

PLANNING COMMISSION MINUTES

SPECIAL MEETING

JULY 8, 1982

MEMBERS PRESENT:

DON TROTTER
AL LIANE
REBECCA SWEETLAND
JOHN LITTLEHALES
GEORGE CATHEY

STAFF PRESENT:

TOPAZ FAULKNER, PLANNING DIRECTOR
JON STEIN, ASSOCIATE PLANNER
CAROL LEE, SECRETARY
LORI MASTERONTONIO-MEUSER,
PLANNING CONSULTANT
LARRY CONRAD, PLANNING INTERN

MEMBERS ABSENT:

PATRICIA JAMTGAARD

Mr. Trotter introduced Ray Bartel, who had several comments on the revisions of the Zoning Ordinance Design Review Standards and Requirements, beginning on Page B-119.

Mr. Bartel said his main concerns were the length of time involved in the process if the Design Review Process is reinstated, and simplification of the process to benefit the applicant. The Commissioners discussed the procedure involved in the proposed Design Review Board in conjunction with the public hearing. Topaz mentioned the Design Review process would coincide with the public hearing.

Lori Masterontonio-Meuser, Planning Consultant, explained the Design Review process that is used in the City of Lake Oswego, which coincide with the public hearing process.

Topaz said the Board should be made up of persons in different technical fields and function separate from the Planning Commission.

Mr. Bartel said that he is a member of the Design Review Board of Clackamas County. One problem the County has is enforcement of Conditions and Regulations with landscaping.

Mr. Laine was concerned about the role of the Design Review Board, Planning Commission and Staff.

Topaz mentioned there is likely to be a future trend for more flexible setbacks to reduce expense, and improve solar access.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
MINUTES OF SPECIAL MEETING
JULY 8, 1982

Topaz listed reasons for the Zoning Ordinance Revisions:

1. To implement the Comprehensive Plan.
2. To clarify procedures and responsibilities.
3. To allow for unusual conditions.
4. To streamline the process by defining all standards and criteria objectively.
5. To encourage innovative and low cost housing.
6. To provide for solar access.
7. To eliminate the shopping lists of Conditional Uses.
8. To encourage more attractive design by allowing Design Review.

Density transfers and annexation procedures are main concerns of the Commissioners, and should be clarified in the Ordinance.

Unusual circumstances such as Christmas Tree Sales on vacant lots, home occupations, and occupancy of mobile homes during family emergencies are other points of concern that should be included in the Ordinance.

Lori said there were basically several reasons for changing the Zoning Ordinance setbacks and lot width regulations. Increasing flexibility and variety of development that can occur. Future development seems to be toward smaller homes and condominium units. This allows for a combination of more buildings on the same lot size and increased open space areas.

Larry explained this would be the only way to actually have buildings with "zero lot line", such as common wall housing.

Lori explained the procedures outlining applications by coordinating the action of Staff and Design Review Board. There is a series of processes based on how complex the application may be. The more extensive the change the more review will be required.

Larry suggested that the Commission review Section 10 and 11, before proceeding further into the revisions, in order to clarify proposed processes.

Topaz explained the benefits and procedures of action regarding a revocable permit: She mentioned that a revocable permit make a Conditional Use very similar to a Nonconforming Use which is only in effect as long as the structure stands or business is in operation and if Conditions have been complied with.

The Commission returned to reviewing the Draft Ordinance, beginning with Page B-52.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
MINUTES OF SPECIAL MEETING
JULY 8, 1982

Mr. Trotter suggested that Section 411.02 be modified to read:

General and Special Design Standards shall be applied to all permitted uses.

Topaz explained the reasons a new I-P Zone has been proposed for the new Ordinance. Service oriented facilities within the Industrial Zone is needed and should be provided for within certain areas, without the threat of extinguishing valuable industrial space.

Section 501.00 should be reworded to read as Section 605.01.

Section 501.01.E, Page 59, the term "public service" should be change to "public utility use."

Section 501.01.F, Page 60, should be modified to read:
. . . vibration or fumes, toxic or otherwise, is prohibited.

Section 501.02, should be changed to read:
. . .when they are applicable.

Section 502.00.B, Page 61, should be changed to read:
. . . shall be the same as the setback on the abutting property.

Section 502.05.C, Page 62, Topaz mentioned that bonding requirements for landscaping may be an issue the Commission would want to consider.

Section 522.01.B, should be changed to read:
. . . the side abutting the street shall have same setback as front yard.

The Commissioners agreed to move on to Sections 10 and 11, Pages B-251 through B-280, and begin discussion on those pages at the next meeting.

The Meeting Adjourned at 9:20 p.m.