

CITY OF MILWAUKIE

MINUTES OF PLANNING COMMISSION

REGULAR MEETING

JANUARY 12, 1982

MEMBERS PRESENT:

DON TROTTER
REBECCA SWEETLAND
BOB GUDGEL
JIM LOTZ
TOM BOND
PATRICIA JAMTGAARD

ALSO PRESENT:

TOPAZ FAULKNER, PLANNING DIRECTOR
JON STEIN, ASSOCIATE PLANNER
CAROL LEE, SECRETARY
PAUL ROEGER, CITY ENGINEER

ABSENT:

GEORGE CATHEY

Mr. Trotter opened the meeting at 7 P.M.; explained the procedures of the public hearing and mentioned the first item of the agenda had been withdrawn at the Applicant's request. Mr. Mundorff had sent a very brief letter to the Planning Department stating the Applicant, Calvin Ritchey, desired to withdraw his request of VR-81-23. Although no written reasons were received, Staff suggested that opposition of the neighbors to provision of a fire road for emergency vehicle access to a proposed two-lot Minor Land Partition may have been a factor.

3.2 S.E. INDUSTRIAL LAND DEVELOPERS: JOHN RUPP - BEAUTY MANAGEMENT INC.
Property Location : 5516 S.E. International Way, Milwaukie

PROPOSAL: C-81-17

Request to allow secondary retail sales that serve primary wholesale, manufacture and repair uses in Business Center III, Omark Industrial Park.

Jon Stein presented the Staff Report. Ms. Jamtgaard asked Staff why a transit shelter should be required. Jon explained the same requirement had been placed upon other businesses in the area. These shelters are designed and constructed by Tri-Met at a minimal cost to the property owner.

Mr. Trotter asked Staff if the available parking for the proposed uses would be adequate and in compliance with the Zoning Ordinance. Jon stated there would be adequate parking for employees based on requirement of the Zoning Ordinance.

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APPLICANT'S RESPONSE:

SPEAKING: JOHN RUPP, 5516 S.E. International Way, Milwaukie

Mr. Rupp said the building is now about 60% occupied and approximately 30 parking spaces are being utilized. Currently there are about 270 parking spaces available for new tenant's employees.

Mr. Lotz asked if all the property near Omark is located within the same zone. Mr. Rupp said some of the businesses with display areas in the park have a variance for a conditional use, but most of them do not. He mentioned the Ordinance should provide for uses such as this, because there are a number of businesses who wish to be located in an attractive business complex but require large warehouse areas as well as sections for displaying their merchandise.

Mr. Gudgel and Ms. Jamtgaard commented that the Zoning Ordinance should cover uses such as this. Mr. Lotz suggested that a study be done to determine if these are the only types of industry that are attracted to Milwaukie. He mentioned the importance of preserving the few industrial areas for explicit industrial purposes.

Ms. Sweetland made a Motion to APPROVE C-81-17, with the Findings and Conditions as stated in the Staff Report; Mr. Bond Seconded the Motion, it Carried Unanimously.

FINDINGS:

1. The proposed use complies with the following elements of the Comprehensive Plan:
 - A. OBJECTIVE #1 - Economic Development, Policies 1 & 2, Page 35.
 - B. OBJECTIVE #6 - Local Transit Opportunities, Policy 7, Page 37.
 - C. OBJECTIVE #4 - Industrial Land Use, Page 71.
2. Negative impacts would be minimal.
3. There is adequate employee parking.
4. The primary uses will be industrial uses.
5. Pedestrian and vehicular access, on-site truck and vehicle maneuvering, and off-street parking will not be impeded.

CONDITIONS:

1. The retail and display areas will occupy a maximum of 20% of the gross floor area and serve the primary industrial use.
2. Retail uses not associated with the primary industrial use shall be reviewed by the Planning Commission as separate Conditional Uses.
3. Provide a transit shelter and connecting pedestrian walkways from the complex, when Tri-Met begins transit service on International Way.

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Mr. Trotter and Ms. Jamtgaard removed themselves from the panel prior to hearing the request by Milwaukie Lutheran Church, stating a conflict of interest. Mr. Bond chaired the meeting.

5.1 MILWAUKIE LUTHERAN CHURCH
Property Location: 3810 S.E. Lake Road, Milwaukie

PROPOSAL: PR-82-1

Request to install two lighted 4' x 6' wood signs on Lake Road for the Milwaukie Lutheran Church.

Jon Stein presented the Staff Report.

APPLICANT'S RESPONSE:

SPEAKING: PAUL ROEGER, Trustee for the Milwaukie Lutheran Church.

Mr. Roeger presented a photo of the proposed signs. He mentioned that a member of the church had donated funds specifically for lighted signs. The reason for installing the signs is in response to complaints from persons not familiar with the church location. It is often necessary for drivers to turn around in neighboring residential driveways because they have not noticed the church sign. Mr. Roeger said the church had notified surrounding neighbors of their proposal and received a small amount of opposition to having lighted signs within the residential neighborhood. The church is willing to set the timer to turn off the light at 9 p.m., but prefer it to stay on until 10 p.m. The church requested a 12' high sign, but at Staff's recommendation the request has now been revised to stipulate 10' high signs. The church prefers the 10' high signs as opposed to eye-level signs because the florescent lights would be subject to theft at a lower height.

It was suggested the church use tamper-proof shield on the lights to protect them from theft while located at a lower height. Mr. Roeger indicated a willingness to do this.

Mr. Gudgel said that if the vegetation was obstructing the vision of eastbound traffic leaving the driveway then perhaps the hedges or trees should be trimmed and a sign of lower height considered. He suggested that the Public Works Department be contacted to determine the safety factor involved in relation to the obstructing vegetation.

Mr. Roeger, speaking in behalf of the Public Works Department, said that the vegetation mentioned is a large tree of which the lowest branches are at least 10' high, and actually hide the view of the church to eastbound traffic.

Mr. Lotz said he travels Lake Road frequently and does not know the location of the church. He agreed that eastbound traffic would not easily see the sign unless it was readily visible.

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Ms. Sweetland asked if it would be permissible to allow the Applicant to request lighting for their signs at a later date if they found it to be an absolutely necessary to have lighted signs. Mr. Gudgel said they could return with another request.

Mr. Gudgel made a Motion to APPROVE PR-82-1, request subject to conditions for installation of two unlighted, 4' x 6' wood signs at a level no more than 3' from the ground to the base of the signs; subject to the specifications of the Public Works and Building Departments. Mr. Lotz Seconded the Motion, the Motion carried Unanimously.

FINDINGS:

1. Signs will be compatible with adjacent land uses.
2. Adverse comments have not been received.
3. Clear vision will be maintained.
4. Existing vegetation will not be altered or modified.
5. The high hedge will obscure the signs from the house at 3808 Lake Road.

CONDITIONS:

1. Signs to be unlighted, 4' x 6' in size.
2. The bottom of the signs to be no more than 3' from ground surface.
3. Signs to be installed to specifications of the Public Works and Building Department.

THE MEETING RECESSED FOR 10 MINUTES AT 8 P.M.

Mr. Trotter and Ms. Jamtgaard resumed their positions on the panel.

6.2 PLANNING COMMISSION MINUTES

Mr. Lotz mentioned the Minutes for the Planning Commission Meeting of November 10, 1981 did not show him as being present, although he had been there. Ms. Sweetland mentioned an error in the stated time in the November 10, Planning Commission minutes.

8.0 OTHER BUSINESS:

Topaz reported on recent developments of the Tri-Met Transit Station for downtown Milwaukie. She explained the original location for the future transit station is now being reconsidered. The new proposal calls for siting it on McLoughlin Blvd. between Monroe and Jackson Streets. Tri-Met is considering the installation of a left-turn light at Monroe and McLoughlin to improve access and circulation. The Public Works Department has indicated the option of changing the one-way grid of Monroe Street to two-way traffic for at least the one block. Tri-Met proposes to reroute their buses to accommodate the flow

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of traffic. ODOT has delayed any plans for widening McLoughlin Blvd. because of budget constraints . Future plans for the light-rail system to be directed through Milwaukie, either on McLoughlin or Main Street are not certain.

Topaz stated that on January 18, 1982, Clackamas County will hold a hearing on a proposed 120 condominium complex on McLoughlin Blvd., overlooking Kellogg Lake. It was the consensus of the Commission that more time was needed to review the proposal and that a letter should be sent to the County Hearings Officer requesting a continuance.

There was discussion among the Commissioners and Staff regarding the lighted sign at Public Storage on Highway 224. There had been complaints about the brightness of the illuminated sign causing a distraction to highway motorists. It was the consensus of the Commission that Staff request the management of Public Storage use a more defused lighting.

THE MEETING ADJOURNED AT 8:40 P.M.

AGENDA

MILWAUKIE PLANNING COMMISSION

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1.0 CALL TO ORDER

2.0 PROCEDURAL QUESTIONS

3.0 PUBLIC HEARINGS

3.1 CALVIN RITCHEY; ROBERT SCHRAM VR-81-23

Applicants and Property Owners

Property Location: Southeast end of Waverly Heights Subdivision,
east of Cambridge Lane, northwest of Waverly Greens Apartments.

CURRENT PROPOSAL:

The Applicant is requesting a Variance prior to submittal of
a Minor Land Partition, which will be filed if the Variance
Request is approved. The proposal is identical to the Applicant's
last proposal, except for the paved emergency vehicle fire
access road along the south property line Waverly Court to
Cambridge Lane.

3.2 S.E. INDUSTRIAL LAND DEVELOPERS; JOHN RUPP - BEAUTY MANAGEMENT INC.
Property Location: 5516 S.E. International Way, Milwaukie

PROPOSAL:

Request to allow secondary retail sales that serve primary
wholesale, manufacture and repair uses in Business Center III,
Omark Industrial Park.

4.0 PUBLIC COMMENT

5.0 CONSIDERATION

5.1 Milwaukie Lutheran Church
Special Review of Sign for Conditional Use

REQUEST:

Request to install two lighted 4' x 6' wood signs on Lake Road
for Milwaukie Lutheran Church.

6.0 CONSENT AGENDA

6.1 CITY COUNCIL MINUTES - December 15, 1981

6,2 PLANNING COMMISSION MINUTES - November 10, 1981; November 24, 1981; *
December 8, 1981

7.0 OLD BUSINESS

8.0 OTHER BUSINESS