

The Chairman requested Mr. Wallace Telford, Executive Director, Housing Authority for County of Clackamas, to answer some of the questions which had been raised during the discussion.

David Strauss, 10916 Woodhaven Place, informed the Commission that during his term as a City Councilman the city had entered into a cooperation agreement in 1967 with the Housing Authority to allow for provision of low-income housing, with the understanding that 150 living units were to be built as a high-rise in Hillside Park and the remaining 50 units to be built throughout the city for the stated reason of integrating them into the community and not over-burdening any one area.

Staff report was read and entered in the record. Recommendation: To recess the hearing to a later date in order to obtain additional information on the items as listed in the report.

The public hearing was declared closed at ^{9:35} 8:35 p.m., and recess was called. Meeting reconvened at ⁹ 8:45 p.m. with all commissioners present.

IT WAS MOVED by Liddell, seconded by Croft, to recommend to the City Council the denial of ZC-70-4 and ZC-70-5 in view of the agreement between the Council and the Housing Authority of the County of Clackamas. Mr. Jones stated in his opinion the "planned development" aspect of the applications does not fulfill the intent of the zoning ordinance which provides for this special superimposed zoning, and in that regard he would recommend denial of the applications. MOTION CARRIED and so ordered.

The Chairman stated that neither the Commission, the Council nor City Staff is opposed to low-cost housing, but opposed to the concentration of the housing within one area as has been proposed. He further stated the recommendation to the Council for the denial of the two zone changes in no way reflects that the City of Milwaukie or Planning Commission is opposed to low cost housing, but opposed to the plans presented at this time in land use development.

ZC-70-6 Applicants: Benjamin C. Stangel, Dale H. Henderson and Jay Hatton.
Request to change property at 4940, 5110 and 5120 S.E. Johnson Creek Blvd. from R-7 Single-family Residential to M-L Limited Manufacturing.

Public hearing was opened at 10:05 p.m. with notices mailed and published as directed.

Correspondence for: Elmer Roehrl, 4616 S.E. Johnson Creek Blvd.
Mr. and Mrs. M. L. Montchalin, 9870 S.E. City View Drive, Portland
Lucille Prockish, 4620 S.E. Johnson Creek Blvd.
M. L. Preston, 4582 Johnson Creek Blvd.
Mr. Schnock, 4584 S.E. Johnson Creek Blvd.

Correspondence against: Carl Erickson, Ford Industries
Mr. and Mrs. M. A. Jacobs, 4936 Brookside Dr.
Mr. and Mrs. Harold Marr, 4905 Brookside Drive

Staff report was read and entered into record. Recommendation: Amend request to include all of the area between Johnson Creek and Portland Traction Company right-of-way, within the city, to be changed to M-L zone.

Speaking for: Benjamin Stangel, 92~~95~~ 28th Street

Speaking against: John Stanton, 4936 Brookside Drive
Robert Peisley, 4820 S.E. Johnson Creek Blvd. (presented petition in opposition, 108 signatures.)
Edith Knaub, 5005 Brookside Drive
Cory Eagen, 5015 Brookside Drive
Ben Hughes, 5160 Johnson Creek Blvd.

Hearing was declared closed at 10:35 p.m. IT WAS MOVED by Jones, seconded by Kennedy to recess the hearing and to direct city staff to initiate public hearing for zone change for surrounding properties as recommended in the staff report. MOTION CARRIED and so ordered.

VARIANCE REQUEST

VR-70-3 Leo Marson, applicant. Fence height in clear vision area at 2840 Balfour Street (R-7 zone).

Speaking for: Leo Marson

Staff report was read, which recommended special treatment be considered for chain-link fencing and re-evaluation by the Commission of the zoning ordinance standards for fence height in clear vision areas. IT WAS MOVED by Kennedy, seconded by Nase, to grant the variance to permit a 3½-ft. chain link fence in the clear vision area at 2840 Balfour Street. MOTION CARRIED and so ordered. Staff was asked to prepare for Commission consideration at the next meeting an amendment to Ordinance 1183 regarding fence height in clear vision areas.

MINOR LAND DIVISION

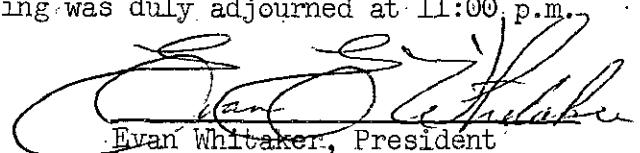
Southeast Corner of 29th and Boyd, Maude Murphy, applicant.

Staff report was read, which recommended approval of the minor partitioning as submitted with a variance for the lot depth of Parcel II, and the condition that Parcel III is not for building development. IT WAS MOVED by Norris, seconded by Croft, that this application for minor land partitioning be granted as applied for. MOTION CARRIED and so ordered.

There was no further business, and the meeting was duly adjourned at 11:00 p.m.

ATTEST:


(Mrs.) Bette Bierer, Sec'y


Evan Whitaker, President

approved 5-19-70