

SPECIAL MEETING SEPTEMBER 10, 1965

A special meeting of the Milwaukie Planning Commission was held on the tenth day of September, 1965, in the City Council Chambers for the purpose of holding public hearings on proposed zone changes and conducting such other business as necessary to come before the Commission at this time.

The meeting was called to order by Chairman Paul Baer at 8:00 p. m. , with the following Commissioners present:

Paul Baer	Mervin Englund
Dave Strauss	Rich Eddy
Allan Jones	Robert Richmond
	Wayne Daigle

Absent: Jerry Miller
Roger Hollingsworth George Van Bergen

Also present: City Manager, Max Thompson
Clerk, Barbara Watson

The Chairman extended a word of welcome to Mr. Richmond who was sitting in as the City's new Mayor for the first time.

Public hearing was opened on the proposed zone change from 3-R-1 to 3-R-2 SPECIAL on Blocks 18, EXCEPT Lots 5, 6, 7, 8 and all of Blk. 39, Minthorn Add'n. with the Chair asking that those in favor of the zone change come before the Commission.

Mr. C. R. Thompson, 4522 Llewelyn St. , addressed the Commission and advised that he had initiated a petition among the home owners of Blk. 18, for the proposed zone change because much of the land is presently vacant and he felt that multiple family dwellings would improve the area.

OPPOSITION TO ZONE CHANGE

Mr. Roy Larson, 4446 Harrison St. , opposed to zone change in both blocks. Would not like multi-family dwellings next door to his home.

Mr. Benson, 4506 Llewelyn, opposed to zone change because: 1. The present sewer system would not be able to handle the increase in use caused by multi-family units. 2. Streets are inadequate to handle the increase in traffic. 3. Would object to apartments going in on both sides of his home. 4. No area for children.

Mr. Johnson, 10493 S. E. 46th St. , felt that there were enough multi-family units in the area therefore is opposed to zone change on both blocks.

Mr. Engels, 10407 - 46th St. , in agreement with the others is opposed to zone change in both blocks.

Mr. Bollenbauch, 4448 Harrison, opposed because it would cause an increase in traffic on Harrison Street.

As there was no one else wishing to speak regarding the zone change, the hearing was declared closed.

The Chairman opened the public hearing on zone change from 3-R-1 to 3-R-2 SPECIAL on the easterly 58.70 feet of T. L. 10, Hector Campbell Addition.

Neva Meyer, 405 - 36th Street, was neither for or against the proposed change, but requested that a fence be put up to screen the parking area and block out the lights from it. She also requested that some of the trees on the old orchard be saved.

No one else wishing to be heard, the hearing was closed.

Public hearing was opened on proposed zone change from Commercial Zone to present usage on 32nd Street from Kelvin to Van Waters Streets.

Mr. Charles Renard, 8600 S. E. 32nd Street, spoke as an interested citizen, neither for nor against the proposed change, noting the number of Commercial, multi-family and residential properties in the area.

Mrs. Millar, 9408 Rockwood, opposed to zone change as she does not feel it is a good residential area.

Mr. Wm. Hupp, 2626 Washington Street, was neither for nor against the change but did request answers to the following questions:

1. What is the zoning on the north and south of this area? (Single family residents)
2. What effect would this proposed zone change have on present Commercial property in this area? (Would not change it.)
3. Would this zone change cause one lot to have two different zonings? (No.)

The question was raised from the audience whether or not it is possible for a zone to be changed on a piece of property without the property owners permission. The Commission advised that 50% of the land owners could, by petition, cause a hearing to be held for a proposed zone change.

Roy Erwin, 3125 Van Water Street asked what the effect would be if the zone change is made. The Chair advised that the purpose of the proposed zone change was a long range plan to bring the area up to a better standard. The rezoning would give the Planning Commission better control of the land usage and future building.

Correspondence was read from Floyd Reed, 8950 S. E. 32nd St., stating he would like the area to remain as is. Also a letter from Gertrude Herzog, 8843 - 32nd St., stating she was for changing the zone back to 3-R-1 and 3-R-2.

As there was no one else wishing to be heard, the hearing was closed.

A letter was read from Mr. and Mrs. Darrel Davis, 11895 S. E. Thorne Street, requesting approval for the renewal of a business license to operate a Kindergarten at the above address. The City Manager checked with the Police Department to see if any formal complaints had been made in the past year and was informed that there was no record on file.

It was moved by Strauss, seconded by Richmond, that the Planning Commission grant a one year revokable permit to Mr. and Mrs. Darrel Davis, for the operation of a Kindergarten at 11895 S. E. Thorne Street, with no restriction as to the number of sessions held. Motion carried and so ordered.

A memo from the City Council was read regarding annexation of the following properties: Lots 44 to 48 inc., Blk. 48, Minthorn Add'n., owner, Ronald and Joyce Welch, 5121 Monroe; and T. L. 55, John Garrett D. L. C., owner - St. Paul's Methodist Church, Linwood Avenue.

It was the feeling of the Commission that sewers, water facilities, fire protection and other services be considered before annexation be approved.

The City Manager read a rough draft of an information sheet that could be used for areas that are considering annexation to the City and suggested that a policy be formulated that would be used for all annexations.

A joint meeting with the City Council was discussed, and it was agreed that a meeting date be set for a Tuesday evening as soon as possible for the purpose of discussing future annexation procedures and for reviewing the City's new Land Use Map drawn up by the Bureau of Municipal Research.

A letter from Herzog and Weberg Builders was read requesting a variance on the west side of Lot 16, Blk. 2, Walnut Addition, (3336 Barba Street), as the foundation was, through oversight, placed 8" too close to the property line.

It was moved by Strauss, seconded by Jones, that a variance be granted Herzog and Weberg Builders for a 4' 4" side yard on the west side of the home constructed on Lot 16, Blk. 2, Walnut Addition, (3336 Barba Street), with the provision that the house on Lot 17 be built with a 10' clearance between the two homes. Motion carried and so ordered.

Mayor Richmond suggested that in the future no concrete be poured until the Bldg. Inspector checks the forms and that the City demand a survey be made and proper stakes laid out before inspection.

Chairman asked if the Commission wished to take any action on the proposed zone changes heard earlier in the evening.

It was moved by Jones, that the Planning Commission recommend to the City Council that the 58, 70' of T. L. 10, Hector Campbell Add'n. be rezoned from 3-R-1 to 3-R-2 SPECIAL and that the City Zoning map be properly colored to reflect this change and corrected to show the proper zoning on the adjoining properties. Motion died for lack of a second.

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It was moved by Strauss, seconded by Eddy that the Planning Commission recommend to the City Council that the zone change as shown in Resolution Number 3-65 be approved. (58.70' of T. L. 10, Hector Campbell Add'n.) Motion carried and so ordered.

The Commission discussed the proposed zone change on 32nd Street, between Van Water and Kelvin Streets. Mr. Englund advised that he supported the zone change as shown in Resolution No. 1-65.

It was moved by Jones, seconded by Eddy, that the Planning Commission recommend to the City Council that the rezoning be approved as described in Resolution No. 1-65. Motion carried and so ordered.

It was moved by Englund, seconded by Jones, that Resolution 2-65, rezoning of Blk. 18 and 39, Minthorn Add'n. be tabled until the meeting of September 21. Motion carried and so ordered.

Mayor Richmond suggested that the City Engineer make a report on the sewer situation in this area and present it at the September 21 meeting. City Manager stressed the importance of checking on sanitary and storm sewers, fire protection before making any zone changes.

It was moved by Richmond, seconded by Jones, that the City Engr., Manager and City Attorney be requested to look into the drafting of an Ordinance to cover this situation and bring back to the Planning Commission for their review before submitting it to the City Council. Motion carried and so ordered.

Mr. Englund asked if the new budget would allow money for an opaque projector to be used at Planning Commission meetings. City Manager to check into the cost and report back to the Commission.

The question was raised as to whether ex-officio members of the Planning Commission had the privilege of voting at the meetings. The Mayor informed the Commission that a Committee had been set up for the purpose of checking into this question; however, until such time as the Commission is advised different, the ex-officio members shall have the same voting rights as the appointed members of the Commission.

The Mayor reported on the latest developments of Expressway I-205 and advised that a new type traffic signal will be installed by the State Highway Dept. on McLoughlin Blvd. for testing purposes.

As there was no further business to come before the Commission, the meeting was duly adjourned.

Secretary, Jerry Miller

ATTEST: