

City of Milwaukie
PLANNING COMMISSION MEETING

March 16, 1971

The regular meeting of the Milwaukie Planning Commission was held on the 16th day of March, 1971 in the Council Chambers. The meeting was called to order by Robert Kennedy, Vice President, at 8:00 p.m.

Members present: Robert Kennedy Allan Jones Evan Whitaker
 John Foster Fred Liddell Richard Nase

Also present: Max Thompson, Ass't City Mgr. Robert Mills, City Attorney
 Tom Hawkins, Consultant Donald Graf, Mayor
 J. Wayne Daigle, Dir. Public Wks.
 Bette Bierer, Secretary

Absent: Dan Croft

It was moved by Whitaker, seconded by Jones, that the minutes of February 16 and February 23, 1971, be approved as written. Motion carried.

The Chairman announced that in February the Mayor reappointed Fred Liddell to the Planning Commission for a 4-year term.

PUBLIC HEARINGS

ZC-71-1 FH Flood Hazard-Superimposed zone. To establish boundaries in conformance with newly adopted criteria for all FH zones in the city. (for property already zoned FH under ZC-70-7)

Public hearing was opened at 8:05 p.m., with notices published as required. Maps of Johnson Creek and Willamette River areas were shown. Hearing was declared closed at 8:25 p.m.

IT WAS MOVED by Liddell, seconded by Jones, to recommend to the City Council that ZC-71-1 be approved. MOTION CARRIED and so ordered.

C-71-5 Milwaukie Evangelical-Covenant Church, applicant. A request to construct a church in R-7 zone at approximately 12201 Linwood Avenue.

Public hearing was opened at 8:27 p.m., with notices mailed as required. Staff reports by City Engineer and Consultant Planner were read.

Correspondence in Favor: Ash National, Inc.

Speaking in Favor: Don Lindgren, architect
 Ed Wilken, church member
 W. J. Richmond, church member

Hearing was declared closed at 8:40 p.m.

(C-71-5, continued) It was moved by Foster, seconded by Liddell, to approve C-71-5 subject to review and approval by city staff of sanitary sewer facilities, the parking layout and general layout in relation to the proposed street. Motion carried and so ordered.

C-71-6 James Hess, applicant. A request to build a duplex in R-7 zone on property located on east side of 41st St., just south of intersection of 41st & Roswell Streets.

Public hearing was opened at 8:55 p.m. with notices mailed as required. Staff report from Hawkins was read, and the drawing of minor land division which had been approved by staff was shown.

Speaking for: James Hess, 9050 S.E. 41st Street

Hearing was declared closed at 9:00 p.m. IT WAS MOVED by Whitaker, seconded by Nase, that C-71-6 be approved as presented. Motion carried and so ordered.

C-71-7 Milwaukie Fire Department, applicant. A request to use existing building at 37th & Railroad Avenue for administrative offices. (R-5 zone)

Public hearing was opened at 9:05 p.m., with notices mailed as directed.

Speaking for: Richard White, City Fire Chief

Hearing was declared closed at 9:20 p.m.

IT WAS MOVED by Whitaker, seconded by Jones, to hold action in abeyance until the next meeting of the Planning Commission. Motion carried and so ordered.

VARIANCE REQUEST

VR-71-2 Emil and Kay Smolich, applicants. A request to build a structure to the rear property line, and waive 3-ft. setback requirement in R-7 zone at 6805 Hemlock Street.

IT WAS MOVED by Foster, seconded by Whitaker, to deny the application. Motion carried and so ordered.

SUBDIVISION

Bernice Park. Reports from Clackamas County Planning Commission, Clackamas County Sanitarian, City Engineer and Consultant Planner were read. A letter from property owners along Woodhaven Place was read.

Speaking for: Mr. William Harmon, developer and applicant
Mr. Cecil Youker, realtor

(Bernice Park, continued) The applicant was in agreement with suggested revisions to lot layout as suggested by Hawkins, and it was pointed out to the applicant that the designation "duplex" would have to be removed from Lot 7, since duplex use is a conditional use, and not being considered by the commission at this time.

IT WAS MOVED by Whitaker, seconded by Foster, to approve the preliminary plat with the modified lot lines as shown by Hawkins. Motion carried and so ordered.

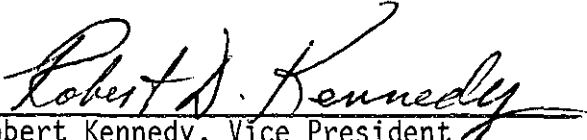
It was noted that variances from any of the improvements as listed in Ordinance 1157 may be requested by the applicant before final approval of the plat.

OTHER BUSINESS

- a. There was discussion regarding an amendment to the zoning ordinance to allow temporary structures. No action was taken. Whitaker stated for the record that he will contact Albert Engelgau (E-71-1) with suggestions for some possible alternatives.
- b. Proposed standards for Flood Hazard zone were handed to Commission members, to be reviewed and discussed at a future meeting.
- c. Staff report from the consultant regarding definitions and standards for day care centers was given.
- d. In response to a request from Croft at previous meetings, the consultant suggested that required parking at trade schools could be set at one space per teacher and one space per student.
- e. Request for Annexation - BOWMAN TERRACE -
IT WAS MOVED by Liddell, seconded by Nase, to recommend to the City Council in favor of the annexation of all the Bowman Terrace Subdivision, and such other property as is reasonable and consistent with the orderly development of the city. Motion carried and so ordered.
- f. Review of the final plat of CEDARCREST NO. 7 was held over to a scheduled work session.

A work session and special meeting was set for March 30, 1971, at 7:30 p.m. in the city hall.

Meeting adjourned at 12:10 a.m.


Robert Kennedy, Vice President

ATTEST:


(Mrs.) Bette Bierer, Sec'y

approved March 30, 1971.