

City of Milwaukie
PLANNING COMMISSION REGULAR MEETING
September 28, 1976

The regular meeting of the Milwaukie Planning Commission was held on the 28th day of September, 1976, in the Council Chambers. The meeting was called to order by Jon Nickel, President, at 7:00 p.m.

Members present: Jon Nickel Bob Marquette
 Tom Foeller Jerry Mesander
 Bob Kennedy Luciano Monetti

Members excused: Mark Landis

Also present: Cy Nims, Planning Director Merv Englund, City Council
 Tim Holder, Assistant Planner Michelle Eaton, Secretary
 Myer Avedovech, City Attorney

The pledge of allegiance was recited by those present.

IT WAS MOVED by Kennedy, seconded by Mesander, to approve the minutes of the August 24, 1976, regular meeting and the September 14, 1976, special meeting. MOTION CARRIED unanimously, and so ordered.

PUBLIC HEARINGS

C-76-12 Gerald W. Lievsay, applicant. Request to construct a duplex in R-7, Single Family Residential, zone at 4515 S. E. Roswell Street

Public hearing opened at 7:02 p.m., with notices mailed as required and mailed to residents within 250 feet of the subject property. Staff report, recommending approval, was given by Tim Holder.

Speaking in favor: Gerald W. Lievsay, applicant

Speaking in opposition: Harold H. Kulm, 8808 S. E. 43rd (submitted letter in opposition)

Questions raised: Mrs. Minnie Hamburg, 4525 S. E. Roswell
 James Notter, 4430 S. E. Roswell

Rebuttal for the applicant was offered by Gerald Lievsay. Hearing was declared closed at 7:25 p.m. It was the CONSENSUS to postpone a decision on C-76-12 until the special meeting scheduled for October 12. The neighbors in attendance were asked to consider the alternatives for development of this property: 1) creation of a flag lot and two single family dwellings being constructed; 2) a duplex with site arrangement as proposed by the applicant; 3) a duplex with site arrangement as proposed by staff.

N-76-2 Daniel E. and Vermont Cloud, applicants. Request to alter and expand nonconforming beauty shop in R-7, Single Family Residential, zone at 10264 S. E. 37th Avenue

Public hearing opened at 7:42 p.m., with notices mailed as required and mailed to residents within 250 feet of the subject property. Staff report, recommending approval with conditions, was given by Tim Holder.

Correspondence in opposition: Mabel C. and Earl E. Helsing, 3635 S. E. King Road
Thomas H. and Wilma Grant, 10333 S. E. 37th Avenue
John and Dorothy Helm, 10335 S. E. 38th Avenue
Philip W. Hallander, 10207 S. E. 38th Avenue
Mr. and Mrs. Larry Bergstrom, 10261 S. E. 38th Avenue
Robert W. and Vivian A. Gill, 10316 S. E. 37th Avenue

Speaking in favor: Daniel Cloud, applicant
Velmont Cloud, applicant

Speaking in opposition: Mrs. Comstock, 3636 S. E. King Road
Robert W. Gill, 10316 S. E. 37th Avenue
Thomas Grant, 10333 S. E. 37th Avenue
Philip Hallander, 10207 S. E. 38th Avenue

Rebuttal for the applicant was given by Velmont Cloud. Public hearing was declared closed at 8:05 p.m. Merv Englund spoke regarding building code requirements for mixed use occupancy. The applicant stated she wished to withdraw the application.

(Meeting was recessed at 8:24 p.m. and reconvened at 8:35 p.m. with all present.)

SUBDIVISION - PRELIMINARY PLAT APPROVAL

S-76-5 Janet Addition. Carl Benson, applicant. Request for 17 lots in R-7, Single Family Residential, zone on the west side of Stanley Avenue approximately 250 feet north of Waymire Street

Staff report, recommending approval of an alternative plan, was given by Tim Holder. Carl Benson was present to answer questions of the Commission regarding the proposed subdivision. The applicant was asked to redesign the subdivision using the following criteria and re-submit the preliminary plat at the next possible meeting: 1) lot width of Lot 1 to be 67 feet; 2) 50 foot right of way width the entire length of Park Street; 3) a 15 foot street side yard setback for the existing house at 11315 S. E. Stanley Avenue; 4) the eyebrow design proposed by staff for the intersection of 56th Avenue and Park Street; 5) lot lines to be perpendicular to the right of way.

CORRESPONDENCE AND OTHER BUSINESS

a) PR-76-3 Sign for nonresidential use in a residential zone. Milwaukie Convalescent Hospital, applicant. Request for review of sign for existing hospital in R-5, Single Family Residential, zone at 12045 S. E. Stanley

Staff report, recommending approval with conditions, was given by Tim Holder.

George Eivers, representing the applicant, was present to answer questions of the Commission concerning the request. IT WAS MOVED by Kennedy, seconded by Foeller, to approve PR-76-3 with the following conditions: 1) the applicant erect a double-faced free-standing sign as depicted in the drawing on the staff report, instead of the V-shaped sign proposed; 2) colors selected for the sign be natural, but with sufficient contrast to be easily readable; 3) illumination be limited to indirect lighting directed away from the street and adjacent properties. MOTION CARRIED unanimously, and so ordered.

b) City Council has requested a recommendation on a request for annexation of area on 60th Avenue south of Monroe, north of Wichita Court. Staff report, recommending favorable recommendation, was given by Tim Holder. IT WAS MOVED by Kennedy, seconded by Monetti, to recommend approval of the proposed annexation to the City Council. MOTION CARRIED unanimously, and so ordered.

c) City Council has passed Ordinance 1348, An Ordinance Requiring Clear Vision Across Property at Intersections, and Declaring an Emergency. Memorandum from staff dated September 28 regarding clear vision was discussed. Bob Kennedy cited several clear vision obstructions: southwest corner of 40th Avenue and Harrison Street, tree in the clear vision area; northeast corner of 29th and Monroe, pole and hedge in the clear vision area. IT WAS MOVED by Mesander, seconded by Marquette, to initiate an amendment to the Zoning Ordinance to remove the clear vision area provisions therefrom. MOTION CARRIED unanimously, and so ordered.

d) Staff announced that the City Council had upheld the Planning Commission approval of the preliminary plat of Stearns Addition.

e) Jerry Mesander requested a report from the City Attorney on the disposition of the Randall case. The Attorney stated that the case had been dismissed some months ago.

f) Memorandum from City Council dated September 24 regarding "abandoned structures ordinance" was distributed. It was stated that the Planning Commission and City Council should have a joint meeting to discuss exactly what the Council wants in terms of an abandoned structures ordinance.

g) Copies of letter dated September 21 to Hanna Industries from staff regarding conditions of approval of C-76-10 were distributed. Bob Kennedy reported that Hanna is still operating the retail sales room and has not met the conditions of approval.

h) Minutes of a "Street Fragment Meeting" held August 24 regarding the 56th Avenue extension were distributed for information.

i) Listing of Neighborhood Council executive boards and directors was distributed for information.

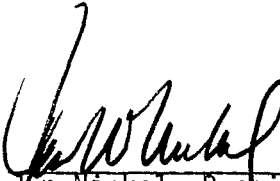
SUBDIVISION - FINAL PLAT APPROVAL

S-75-4 Walker Park. Ida, Rodney and Stanley Walker, applicants. Request

for a partial final plat approval for 22 of 29 lots in R-7, Single Family Residential, zone on the east side of Linwood Avenue north of Furnberg Street


Staff report, recommending approval with condition, was given by Tim Holder. IT WAS MOVED by Kennedy, seconded by Foeller, to approve the final plat of Walker Park subject to the approval of the City Engineer. MOTION CARRIED unanimously and so ordered.

Meeting adjourned at 9:35 p.m.



Jon Nickel, President

ATTEST:



Michelle Eaton, Secretary

Milwaukie City Planning Commission
REGULAR MEETING AGENDA
September 28, 1976

1. Call to order - 7:00 p.m.
Council Chambers, City Hall, 10722 S. E. Main Street
2. Minutes of August 24, 1976, regular meeting and September 14, 1976, special meeting
3. Audience participation
4. PUBLIC HEARINGS
 - C-76-12 Gerald W. Lievsay, applicant. Request to construct a duplex in R-7, Single Family Residential, zone at 4515 S. E. Roswell Street
 - N-76-2 Daniel E. and Vermont Cloud, applicants. Request to alter non-conforming beauty shop in R-7, Single Family Residential, zone at 10264 S. E. 37th Avenue
5. SUBDIVISION - PRELIMINARY PLAT APPROVAL
 - S-76-5 Janet Addition. Carl Benson, applicant. Request for 17 lots in R-7, Single Family Residential, zone on the west side of Stanley approximately 250 feet north of Waymire Street
6. CORRESPONDENCE AND OTHER BUSINESS
 - a) PR-76-3 Sign for "approved conditional use." Milwaukie Convalescent Hospital, applicant. Request for review of sign for existing hospital in R-5, Single Family Residential, zone at 12045 S. E. Stanley
 - b) Recommendation on request for annexation of area on 60th south of Monroe, north of Wichita Court
 - c) Initiation of amendment to Zoning Ordinance to remove clear vision provisions