

PLANNING COMMISSION SPECIAL MEETING

March 12, 1968

A Special Meeting of the Milwaukie Planning Commission was held on the 12th day of March, 1968, in the City Council Chambers for the purpose of Public Hearings on zone change requests, and other business as brought before them. The meeting was called to order at 8:00 p.m. by President Fred Liddell, with the following members present:

Allan Jones
Evan Whitaker

Robert Kennedy
Mervin Englund (temporary appointment)

Richmond Eddy

Also present: Max Thompson, Coordinator
Donald Graf, Councilman

J. Wayne Daigle, City Engineer
Bette Bierer, Secretary

Absent: Richard Nase
Fred Dyer, City Manager

Richard Ivey, Planning Consultant
Robert Mills, City Attorney

IT WAS MOVED by Mr. Whitaker, seconded by Mr. Eddy, to approve the minutes of February 20 and the minutes of February 27, 1968, as written. MOTION CARRIED.

Mr. Jones clarified the motion on page 3 of the February 20th minutes, regarding the revocable permit granted Mrs. Davis to operate a kindergarten. The 3-year revocable permit is to run consecutively, starting with the expiration of her current permit on February 15, 1969.

PUBLIC HEARING

ZC-68-3, Leon Savaria - Public hearing was opened with notices published and mailed as directed on application No. ZC-68-3, a request to change Lot 4, Block 11, Bonnie View Acres No. 4 (9745 32nd Street) from 3-R-1 to 3-R-2-Special.

Speaking in Favor: Mr. E. J. Werronen, 3736 Jefferson Street, owner of the property.

No one spoke against the zone change. The hearing was declared closed at 8:15 p.m.

ZC-68-5, Hanna Enterprises, Inc. - Public hearing was opened at 8:16 p.m. with notices published and mailed as directed on ZC-68-5, a request to change Block 1, Gallop Addition (N.W. Corner of 31st & Harrison) from Industrial to Commercial Zone.

Speaking in Favor: Mr. Robert Little, 1122 N. Williams Avenue

Speaking Against: Mr. Julius Bartell, 4017 Filbert - Mr. Bartell presented a petition with 83 signatures, indicating objection to the zone change.

Correspondence Against: Milwaukie Transfer & Fuel Co., 836 31st St.
Milwaukie Plywood Corp., 815 31st St.

Hearing was declared closed at 8:45 p.m.

ACTION ON APPLICATIONS:

ZC-68-3 IT WAS MOVED by Mr. Eddy, seconded by Mr. Kennedy to table action on this zone change. AYES: Kennedy, Eddy. NOES: Whitaker, Jones, Liddell. Mr. Englund abstained. MOTION DENIED.

IT WAS MOVED by Mr. Whitaker, seconded by Mr. Jones, to recommend to the City Council that the zone change be approved. AYES: Whitaker, Jones, Englund, Kennedy. Mr. Eddy abstained. MOTION CARRIED and so ordered.

ZC-68-5 No recommendation had been received from the City Planning Consultant. Staff indicated there would be no problem from surface water; both sanitary and storm sewers would be available.

IT WAS MOVED by Mr. Kennedy, seconded by Mr. Whitaker, to table action on this zone change and to request an evaluation from Planning Consultant and also from the Police Department (regarding traffic) for the meeting March 19. MOTION CARRIED and so ordered.

POSSIBLE STREET VACATION

Mr. Daigle, City Engineer, recommended that procedures be taken to vacate Moss Street. Although the property owner who had requested this street vacation has withdrawn the request, Mr. Daigle wished to point out that the street vacation could be effected and should be considered.

PLANS APPROVAL

SP-68-4A, Drs. Yasui and Earhart - Medical Offices in a 3-R-2-Special Zone, adjacent to Dwyer Hospital at east end of proposed street to Dwyer Hospital.

The applicants were advised that they must have approval of the City Council for a curb cut greater than 20% of the street frontage, as their site plan calls for. Staff Recommendation: Surface drainage should be collected on the property, and piped to storm drain; must connect to the sanitary sewer; driveway approach shall be subject to approval of the City Engineer.

IT WAS MOVED by Mr. Jones, seconded by Mr. Kennedy, to approve the site plan as submitted contingent upon sewer and surface water treatment as recommended by City Staff, and the building plan itself so long as the building falls within the approved site plan, and in general size and height conformance with the design of the area; such approval of the building plans to be made by the Planning Coordinator without the requirement of referral to the Planning Commission. MOTION CARRIED and so ordered.

SP-68-7, Dr. Paul J. Slominski - Dental Clinic at 1335 - 23rd Street

IT WAS MOVED by Mr. Whitaker, seconded by Mr. Eddy, that the plans be approved as submitted except to provide a 5' setback on southerly side yard to conform with the requirements of City ordinance now standing. AYES: 1 NOES: 4
MOTION DENIED.

SP-68-7 Continued -

IT WAS MOVED by Mr. Englund, seconded by Mr. Whitaker, that a variance be granted to eliminate side yard setback requirement on the south side of the property, allowing building to property line with a one-hour fire wall; and further, to ask applicant to show screening, dimensions, and all other requirements per Resolution PC-1-66 on the plans for Staff approval. MOTION CARRIED and so ordered.

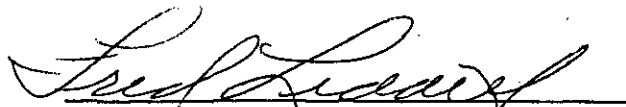
REQUEST FROM CITY COUNCIL

In a memo dated 2/26/68 from the City Council, the Planning Commission was directed to look over the area around 26th and Washington Streets with the possibility of rezoning the surrounding area to Light Commercial. A memo was returned to the Council informing them the matter is being taken under advisement. A report will be forthcoming when the current studies are completed.

OTHER BUSINESS

Mr. Daigle requested that the Planning Commission, in a land use study, recommend to the City Manager an area of 10 or 15 acres within the City for use as a Public Works Headquarters.

There being no further business to come before the Commission, the meeting was duly adjourned at 10:45 p.m.


Fred Liddell, President

ATTEST:


Bette Bierer, Secretary

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* A Zoning Ordinance Work Session has been scheduled for*
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* Tuesday, March 26 at 7:30 p.m. *
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