

PLANNING COMMISSION MEETING  
March 21, 1967

The regular meeting of the Milwaukie Planning Commission was held on the 21st day of March, 1967, in the City Council Chambers at 7:30 o'clock pm. The meeting was opened by President Jones with the following members present:

Elizabeth Brod	Allan Jones
Richmond Eddy	Dick Nase
Mervin Englund	Robert Kennedy
Absent: Fred Liddell	Fred Dyer, City Mgr
Robert Richmond, Mayor	
Also present:	
R. L. Mills, City Atty	Max Thompson, Asst City Mgr
Wayne Daigle, City Engr	Mildred Jones, Sec
Dick Ivey, Plan. Consultant	

It was moved by Kennedy, seconded by Englund, that the minutes of the Special Meeting of March 7, 1967 be approved with the following corrections:

Page 4 Paragraph 1 Line 6 - change 42-foot service to  
24-foot surfaced

Page 4 Line 18 - delete "Mr. Kennedy left meeting at 10:45"  
and insert before DISCUSSION "Mr. Kennedy left meeting  
at 11:40"

Page 4 under Discussion, Line 4, add "Place" after "Haven".  
Motion carried and so ordered.

APPROVAL OF PLOT PLANS

Max Thompson presented proposed plans of Cinderella Homes, represented by Mr. George Nase, 3900 Harrison, for duplex to be placed on Lots 34 and 35 Bl. 42, Minthorne. Englund moved, seconded by Kennedy, that the matter be tabled to the April 4th Planning Commission meeting, with the suggestion the Commission hold a study meeting to determine a basis for multifamily units. AYES: Eddy, Kennedy, Englund; NOES: Nase; ABSTAINED: Brod. Motion carried and the matter was tabled.

REQUEST FOR VARIANCE

Max Thompson presented request of Mr. Joe Juchemich, 3555 Lake Road, to obtain a variance of 3 feet off of the 20-foot property line building set-back ruling in order to permit alteration of present garage to family room and construction of a new garage in front of the existing one on property known as Lot 5 Block 2, Beverly Hills.

(Fred Dyer entered meeting at 8:30 pm)

Following a discussion, it was moved by Englund, seconded by Eddy, that the Commission deny the plans as submitted. Motion carried and so ordered.

REQUEST FOR TEMPORARY USE PERMIT

Russell U. Buffum, 5400 SE Monroe, petitioned the Commission for a permit to operate a printing and rubber stamp shop in the garage (to be enlarged) located at the above address. Mr. Buffum was advised to submit to the Planning Commission a petition as called for under Section 6 of Ordinance 481, including a scale drawing of the proposed expansion, showing location of present buildings and driveway.

REQUEST FOR TEMPORARY USE PERMIT

Proposal to remove and sell gravel to level property - Lts 40 and 44 Section 25, 1S., 1E., W.M. William Meek D.L.C. No. 50; Owner - William K. and Myrl G. Kirby, 6905 SE 17th, Portland, Oregon 97202; and T.L. 9 and 9-1; Owner - Robert J. Witte, 16455 Hampshire Lane, Milwaukie, Oregon. Permit requested for variance in elevation of the property to approximately 18 feet lower to conform with land adjacent by means of excavation of gravel. City Engineer Wayne Daigle recommended this gravel removal be permitted with the following restrictions: 1) that the operation entail a permit under the U.B.C.; 2) that the hours of operation be limited between 7:00 a.m. and 7:00 p.m.; 3) that the hauling operations be confined to right of way adjacent to the railroad and that no truck traffic or equipment traffic be allowed on 29th Street.

Eddy moved, seconded by Nase, that a hearing on this request for special permit be set for 7:30 p.m. on April 18, 1967 at the City Hall with notification to adjacent property owners by letter. Motion carried and was so ordered.

CORRESPONDENCE

Max Thompson presented a summation of correspondence received from Mr. and Mrs. W. J. O'Neill, 2244 Glover Road, registering a protest against the apartments known as the 43rd and King Road Apartments, located adjacent to the O'Neill property. It was agreed this was a civil matter and was referred to the City Manager for his action. President Jones requested a letter be addressed to Mrs. O'Neill informing of this referral.

President Jones reported on a letter to the Clackamas County Planning Commission of March 13, 1967 with regard to the matter of amending the County zoning ordinance to allow the placement of mobile homes and/or house trailers on individual parcels of land. This requested that house trailers and/or mobile homes not be allowed to be placed on any property in the County for use as permanent living quarters, except when in trailer parks as now defined by the County or by a temporary use permit after the Planning Commission is satisfied that the use is suitable and timely. Letter on file.

As the Commission is presently not represented at the County Planning Commission, Mr. Jones suggested Mr. Paul Baer as a representative for the Commission's consideration. Matter to be concluded at the April 4th meeting.

(Recess 9:50 to 10:00 pm)

Alvin M. Hamlin, Park Hamlin Apartments, 23rd and Harrison, requested by memo permission to use the 18" buffer strip between the sidewalk and property line to erect a tiered planting area with interlocked ell-shaped concrete blocks, which materials were easily removed and would be removed at the request of the City. It was requested the matter be resubmitted in accordance with Commission requirements with proper drawings at the next regular meeting.

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It was moved by Englund, seconded by Eddy, that the City Staff be asked to review the parking conditions on the North side of the Hamlin apartments and report to the Commission. Motion was carried and so ordered.

#### PLANNING PROGRAM REPORT

Mr. Herb Beals, Bureau of Municipal Research & Service, reported that the second phase of the planning project has been approved and the Bureau would commence work on this phase of the planning program. Mr. Beals proposed to start immediately on the zoning regulation review, this portion to be accomplished in conjunction with the capital improvement plan; he further proposed to subcontract the central business area study to Cornell, Howland Hayes & Merryfield; and the comprehensive development plan study would be made the last portion of the program. ✓

Dick Ivey, CH2M, reported on suggested work elements for the central business area study. Copy of report on file.

Fred Dyer, City Manager, by letter dated 3/21/67, requested the Planning Commission recommend, due to time limitations, that the Bureau of Municipal Research subcontract the portion of the second phase planning study assigned to Central Business District. Mr. Dyer recommended that whereas, CH2M has been working with the Planning Commission, City of Milwaukie and business people, that the Bureau retain CH2M to prepare that portion of the City of Milwaukie Planning project. The amount of this study would be \$3,000. Copy of letter on file.

It was moved by Eddy, seconded by Kennedy, that the Planning Commission recommend to the City Council acceptance of Bureau of Municipal Research proposal to subcontract to Cornell, Howland, Hayes & Merryfield the second phase planning study assigned to Central Business District in an amount of \$3000. Motion carried and so ordered.

#### DISCUSSION

Parking Criteria discussion was tabled to the next meeting.

Meeting time and agenda deadline - The Commission established, as the third Tuesday of each month is the regular meeting date, that the agenda items are to be submitted by the Monday before the first Tuesday of each month.

Proposed subdivision ordinance - Members of the Commission and City Staff were requested to review and submit comments on this proposed ordinance to Max Thompson by March 31.


Housenumbering System - Progress on this project was reported by Max Thompson.

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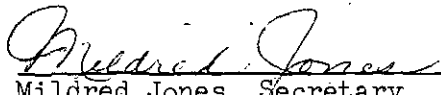
APPROVAL OF PLAN

Dwyer Memorial Hospital plot plan was submitted incorporating the requests of the Commission as outlined in minutes of Planning Commission meeting of 3/7/67, page 3. It was moved by Mrs. Brod, seconded by Englund, that the Commission accept these plot plans as approved by the City Staff. Motion carried and so ordered.

Meeting adjourned at 11:45 p.m.

  
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Allen Jones, President

ATTEST:

  
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Mildred Jones, Secretary