

REGULAR MEETING JUNE 16, 1964

The regular meeting of the Milwaukie Planning Commission was held on the sixteenth day of June, 1964.

The meeting was called to order by Chairman Roger Hollingsworth.

Those present were Chairman Roger Hollingsworth; Commissioners David Strauss, Paul Baer, John O. Sheldahl, Earl Burdick, Joseph M. Bernard Jr, Jerry Miller and Max Thompson. Absent: Commissioners Cecil Nickles and W. Henry Stewart.

The minutes of the regular meeting of the Commission, held on the nineteenth day of May, 1964, were read and approved as read.

It was moved by Bernard and seconded by Baer that the minutes of a special meeting of the Commission, held on the fifth day of June, 1964, be approved as written. Motion carried and so ordered.

A request from Kenneth L. Bates that the zone on the north $\frac{1}{2}$ of Lot 3, Block 3 Gloverland be changed from 3-R-1 to 3-R-2 Special zone was read. Accompanying the request was a petition, signed by the owners of thirteen properties in Block 3 Gloverland and in Plimpton Tracts (across the street) stating that they had no objection to the zone change. It was moved by Bernard and seconded by Strauss that the following Resolution be adopted.

RESOLUTION NUMBER PC-5-1964

WHEREAS, after due consideration of the minimum requirements for general welfare as established by Ordinance No. 481, as amended, of the City of Milwaukie, Oregon, and after careful consideration of the need for multiple dwellings within the City, and the necessity of rezoning certain areas of the City occasioned thereby, and

WHEREAS, the owners of the real property described hereunder have in writing requested that the said property be rezoned from its present classification to the multiple family zone, the City Planning Commission of the City of Milwaukie, Oregon, has determined that it is now necessary and advisable to initiate proceedings to accomplish the rezoning of the following described property, to-wit:

The North one-half of Lot 3, Block 3, Gloverland

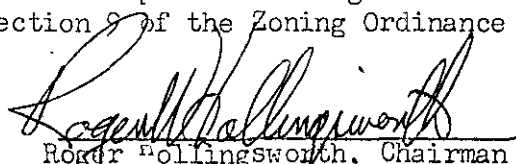
so as to remove and withdraw the said property from Zone 3-R-1, as established by the Zoning Ordinance of the City of Milwaukie, Oregon, as amended, and incorporate and include the same within the 3-R-2-Special Zone as established by said Ordinance as amended.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF MILWAUKIE, OREGON, that by virtue of the foregoing and by virtue of the provisions of Section 9 of the Zoning Ordinance of the City of Milwaukie, Oregon, as amended, that proceedings be and the same hereby are initiated by the said Planning Commission to accomplish the rezoning of the above described property so as to remove and withdraw the said property from Zone 3-R-1 as established by the said Zoning Ordinance and to incorporate and include the same within the 3-R-2 SPECIAL Zone as established by said Ordinance.

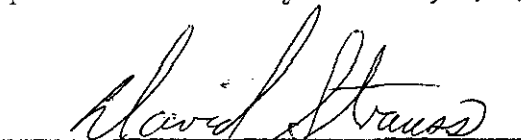
BE IT HEREBY FURTHER RESOLVED that the 10th day of July, 1964, be and the same is hereby fixed as the date and the hour of eight (8:00) o'clock P.M. Pacific Daylight time be and the same is hereby fixed as the time, and the Council Chamber of the City Hall, 926 Main Street, Milwaukie, Oregon, is hereby fixed as the place at which a public hearing shall be held to afford the owners of said real property, persons particularly interested, and the general public an opportunity to be heard on the question of the zoning change hereby initiated.

BE IT FURTHER RESOLVED that the City Recorder of the City of Milwaukie, Oregon, be and he is hereby authorized and directed to cause a notice of said public hearing to be published in the Milwaukie Review, a local newspaper published in Milwaukie, Oregon, and a newspaper of general circulation within said municipality. Such notice shall be published once within the week within which the public hearing is to be held, as provided by ORS 227.260, and as provided by Section 9 of the Zoning Ordinance of the City of Milwaukie, Oregon.

Adopted this 16th day of June, 1964


Roger Hollingsworth, Chairman

ATTEST:


David Strauss, Secretary.

Motion carried and so ordered.

Mr. A. C. Edmon, contractor, laid before the Commission the plans of the building and the plot plan for a grocery store to be built on the north 80.96 feet of Lot 13, Garner Acres. The plot plan showed a set-back from 41st Street of 43 feet with spaces for parking. There was discussion as to if or not the owner should be required to install curbing along 41st Street and provide driveway openings for ingress and egress to the parking areas. It was shown that there are no curbs along 41st street at this time and the question arose as to why curbs should be required at this particular property. Mr. Edmon stated he would be willing to install the curbs. It was moved by Miller that the plans be approved as presented. The motion was not seconded. It was moved by Burdick and seconded by Bernard that the motion made by Burdick and seconded by Stewart at the last meeting of the Commission (June 5) "that the zone on the north 80.96 feet of Lot 13 Garner Acres be changed from zone 3-R-1 to Commercial zone" be acted upon at this time. The Motion carried and so ordered. The motion made at the last meeting (June 5) was put to vote and was carried and so ordered.

A letter, signed by Jack and Betty Harsh, with regard to building a multiple dwelling on Lots 6, 7, 8, 9, 10, Block 2, Berwin Villa, and a letter signed by C. R. Thompson, with regard to building a multiple family dwelling on Lot 5, Block 2, Berwin Villa were read. There was considerable discussion on this question, one subject being the servicing of this property with sewers. It was shown that a sewer along Glover Road could service this property as well as the Randall Club Apartment. The Commission referred the question back to the applicants for them to make a survey and bring in their proposal for a sewer.

The Chairman read a letter from C. R. Thompson in which he requested a zone change from Zone 3-R-1 to 3-R-2 Special for Lots 5, 6, 7, 8, Block 18, Minthorn Addition. Mr. Thompson showed his plans and plot plan for two duplex dwellings he proposes to build on this property. The question of proper drainage was discussed. The matter was referred back to Mr. Thompson for him to get the County Health Department approval of septic tanks, he was also directed to obtain the approval of the proposed use of the property, from owners of properties within 200 feet of the property.

Mr. Paul Haywood laid before the Commission a rough preliminary plan and plot plan for a repair garage which he proposes to build on Tax Lot 36, Whitcomb D. L. C. (2946 Harrison Street). Mr. Haywood proposes to connect the shop to the residence presently on the property and will use the residence as a dwelling. Mr. Haywood was advised that this use of the property would call for a zone change and was requested to bring in a more detailed plan and plot plan.

The Chairman read a letter from Shelby F. Thompson, 2325 Sixth Street in which he requested a permit to keep a riding horse, in a proper corral, alongside of his residence on his property. The letter was accompanied with statements of approval of eight owners of properties in close proximity to the property. It was moved by Bernard and seconded by Strauss that a one year revokable permit to keep a horse at 2325 6th Street, be granted to Mr. Thompson. Motion carried and so ordered.

The Chairman read a letter from Mr. Richard Nase in which he stated he would like to initiate proceedings for a ~~zone~~ change from 3-R-1 to 3-R-2 Special zone on a piece of property at 41st and Harvey Streets. The size of the property is 94'X225' a portion of which is in Block 7 Gloverland. Mr. Hale, owner of the property, was present and stated that two years ago he had made inquiry of the Commission as to what would be required of him in order that he may build duplex dwellings on this property and was told at that time that this could be done by the recommendation of the Planning Commission, that they would be required to approve the opening into a public street and the plot plan and that they would require written approval of this use of the property from the adjacent property owners. Mr. Hale was informed that Ordinance No 1019, passed by the Council on the 12th day of May, 1964 provides that Ordinance No. 481 be amended by deleting therefrom the provision that duplex dwellings may be built in zone 3-R-1. and that thereafter the zone would have to be changed for other than one family dwellings.

Mr. L. Meyers, Mrs. R. Klein and Mr. and Mrs. L. Hunter, owners of Tax Lots 241, 245, 142, Whitcomb D.L.C. came before the Commission and protested the building of apartment dwellings proposed to be built on Tax Lots 140 and 141, Whitcomb D.L.C. At the time Tax Lots 140 and 141 were annexed to the City they were under Clackamas County multiple family zone, and a permit had been issued to the owner to build apartments on the property. The owners of the property requested a permit from the City to connect to the City sewer and was advised that inasmuch as the property was not in the city, the permit could not be issued; whereupon he annexed the property to the City. The owner halted his building activities shortly thereafter and did not resume the same until recently. This property was annexed prior to the enactment of Ordinance 828 (Automatic zoning of annexed properties as 3-R-1) and has not as yet been zoned. These people were advised that the present status of this property was unzoned.

Mr. George Green at 11055 52nd Street made inquiry as to what could be done about Highway 205, proposed to go through Milwaukie. Mr. Bernard advised Mr. Green that the Council felt they should not take sides in this matter; that it was a State Highway project and that the citizens could attend the State Highway hearing on the matter.

A request for recommendation of a proposed subdivision of part of Lots 5, 6, 7, Atkinson for C.F. Freilinger was laid before the Council by the Clackamas County Planning Commission. It was moved by Baer and seconded by Miller that upon the condition that the streets in the plat are 50 feet in width and that they conform to and do not interfere with the advance plan for ~~sewer~~ extensions for this area, the proposed plat be approved. Motion carried and so ordered.

City Manager Max Thompson laid before the Commission the proposed plan for the widening of Monroe Street from 21st Street to 29th Street. It was moved by Baer and seconded by Burdick that the Commission approve the plan and that the Commission recommend to the Council that all future buildings along this portion of this street be required to set back to comply and conform to this plan. Motion carried and so ordered.

The Commission discussed the matter of an over all plan for zoning areas and agreed to meet on July 7 as a zoning committee for this purpose and to set up areas in the city for certain zones.

On motion duly made and carried the meeting adjourned.

ATTEST:

Ellen Martin
Ellen Martin, Clerk

David Strauss
David Strauss, Secretary