANIMOUSLY.

Mr. Trotter MADE A MOTION TO APPROVE VARIANCE REQUEST VR-82-1, as modified, with Finding #10, contingent upon approval of PD-81-1; ZC-82-1; S-82-1 by the City Council. Ms. Jamtgaard SECONDED THE MOTION; IT PASSED UNANIMOUSLY.

FINDINGS:

1. The proposal complies with the following elements of the Comprehensive Plan:
  - A. OBJECTIVE #2 - Residential Land Use, Density, Policy 2.B, Page 28.
  - B. OBJECTIVE #3 - Residential Land Use, Design, Policies 3 & 4, Page 30.
  - C. OBJECTIVE #4 - Neighborhood Conservation, Policy 5, Page 31.
  - D. OBJECTIVE #3 - Construction, Page 33.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING - MARCH 9, 1982

FINDINGS: (Continued)

2. The proposal complies with Section 3.18 - Planned Development Zone, Planned Development of the Zoning Ordinance.
3. Information contained in prior staff report.
4. Public testimony.
5. The Preliminary Plat complies with the relevant sections of the Subdivision Ordinance.
6. The Plan and Program reflect concerns of the Planning Commission.
7. The Plan and Program has been submitted and reviewed for proper form by the City Attorney.
8. The proposed use is compatible with adjacent land uses.
9. Screening and fencing will reduce adverse visual impacts.
10. The size, shape and topography are unique.
11. The character of the neighborhood will not be changed.
12. Most of the existing vegetation will be retained along the hillside.
13. Public services will serve the parcel.
14. A public street designed to city standards will be extended to the east property line providing street access to the undeveloped property, to the east.
15. The Planned Development Overlay Zone is necessary to allow the Planned Development.
16. The Underlying Zone Designation will not be changed.
17. A density bonus has not been requested.
18. Useable common and play areas will be provided.
19. A variety of housing types will be provided.
20. More open space will be preserved than in a typical single-family detached development.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING - MARCH 9, 1982

CONDITIONS:

1. All street utilities, drainage, sidewalks, pathways, driveway improvements, assignment of funds for common facilities, street and security lighting, landscaping, tree retention and removal, common area improvements and procedures for fire protection to be approved by the Public Works, Planning and Fire Departments. Engineering drawings are required for all streets, sidewalks, curbs, storm drainage, sewer and water lines by a registered engineer.
2. Building plans to be reviewed by the Planning Commission when permits are filed to insure compatible design, criteria from Section 6, of the Zoning Ordinance to be used.
3. Submit landscape irrigation plans, to be approved by Staff.
4. Submit landscape plans showing screening and buffering of site periphery, size and caliper of street and shade trees, to be approved by Staff.
5. Provide asphalt paved pathways, located so as to provide access to sewer, plans to be approved by Staff.
6. Submit in final form a copy of deeds, covenants, and restrictions, to be approved by Staff.
7. Amend deeds, covenants and restrictions prohibiting storage and parking of recreational vehicles on the site.

The remainder of the Planning Commission Meeting Minutes for March 9, 1982 will be concluded in Section 2.

CITY OF MILWAUKIE  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING  
MARCH 9, 1982

SECTION 2.

- 3.2 A-82-3; PRC-82-3; ZC-82-3  
TOD DEKANTER, Applicant  
DONALD & JULIA POLLOCK, Property Owners  
Property located: southwest side of Kellogg Lake,  
east of McLoughlin Blvd.  
(T.1s, R.1e, Section 36CC, T.L. 100, 200, 201, 202)
1. Request to consider petition of annexation of property located southwest of Kellogg Lake and east of McLoughlin Blvd. To obtain City Of Milwaukie water service.
  2. Request to consider Comprehensive Plan Map Amendment from County Medium-Density Residential to City Medium-Density Residential.
  3. Request to consider Zone Change form County MR-1, Residential to City R-3, Residential.

Ms. Sweetland asked to be excused from the panel due to conflict of interest. Topaz acted as ex-officio Planning Commissioner.

Mr. Greg Eades, City Attorney, stated that approval of this application required a unanimous vote by the Commissioners to pass to the City Council. Mr. Cathey asked the Applicant if he wished to continue with the hearing in light of the requirement of unanimous vote. Mr. DeKanter said he had no opposition to the requirement.

Mr. Trotter explained the procedures for Annexation, Comprehensive Plan Map Amendment, and Zone Change; the public hearing was not intended to discuss future use of the property.

Jon Stein presented the Staff Report.

SPEAKING: MR. TOD DEKANTER, 720 N.E. 34th Place, Canby, Oregon  
REPRESENTING: Mr. Donald Pollock

Mr. DeKanter said the records at the Oak Lodge Water District indicate a 6" water line with 100' of the property line and will serve 110 - 145 units. The problem remains with insufficient amount of water for fire protection. The Oak Lodge Fire Department has said it is not necessary to fight fires with drinking water.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING - MARCH 9, 1982

Salt water, lake water or trash water can be used for fire fighting. (Mr. DeKanter said he wished to make a correction to the Staff Report). The petition was made as a result of statements made by the Mayor at the County Conditional Use Hearing.

SPEAKING: MR. GREG EADES, CITY ATTORNEY

Mr. Eades said he was not aware of any verbal agreements with the exception of some discussion regarding the possibility of annexation when the policies and requirements of the Dual Interest Area Agreement were mentioned.

SPEAKING: STEVE HALL, PUBLIC WORKS DIRECTOR

Mr. Hall states there is a potential water source from the lake for fire protection. However, there currently is an agreement between ODOT, Fish and Wildlife, DEQ, and Willamette Greenway Area that the Lake will be drained once a year in order to purge the bottom of the Lake during the months of November through February. This draining process would not allow the Lake to be used for fire protection during those months.

Mr. Trotter asked if the Commissioners had any questions for Mr. DeKanter. There was no response.

Mr. Trotter asked if there was anyone present who wished to testify in favor or in opposition to the request. There was no response. Mr. Trotter asked if there was anyone present who had any questions concerning this matter.

SPEAKING: JACK MCDUGAL, 2702 Lakewood Place, Milwaukie

Mr. McDougal asked what property would be annexed.

Jon indicated that only the Applicant's property would be annexed.

SPEAKING: BOB POOL, 127 S.E. 85th Avenue, Portland

Mr. Pool asked if there would be a new water main serving the property, and where would it be located.

Mr. Hall said the City has a grant through the Housing Community Block Grant system of the County. The first phase of that system is to construct an intertie which will run from Oatfield Road and Kellogg Creek bridge through a gravel access road through about nine acres of open land and across Short Street to Lakewood Drive, and intertie with the existing 10" water line.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING - MARCH 9, 1982

Mr. Pool asked where the 10" water line currently begins. Mr. Hall explained the water line comes from Island Station and terminates near Lakewood and McLoughlin. The other end of the line terminates at Oatfield Road approximately 150' south of the Kellog Creek Bridge.

Mr. Pool asked how far the water line would run into the property. Mr. Hall said the water line will not penetrate the property.

Mr. Trotter asked if there were any other questions from the audience.

SPEAKING: REBECCA SWEETLAND, 12006 S.E. McLoughlin, Milwaukie

Ms. Sweetland asked if Finding #7 was appropriate for this hearing.

Mr. Trotter asked if the Staff would comment on Finding #7.

Jon stated that Finding #7 complies with Policy #4, Objective #2, Page 28 of the Comprehensive Plan.

Mr. Gudgel mentioned the hearing was for an annexation request and did not feel use of the property for housing should be considered at this time.

Mr. Hall said the Comprehensive Plan has certain goals that encourage development which meet various needs within the City. Staff feels that the annexation and zoning as proposed will help the City meet these specific needs and goals.

Mr. Gudgel suggest that the words "within the City" be added to Finding #7.

Mr. Trotter asked if there were any further questions or if Mr. DeKanter had any closing remarks. There was no response.

The Public Hearing Closed at 7:30 P.M.

Mr. Gudgel stated that future development of this property should not be considered at this public hearing, the Commission should concentrate on the annexation issue.

Mr. Trotter said he agreed. Mr. Cathey said there were a few items in the Staff Report that he objected to. Mr. Trotter reminded the Commission that the Staff Report was to be used only as a tool to substantiate their recommendation.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING - MARCH 9, 1982

Mr. Gudgel said he basically agreed with the proposal, with one exception. The County Comprehensive Plan Designation of this property is medium-density and the City should also have a medium density designation. Mr. Gudgel suggested the Zoning be changed to City R-5, because of the unique topography and hazardous access to the property.

Mr. Hall stated that the Dual Interest Area Agreement with the County states that when an annexation is approved it will be accepted with an equivalent land use designation and zoning.

Mr. Gudgel said he was not opposed to the medium-density Comprehensive Plan Designation, but the Zone should be adjusted to allow a slightly less density for future development.

Topaz observed that the agreement with the County states that the property will be annexed at an equivalent density and will remain as such until there is another hearing and findings that prove it is necessary to amend the Plan and Zoning. In this case medium-density must be complied with to meet the agreement with the County, R-3 is the only Medium-Density Zoning for the City: R-5 is a Moderate-Density Zone, R-3 is Medium-Density, R-2 is High-Density Zoning.

Mr. Cathey asked if there would be an island created by this annexation. Mr. Hall said the only island would be McLoughlin Blvd., but would be eliminated through the Public Works recommendation that it be included in the annexation.

Mr. Trotter asked if there was any further discussion.

Mr. Trotter MADE A MOTION TO RECOMMEND TO CITY COUNCIL ANNEXATION OF Tax Lot 100, 200, 201, 202 and a portion of McLoughlin Blvd. indicated on the site plan; APPROVED COMPREHENSIVE PLAN MAP AMENDMENT FROM COUNTY MEDIUM-DENSITY RESIDENTIAL TO CITY MEDIUM-DENSITY RESIDENTIAL; RECOMMEND A ZONE CHANGE FROM COUNTY MR-1 to CITY R-3, RESIDENTIAL, to be instituted if and when the property is annexed to the City of Milwaukie, with the Findings as listed in the Staff Report, and modification of Finding #7 to include the words "within the City". Finding #8, to read: Public testimony has not indicated adverse impact to the City. Mr. Cathey SECONDED THE MOTION.

Mr. Gudgel stated his opposition to applying City R-3 Zoning to this property.

Mr. Eades said the Dual Interest Area Agreement states that the City will accept County Plan Designations and adopt equivalent zoning.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING - MARCH 9, 1982

Mr. Gudgel MADE A MOTION TO AMEND THE MAIN MOTION, to recommend to the City Council R-5 Zoning and allow them to decide whether or not it is an appropriate zone.

Ms. Jamtgaard asked if there would be another hearing and what the procedure would be.

Mr. Eades said the Commission could institute a zone change at a later date, after approval of the Boundary Commission. The procedure would be the same as any other annexation.

THE AMENDING MOTION DIED FOR LACK OF SECOND.

Mr. Trotter asked for further discussion on the Main Motion.

Mr. Gudgel stated he was opposed to the Motion because the City allows a slightly higher density than the current County zone.

Jon explained that an R-3 Zone is the closest equivalent zone to the current County zoning, any future development will have to be submitted to the Planning Commission at a public hearing held to determine appropriate development for that site.

There was discussion among the Commissioners and Staff in consideration of granting approval only for the annexation request, allowing for separate public hearings for the Comprehensive Plan Map Amendment and Zone Change; and another hearing to determine conditional use of the property.

Topaz explained that if an annexation request is approved without a designated zone then the existing County Zone will remain in place, even though it will be in the City Limits, until the City holds another public hearing and applies the new Plan Designation and Zone in keeping with the designation.

Mr. Trotter requested a ten-minute recess to determine the alternatives available to the Commission.

Mr. Hall stated there are three options: Approve only the annexation request, with the current County Zoning, and hold a separate public hearing to determine City Zoning and Density Designation. The Second option would be to continue the public hearing; the Third option was to follow Staff's recommendation.

Mr. Trotter asked the City Attorney what the procedures would be if the first option were to be approved.

Mr. Eades said the intent of the Dual Interest Area Agreement with the County is that the City will continue the Plan Designations and the City's equivalent zoning for some period of time. That period of time is determined by how long the City can justify the current zoning. Another zone could be adopted at a later date, by application from either the applicant or the City.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
MINUTES OF PLANNING COMMISSION  
REGULAR MEETING - MARCH 9, 1982

Mr. Trotter asked to withdraw the Main Motion on the Floor;  
Mr. Cathey SECONDED THE MOTION.

Mr. Trotter MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ANNEXATION (A-82-3) of Tax Lots 100, 200, 201, 202 and the portion of McLoughlin described in the Staff Report, including Findings #1, 2, 5, 6, 7, and 8. Mr. Cathey SECONDED THE MOTION.

Mr. Trotter asked Staff to research the wording and intent of the Dual Interest Area Agreement and give the Commission a recommendation of options available for zoning, at a public hearing after annexation has been approved by the appropriate bodies, in order to initiate that action upon approval of annexation and eliminate delay to the Applicant for development.

THE MOTION CARRIED UNANIMOUSLY.

A decision on the Plan and Zone Designations was not made pending clarification of the Dual Interest Area Agreement.

FINDINGS:

1. The proposed annexation would comply with the following elements of the Comprehensive Plan:
  - B. OBJECTIVE #6 - Annexation, Policy 1, Page 90.
  - C. OBJECTIVE #2 - Residential Land Use: Density, Policy 4, Page 28.
  - D. Would match the Medium-Density Land Use Designation.
2. Annexing the parcel would reduce the irregularity of the City Boundary.
5. The annexation complies with the Dual Interest Area Agreement.
6. The annexation will not adversely effect health, safety and welfare of the community.
7. The proposed annexation will satisfy the need for more housing within the City.
8. Public testimony has not indicated adverse impact to the City.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
PLANNING COMMISSION MINUTES  
REGULAR MEETING - MARCH 9, 1982

- 5.1 PR-82-2 PROTO TOOL, Applicant and Property Owner.  
LOCATED: 10330 S.E. 32nd Avenue, Milwaukie

PROPOSAL:

Request to construct a 245' x 19', 25-space parking lot within a transition area, along the north side of the Proto Tool Manufacturing Plant.

Jon Stein presented the Staff Report.

Mr. Trotter asked the Applicant, Roger Allen, where the proposed sign was located in relationship to the planter box.

Mr. Roger Allen said the sign was on the back of the planter box.

Mr. Trotter asked if there was any further discussion on the request.

Mr. Gudgel MADE A MOTION TO APPROVE PR-82-2 as per the Staff Report. Ms. Sweetland SECONDED THE MOTION.

Mr. Trotter MOVED TO AMEND THE MAIN MOTION TO ADD CONDITION #2, "Sign details to be approved by Staff." Mr. Gudgel SECONDED THE MOTION AND ASKED FOR THE AMENDMENT TO BE INCORPORATED INTO THE MAIN MOTION. THE MOTION PASSED UNANIMOUSLY.

FINDINGS:

1. The use will be compatible with land uses.
  2. The parking lot will be partially obscured by the existing and proposed shrubs and trees from the clinic to the north.
  3. The proposal complies with OBJECTIVE #5 - Industrial Impacts, Page 36 of the Comprehensive Plan.
  4. There will be no clear vision obstructions.
  5. The proposal complies with Section 4.13 - Transition Area of the Zoning Ordinance.
- 6.1 CITY COUNCIL MINUTES - February 3, 1982; February 16, 1982
- 6.2 PLANNING COMMISSION MEETING MINUTES - February 9, 1982  
The Minutes were approved by consensus.

CITY OF MILWAUKIE - PLANNING DEPARTMENT  
PLANNING COMMISSION MINUTES  
REGULAR MEETING - MARCH 9, 1982

7.1 UPDATE ON THE ZONING ORDINANCE REVISIONS.

Topaz mentioned a recent consultation with Mr. Henry Markus from the Department of Energy. The draft form of the new Zoning Ordinance has been reviewed to include wording that will encourage energy conservation. Mr. Markus has been invited to the Planning Commission on March 23, for a presentation on solar energy. Brochures were presented to announce several classes focusing on energy conservation.

7.2 UPDATE ON COMMUNITY DEVELOPMENT BLOCK GRANT

Topaz mentioned the application for CDBG has been resubmitted. The new funding will assist with a three-year/three-phase downtown revitalization project and does not require any City matched funds.

7.3 POLICE REQUEST FOR FUTURE STREET ANNEXATIONS

Topaz presented a map showing streets that the Police Department has requested be recommended by the Commission for annexation. This application will come before the Commission during April 1982.

8.0 OTHER BUSINESS

8.1 Topaz mentioned the reorganization has now been implemented, and her position is now Community Services Director, supervising five divisions. Jon is now totally responsible for the content of the Staff Reports and any questions on them should be directed to him.

8.2 Jon mentioned that a guest speaker, Mr. Jim Clevelenburg, has been invited to attend a Planning Commission Meeting to present the differences of HUD and the Uniform Building Codes. The OSU Extension Service has a slide show, entitled: "Impacts of Growth." The presentation has been made available to the City.

8.3 Topaz explained the Council request for a report on Planning Commission absenteeism. The Commissioners suggested including information relative to their volunteer status and that they always tell Staff in advance when absentees will occur.

THE MEETING ADJOURNED AT 10:45 P.M.

AGENDA

PLANNING COMMISSION MEETING

MARCH 9, 1982

- 1.0 CALL TO ORDER
- 2.0 PROCEDURAL QUESTIONS
- 3.0 PUBLIC HEARINGS
  - 3.1 PD-81-1; S-82-1; ZC-82-4; VR-82-1  
LEO BAUMAN, Applicant; T.J.P. DEVELOPMENT CO., Property Owner  
south of Hwy. 224, north of 39th Ave, east of 38th Ave.
    - 1. Request for Final Plan and Program approval for a 25-unit Planned Development, and forward it to the City Council for their action.
    - 2. Approve Zone Change Overlay From R-7 Residential, for Lots #22-25, to R-7 P.D.; and from R-10 Residential, for Lots #1-21, to R-10 P.D.
    - 3. Approve Preliminary Plat for 25-lot subdivision.
    - 4. Approve Variance Request to allow peripheral setbacks of: 12' on Lot #1; 12' & 10' on Lot #3; 12' on Lot #4; 10' on Lot #5; 18' & 17' respectfully on Lot #6; 18' on Lot #10; 5' on Lot #22; 18' on Lot #25 -- rather than the required 20' minimum setback.
  - 3.2 A-82-3; PRC-82-3; ZC-82-3  
TOD DEKANTER, Applicant; DONALD & JULIA POLLOCK, Owner  
southwest side of Kellogg Lake, east of McLoughlin Blvd.  
(T.1S, R.1E, Section 36CC, T.L. 100, 200, 201, 202)
    - 1. Request to consider petition of annexation of property located southwest of Kellogg Lake and east of McLoughlin Blvd. to obtain City of Milwaukie water service.

TOD DEKANTER (Continued)

2. Request to consider Comprehensive Plan Map Amendment from County Medium-Density Residential to City Medium-Density Residential.
3. Request to consider Zone Change from County MR-1, Residential to City R-3, Residential.

4.0 PUBLIC COMMENT

5.0 CONSIDERATION

- 5.1 PR-82-2 PROTO TOOL, Applicant and Property Owner  
10330 S.E. 32nd Avenue, Milwaukie

Request to construct a 245' x 19', 25-space parking lot within a transition area along the north side of the Proto Tool Manufacturing Plant.

6.0 CONSENT AGENDA

- 6.1 CITY COUNCIL MINUTES - February 3, 1982; February 16, 1982  
6.2 PLANNING COMMISSION MEETING MINUTES - February 9, 1982\*

7.0 OLD BUSINESS

- 7.1 Update on Zoning Ordinance revisions.  
7.2 Update on Community Development Block Grant  
7.3 Police Request for Future Street Annexations

8.0 OTHER BUSINESS

- 8.1 Guest Speaker for Planning Commission Meeting of March 23, 1982, Mr. Jim Clevlenburg, Oregon Department of Commerce, presenting differences in HUD and UBC.