

PLANNING COMMISSION WORK SESSION

February 12, 1974

A work session of the Milwaukie Planning Commission was held in the City Council Chambers on February 12, 1974, at 7:00 p.m.

Members present: Louis Casale Edythe Knaub
 Dennis Davis Byron Foreman
 Bob Kennedy Fred Liddell (left 8:45 p.m.)

Also present: Rod Sandoz, City Planner
 J. Wayne Daigle, Dir. of P.W.
 Bob Stochosky, Councilman (entered 9:10 p.m.)
 Myer Avedovech, City Attorney (entered 9:10 p.m.)
 Hal Schilling, City Manager (entered 9:30 p.m.)
 Michelle Brown, Secretary

Street Committee: Rod Johnson, Chairman Merv Englund
 Herb Tondreau Jim Rogers
 Terry Flink

JOINT MEETING WITH STREET COMMITTEE

Rod Johnson gave the background information on the Committee and displayed a map of Milwaukie and vicinity which indicated the streets the Committee had designated arterials and collectors. The Committee desired any input from the Planning Commission before making their presentation to the City Council next month. Johnson stated that it was the overall conclusion that there is no inexpensive way to solve the City's street problem. The Committee has worked on concept that we must first solve the problems created by storm waters before attempting to build streets. He stated that it would cost between \$3,000,000 and \$6,000,000 to build a skeleton storm drainage system. The Committee is recommending building a water run-off system into arterial streets and then rebuilding the streets with curbs and sidewalks. The curbs and sidewalks will be paid for by the property owners along the street. It was further stated that we need improvement of the collector streets at public expense with curbs and sidewalks paid for by the affected property owners. Johnson stated that the Committee has come up with a cost of approximately \$3,500,000 for storm drains and \$4,000,000 for street improvements, not including costs of curbs and sidewalks which will be another \$500,000. Further, the Committee does not anticipate purchasing a great amount of property for right of way or wider streets, but there will be some purchases necessary for re-alignment purposes in the following areas: 1) Linwood/Harmony; 2) from Railroad to Highway 224 across the "celery patch" near 40th; 3) 40th/Harvey/41st; 4) King/41st/Harrison. Johnson also stated that it was procedure for the City to participate in costs of street improvement about 25% where Local Improvement Districts are formed. It was further stated that the costs of construction were figured at 150% of the 69-70 costs to compensate for inflation. It was stressed that the Street Committee did not use the standards for widths of streets in the Comprehensive Plan in determining arterial and collector streets. Arterials

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were defined as major carriers of traffic and collectors were streets that pick up residential traffic and carry it to an arterial. John McDonald, 10116 Stanley, requested permission to address the Planning Commission and Street Committee on several problems. He mentioned problems with traffic lights at Harrison and Highway 224, and King and Linwood, objection to the Street Committee recommending improvements to streets not within the City limits, problems with maps distributed by service stations in showing City boundaries, problems with Police Department, problems with the sewer construction now going on, etc. It was mentioned that most of the problems were not a concern of either the Planning Commission or Street Committee, but that good planning entails continuity and consideration of origin and destination of traffic, not political boundaries. It was the consensus that if the Planning Commission had any input into the Street Committee's findings, they would let them know prior to the Council presentation.

(Session recessed at 7:55 p.m., reconvened at 8:00 p.m. with the absence of Street Committee members)

PIANO SHOP - 9500 - 32nd

Rod Sandoz gave background information on the history of the Piano Shop. The heirs were present and stated that they had received an earnest money agreement from Mr. Belieu who wished to operate an upholstery shop there. It was the concurrence that since there had already been signatures obtained from adjoining property owners stating there was no objections to an upholstery shop that the current applicant need not repeat this effort. IT WAS MOVED by Kennedy, seconded by Liddell, to approve of an upholstery business resulting in a change of non-conforming use provided that adequate off-street parking be supplied prior to issuing a business license to be approved by staff and that any signs be subject to review of the Planning Commission. MOTION CARRIED and so ordered.

PROPERTY OWNERS MEETING - UNDEVELOPED PROPERTY NEAR 41st AND MASON LANE

Staff had notified the five owners of six large undeveloped parcels of land in the vicinity of 41st and Mason Lane of a meeting to discuss future development of their properties. Mr. Seebach, representing the Peterson property, and Mr. and Mrs. Higley were present. There is approximately 18 acres, zoned R-7. Rod Sandoz displayed several overlays of possible development ideas for this area, which appeared to cause some concern from the Higleys. Mr. Seebach wants to develop the Peterson property at this time, but there is apparently no interest in development at this time by other property owners.

(Liddell left - 8:45 p.m.)

Seebach requested that the Planning Commission approve the concept of a Planned Development on the Peterson parcel, which is a little under 5 acres.

(Avedovech and Stochosky entered meeting - 9:10 p.m.)

It was the Attorney's opinion that the Planning Commission would have to grant a variance to the provision in the Ordinance which requires a Planned Development to have at least five acres. It was mentioned that in the proposed

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amendment to the Ordinance that staff is working on, a Planned Development can be on a lot less than 5 acres, but that it will take time to get this amendment into effect.

PROPOSED PLANNED DEVELOPMENT ON RAILROAD AND STANLEY

Joe Walsh, representing Eldon Edwards, Consultant, and his client, presented a revised plan for the proposed Planned Development on Railroad and Stanley. This new plan eliminated the 50 foot street running through the development, gave two accesses on Stanley, increased the inter-road system to 24 feet, increased the buffer area along Railroad to 75 feet to 150 feet, dropped 8 units for a total of 58 units, and incorporated the Fire Marshall's standards for maneuvering emergency vehicles.

(Schilling entered meeting @ 9:30 p.m.)

The applicant, stated that they can keep the water and sewer in the street and put the utilities on the other side of the curb. He further stated that they would revise the plan to bring the streets to 32 feet. If necessary staff mentioned that representatives from Linwood School and the Fire Marshall had desired to be present when this development was considered by the Commission, but it was stated that the proposed density is not much more than if it were developed with R-7 density. It was the consensus of the Commission that the Planned Development as submitted be approved if the streets were widened to 32 feet or were acceptable to the Fire Department.

PLANNING COMMISSION VACANCY

Staff requested Planning Commission input for a nominee for the vacancy on the Commission. Jim Lotz and Jerry Hutchison were mentioned. It was the concurrence to advertise for this position and ask volunteers to step forward.

CRAG MEETING

Rod Sandoz gave a brief report on the meeting held February 11 with Herb Beals of CRAG.

Meeting adjourned at 10:00 p.m.

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