

PLANNING COMMISSION REGULAR MEETING

February 20, 1968

The Regular Meeting of the Milwaukie Planning Commission was held on the 20th day of February, 1968, in the City Council Chambers. The meeting was called to order at 8:00 P.M. by President Allan Jones, with the following members present:

Richmond Eddy
Richard Nase
Fred Liddell

Robert Kennedy
Evan Whitaker (appointed for a 4-yr.
term on February 12, 1968)

Also present were:

Max Thompson, Planning Coordinator
Wayne Daigle, City Engineer
Fred C. Dyer, City Manager

Don Graf, City Councilman
Dick Ivey, Planning Consultant
Bette Bierer, Secretary

Absent: Robert Mills, City Attorney

ELECTION OF OFFICERS

Terms of officers of the Commission have traditionally been for one year, beginning the first meeting in February. The President called for election of officers. IT WAS MOVED by Mr. Kennedy, seconded by Mr. Eddy, that Fred Liddell be elected as President and Allan Jones be elected Vice President. MOTION CARRIED, and Mr. Liddell took the Chair.

IT WAS MOVED by Mr. Kennedy that the Milwaukie Planning Commission urgently request the immediate appointment of C. Mervin Englund to fill out the unexpired term of Elizabeth Brod Watters. Mr. Kennedy expressed his belief that in view of Mr. Englund's experience and professional background, together with his dedication to good planning, the Commission needs Mr. Englund's continued assistance in completing the new zoning ordinance on which he has worked so diligently. The motion was seconded by Mr. Jones. MOTION CARRIED and so ordered.

IT WAS MOVED by Mr. Jones, seconded by Mr. Kennedy, that Mrs. Bierer be elected Secretary for the coming year. MOTION CARRIED.

Mr. Liddell introduced Mr. James Hall, Clackamas County Planning Commission Director, who then introduced two other members of his staff, Mr. James McKnight, Assistant Director, and Mr. James Webb, Planner.

IT WAS MOVED by Mr. Jones, seconded by Mr. Kennedy, to approve the minutes of February 6, 1968 as written. MOTION CARRIED.

ZONE CHANGE REQUESTS

ZC-68-3, Leon Savaria To change Lot 4, Block 11, Bonnie View Acres from
3-R-1 to 3-R-2-SPECIAL (9745 32nd Street)

Speaking For: Mr. R. R. Smith, 2102 S. W. Jefferson, Portland

Staff Recommendation: The proposed zoning does fit into the preliminary plan for multiple-family, higher density use.

IT WAS MOVED by Mr. Kennedy, seconded by Mr. Nase, that a hearing date be set for March 12, 1968 at 8:00 P.M. in the Council Chambers, the publication dates being set for February 28 and March 6, and written notice of the public hearing sent to the property owners of record within 200 feet of the property boundaries. MOTION CARRIED and so ordered.

ZC-68-5, Hanna Enterprises To change Block 1, Gallop Addition, from Industrial to COMMERCIAL (N.W. Corner of 31st & Harrison)

Speaking For: Mr. Robert Little, Property Manager for Hanna Enterprises
1122 N. Williams Avenue, Portland

A letter of January 26 from Hanna Enterprises, requesting a temporary use permit was read. IT WAS MOVED by Mr. Jones, seconded by Mr. Eddy, that the Commission not grant a temporary use permit to allow installation of a car wash and retail gasoline pumps. MOTION CARRIED and so ordered.

IT WAS MOVED by Mr. Jones, seconded by Mr. Nase, that a public hearing date be set for March 12, 1968 at 8:00 P.M. in the Council Chambers, the publication dates being set for February 28 and March 6, and written notice of the hearing sent to the property owners of record within 200 feet of the property boundaries. MOTION CARRIED and so ordered.

SPECIAL PERMIT REQUESTS

SP-68-4, Drs. Earhart, Yasui, and Mr. Bousman Request to build apartment and medical offices in 3-R-2-Special Zone at S'ly Portion of Lot 10, of Hector Campbell DLC (adjacent to Dwyer Hospital, east end of "Dwyer" Street)

Speaking For: Mr. Dick Land

IT WAS MOVED by Mr. Eddy, seconded by Mr. Kennedy, that SP-68-4 be denied. MOTION CARRIED and so ordered.

SP-68-5, William Heater To build 3-unit apartment in 3-R-2-Special Zone at Lots 5 & 6, Blk 1, Sellwood Addition (3126 Oak)

Speaking For: Mr. William Heater, 3126 Oak Street, Milwaukie

IT WAS MOVED by Mr. Jones, seconded by Mr. Kennedy, to accept the 3-unit apartment, conversion of existing building, with redesign of the parking lot to have parking with maneuvering area on the site to drive forward onto the street, for at least six vehicles, and a 13' surfaced driveway; the redesigned plans may be approved by the Planning Coordinator. MOTION CARRIED and so ordered.

SP-68-6, Russell Wall To build a 10-unit apartment in 3-R-2-Special Zone at Lots 64, 64 of Hector Campbell DLC and Part of Lot 66, Gloverland (9540-9550 S. E. 41st)

Speaking For: Mr. Bill Lawhorn, 3817 S. E. Leibe, Portland

Mr. Jones wished the record to show that the applicant was informed he must apply to the City Council for permission to have a driveway wider than 20% of the property frontage.

IT WAS MOVED by Mr. Jones, seconded by Mr. Whitaker, to accept the plot plan with the following changes required:

- a. Buildings be moved in an easterly direction at least 6 feet;
- b. Parking area to be redesigned to 90° parking layout;
- c. Site is subject to connection to the sanitary sewer.

Mr. Nase abstained from voting. MOTION CARRIED and so ordered.

CORRESPONDENCE AND OTHER BUSINESS

A written request from Mrs. Beverly Davis for renewal of 3-year license to operate a kindergarten at 11895 Thorne Street was read. Mr. Darrell Davis spoke to the Commission on behalf of the kindergarten, expressing no particular problems had been encountered to date.

A memorandum from the Milwaukie Police Department referring to some complaints of traffic congestion received from neighbors near the kindergarten was read.

There were no written objections from the public.

IT WAS MOVED by Mr. Jones, seconded by Mr. Nase, to grant a 3-year revocable permit to Mrs. Davis to operate a kindergarten in her home at 11895 Thorne Street. MOTION CARRIED and so ordered. (Since no end date was set, for clarification purposes this item has been put on the Agenda of March 12.)

Mr. Thompson read Items from the February 28 Agenda of the Clackamas County Planning Commission which could be of immediate interest to Milwaukie.

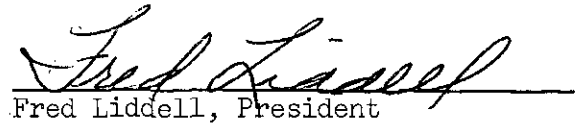
The Secretary was instructed to write to Clackamas County Planning Commission, expressing the views of this Commission with regard to the following Items:

- PCU-4-68 Duplex on Fern Street - No comment.
- PZC-2-68 To change from R-10 Single Family to Multi-family Residential -
MOVED BY Mr. Kennedy, seconded by Mr. Eddy, to indicate objection to this high density use without sewers constructed; change would not be consistent with Milwaukie's Preliminary Plan for Industrial in this area. MOTION CARRIED.
- PCU-5-68 Duplex on Hinckley Avenue - No comment.

- PCU-6-68 To construct three duplexes on north side of Thiessen Road, 750' west of Webster Road, in R-10 zone.
IT WAS MOVED by Mr. Jones, seconded by Mr. Eddy, that Item PCU-6-68 be considered only as it complies with the standards of Clackamas County without requiring a variance. MOTION CARRIED.
- MGDP-4-68 King Road and 67th; to change development pattern designation from potential single family to potential multi-family. No comment.
- PZC-3-68) Requests of A. D. Newman, Harmony Road & 82nd Avenue.
PZC-4-68) IT WAS MOVED by Mr. Jones, seconded by Mr. Nase, that the
PZC-5-68) Commission concurs with the theory of the development pattern
MGDP-5-68) and the proposed zone changes in the subject applications,
MGDP-6-68) but any developments of the property must be contingent upon
sanitary sewers to service the area and granting of adequate
right-of-way on Harmony Road to conform with the County's
projections, and a northerly extension of Pheasant Court to
connect with Harmony Road in a more adequate manner than
now exists. MOTION CARRIED.
- PCU-12-68 Two duplexes at Linwood Avenue and Monroe Street, East Milwaukie.
IT WAS MOVED by Mr. Kennedy, seconded by Mr. Nase, to inform the County that this Commission has previously asked for an additional setback of 10' on each side of Linwood Avenue for use in an 80' right-of-way. MOTION CARRIED.

Mr. Richard Ivey reported on the progress of the Downtown Study Committee.

Since there was no further business to come before the Commission, the meeting was duly adjourned at 11:00 P.M.


Fred Liddell, President

ATTEST:


Bette L. Bieher, Secretary