

PLANNING COMMISSION

MINUTES

REGULAR MEETING

SEPTEMBER 14, 1982

MEMBERS PRESENT:

DON TROTTER
GEORGE CATHEY
JOHN LITTLEHALES
BETTY ROHOLT
AL LAINE
BOB BROWN
REBECCA SWEETLAND

STAFF PRESENT:

TOPAZ FAULKNER, PLANNING DIRECTOR
JON STEIN, ASSOCIATE PLANNER
CAROL LEE, SECRETARY
STEVE HALL, PUBLIC WORKS DIRECTOR

Mr. Trotter called the meeting to order at 7:00 p.m., introducing the new Commissioner, Betty Roholt who has been selected to fill Patricia Jamtgaard's position.

- 3.1 C-82-14
BETH BUSKIRK, PUBLIC STORAGE, APPLICANT
DON HOFFMAN/PUBLIC STORAGE, Property Owner
LOCATION: 4160 International Way, Milwaukie
PROPOSAL:
Request to place deli/sandwich shop in NORTHEAST CORNER OF Public Storage Business Park to serve business park and adjacent industrial area.

Jon presented the Staff Report.

APPLICANT'S RESPONSE:

SPEAKING: BETH BUSKIRK, 4160 International Way, Milwaukie

Ms. Buskirk said she did not fully understand Staff's recommendation to install walkways. Ms. Buskirk said the site will be professionally landscaped and walkways through the grass would not be pragmatic enough to require pedestrian access at this time.

Ms. Sweetland asked Staff to explain the requirements of the Sign Ordinance. Jon said the City does not have design review for signs, the sign must be compatible with the Sign Ordinance.

Mr. Trotter mentioned that the business park is under development and those businesses that draw patrons will be encouraging pedestrian traffic throughout the area.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - SEPTEMBER 14, 1982

Jon explained the exact location of the recommended sidewalks.

Mr. Cathey said pedestrian safety is very important and providing pedestrian access is essential.

Mr. Trotter said Finding #6 is irrelevant to the request, and made a Motion to approve C-82-14 with Proposed Findings #1 - #5, and new Finding #6: No adverse testimony received at the Public Hearing; Conditions to be modified as follows: #2 - Provide sidewalk from parking lot to International Way, locations to be approved by Staff. Condition #3 - Deleted (allowing applicant to provide sidewalk from parking lot to parcel at such time that development demands). Mr. Cathey Seconded the Motion and it carried unanimously.

FINDINGS:

1. The proposal is supported by the following elements of the Comprehensive Plan:
 - A. OBJECTIVE #1 - Economic Development, Policy #2, Page 35.
 - B. OBJECTIVE #2 - Employment Opportunities, Policies #1 & #2, Page 36.
2. Fire and Public Works Department support the proposal and all applicable Codes will be met.
3. Vehicle circulation, access and off-street parking is adequate. Emergency vehicle access will not be impeded.
4. Adverse effects on adjacent property and within the business park will be minimal.
5. The restaurant will provide an eating facility for the business park and adjacent area, reducing the need to leave the industrial area for meals. The restaurant will have seating for 35 to 40 people, and be open from 7 a.m. until 6 p.m. Monday through Friday. Weekend hours and type of tenant are uncertain.
6. There was no adverse testimony at the Public Hearing.

CONDITIONS:

1. Procedures for fire protection, utilities, drainage and pedestrian access to be approved by Public Works and Fire Departments.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - SEPTEMBER 14, 1982

CONDITIONS: C-82-14 Continued

2. Provide sidewalk from parking lot to International Way, - location to be approved by Staff.
3. Provide sign detail to be approved by the Planning Department.

- 3.2 C-82-15
CITY OF MILWAUKIE, Applicant and Property Owner
LOCATION: West of McLoughlin Blvd., South of Jefferson St.
PROPOSAL:
Request to construct a 41-space parking lot, picnic shelter, passive recreation area, rest rooms, and reconstruct the existing boat ramp at the west end of Jefferson St.

Mr. Bob Brown stated that Caffal Bros., owner of property adjacent to the site, is a client of his firm but does not feel there is any conflict of interest on his part. There was no contest from the other Commissioners.

Jon presented the Staff Report, and video tape showing the current condition of the site.

APPLICANT'S RESPONSE:

SPEAKING: RANDY WESTRICK, PARK AND RECREATION SUPT.
CITY OF MILWAUKIE

Randy explained the locations of proposed rest rooms, shelter, parking lot and extended boat ramp from the videotape presentation. He said that development will progress as funds are available through approved grants. The number of spaces were derived by allowing as many vehicles and vehicle/trailer combinations that could be parked in the area with maximum safety. Randy said there would not be any modification to the slope of the hillside other than the parking lot construction.

Steve Hall said the grid system for Jefferson Street will be changed to a two-way grid on September 19, which will improve the traffic at the corner of McLoughlin and Jefferson Street.

Mr. Cathey suggested that the parking lot be designed to allow vehicle/trailer combination pull-through parking.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - SEPTEMBER 14, 1982

Randy explained that the site has been designed to allow as many parking spaces as possible. It will be more difficult to maneuver trailers if the angle of parking is changed.

Mr. Trotter asked if this plan is part of the Master Waterfront Plan that has been developed in the past.

Topaz explained that modification has been made to the plan ORB developed because the grant is specifically for development of boating access. This plan does fit into the overall Willamette Greenway Master Plan.

Randy said the log dump at the end of the boat ramp is a problem that Publishers Paper and the City are trying to resolve with an alternative site. Publishers Paper has agreed to move the log dump during low water periods. Randy said the project is scheduled for construction this fall. The Marine Board is willing to work with the City for development of this area. The parking area will be completed first and then the boat ramp, and courtesy dock in the next phase. Picnic tables will be removed for the site during flood periods. The shelter will be designed to withstand flooding.

SPEAKING: JIM COBB, Adjacent Property Owner

Mr. Cobb suggested that the parking lot be designed with round corners to allow ease of parking. Public lighting should be underground for safety, as well as a landing provided for masting sailboats.

SPEAKING: RALPH CLINE, 10685 S.E. Eiver Rd.

Mr. Cline said he lives on the west side of Johnson Creek. He feels the developemnt would require a great deal more maintenance and expense than has even been considered, adding a burden to the City's budget.

Mr. Trotter asked Staff what time limit had been set for completion of the project. Mr. Hall mentioned the rest room will be constructed 1' above the Flood Way Hazard Zone. Redesigning the plan and smoothing the slope would be extremely expensive, requiring landscaping and decreasing the parking spaces. Randy said there was not time limit set for completion.

Mr. Cathey requested Staff supply a contour map showing elevations of the site.

It was the consensus of the Commission that the request to construct a rest room and shelter be continued until such time plans are submitted for the structures. Decision for the parking lot and boat dock in the Floodway Fringe and Flood Hazard Zone will be made at this time.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - SEPTEMBER 14, 1982

Mr. Trotter made a Motion to approve the request to construct a 41-space parking lot, and reconstruct the boat ramp with the following Conditions, the Motion was Seconded by Mr. Cathey. The Motion carried unanimously.

FINDINGS:

1. The proposal with Conditions complies with the following elements of the Comprehensive Plan:
 - A. OBJECTIVE #1 - Ecologically Significant Natural Areas, Policies #1, #2, #3, #7, #8, #9, Pages 14, & 15.
 - B. OBJECTIVE #2 - Open Space, Policy #3, Page 15.
 - C. OBJECTIVE #3 - Scenic Area, Policy #1, Page 16
 - D. OBJECTIVE #10 - McLoughlin Blvd., Policy #4, Page 40.
 - E. OBJECTIVE #6 - Riverfront, Recreation, Policies #2 & #6, Page 46 & 47.
 - F. WILLAMETTE GREENWAY ELEMENT:
 - OBJECTIVE #3 - Land Use, Policy #4, Page 51.
 - OBJECTIVE #4 - Recreation, Policy #1, Page 52.
 - OBJECTIVE #5 - Public Access, Policies #1, #2, #3, Page 52.
 - G. OBJECTIVE #8 - Pedestrian/Bikeway, Policies #2 & #4, Page 72.
 - H. Objective #6 - Drainage Streets, Policy #3, Page 78.
2. The proposal with Conditions complies with the following Sections of the Zoning Ordinance:
 - A. Section 3.10.3.k - Minimum Vegetation, Page 36.
 - B. Section 5.03.8.b - Off-Street Parking and Loading, General Provisions, Page 76.
 - C. Section 3.19.1 - Willamette Greenway Zone WG, Page 64.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - SEPTEMBER 14, 1982

FINDINGS: C-82-15 Continued

2. D. Section 3.17.1 - Flood Hazard Zone F-H, Page 54.
- E. Section 3.17.5.b.1 - Flood Hazard Zone F-H, Page 55.
3. Most of the existing vegetation within the natural area and Flood Hazard Zone abutting the river will be retained and trimmed where necessary to improve access to the river. The scenic nature of the area will be enhanced by the improved maintenance and additional landscaping. The parking lot will be buffered by a variety of plant materials.
4. Trees, shrubs and grass will be planted within the proposed island in the center of the lot and picnic area.
5. A drainage plan is being developed by the Public Works Department, which guarantees that storm water flows will not exceed natural flows.
6. The public picnic area and pedestrian access ways to the beach are low intensive public uses. River views in relationship to downtown and the opportunity for passive recreation will be improved.
7. The planned improvements will improve river access when the water level is down and help to maximize recreational use for Milwaukie residents.
8. Proposal will be compatible with the scenic, natural and recreational qualities of the river, and water-oriented recreational uses. The use complies with the Willamette Greenway element of the Comprehensive Plan and Zoning Ordinance.
9. The entire site is within the Floodway Fringe of the Flood Hazard Zone, and the area abutting the river is within the Floodway. The roadway, and boat ramp will be designed to withstand floodwaters and not impede water flow. There will be no storage of materials or equipment within the floodway.
10. Pedestrian access from the site to the river is adequate.
11. Vehicle access from McLoughlin Blvd. for recreation users and emergency vehicles is adequate. The intersection of Jefferson Street and McLoughlin Blvd. is signalized. Parking spaces, vehicle maneuvering aisles, and access driveway meet or exceed the requirements of the Zoning Ordinance.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - SEPTEMBER 14, 1982

FINDINGS: C-82-15 Continued

12. Access to the parcel north of the boat ramp will not be impeded.
13. The parking lot will be curbed so that vehicles will not travel off the paved area.
14. The Fire Department approves the plan as submitted. Planning, Parks and Recreation, and Public Works Departments Staff have designed the proposal so that it complies with all applicable codes.
15. Proposal is supported by public testimony.

CONDITIONS: C-82-15

1. Drainage, curbing, pavement, streets, driveways, and sidewalks to be approved to specifications of the Public Works Department, and requirements of the Flood Hazard Zone.
2. Procedures for fire protection to be approved to specifications of the Fire Department.
3. Pave pedestrian access ways within the site and to the river to the specifications of the Public Works Department.
4. Provide landscape plan enhancing natural appearance of the area to be approved by Staff.
5. Secure pedestrian and bicycle access easement across Publishers Paper Co., from bikepath along McLoughlin Blvd. to the parking lot and developed to specifications of the Public Works Department.
6. Sign details to be approved by Staff.
7. Public lighting shall be provided, to be approved by Staff.
8. Staff to review parking lot arrangement to insure maneuverability.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - SEPTEMBER 14, 1982

- 3.3 PR-82-3; VR-82-10
BROD AND MCCLUNG, APPLICANT
CLAYCO COMPANY, OWNER
LOCATION: 9800 S.E. McBrod Ave., Milwaukie
PROPOSAL:
Request to allow construction of a 60' x 60' metal building within the Floodway Fringe of the Flood Hazard Zone of Johnson Creek, at 31' floor elevation rather than the minimum 34'. A floor elevation (variance of 3' is requested.

Jon presented the Staff Report, explaining that Public Works Department had requested that sufficient information to evaluate the request.

Mr. Hall said he has reviewed the plan and addendum and has approved the plans with one exception and four Conditions stated in his memorandum to the Commission. These issues will be incorporated in approval of building permit and review.

APPLICANT'S RESPONSE:

SPEAKING: MR. MELLINGER, 9800 McBrod Ave.

Mr. Mellinger said they had revised the plan which provides adequate drainage. He assured the Commission that the parking lot does not have anything to do with the proposed paint room, and that the parking lot will be completed as soon as possible. There has been fill dirt put on the site and should be allowed to settle and pack down before paving.

Mr. Trotter Made a Motion to approve the request with modification to Condition #5 and #2; Ms. Roholt Seconded the Motion and it carried unanimously.

FINDINGS: PR-82-3: VR-82-10

1. The site is within the Floodway Fringe of the Flood Hazard Zone of Johnson Creek. The 100-year flood elevation is 33'. Objective #1 - Floodplain, Page 12 of the Comprehensive Plan, and Section 3.17.4.c, Page 54 of the Zoning Ordinance requires that the finished elevations of the buildings be 1' above the 100-year flood elevation or bulding floodproofed in compliance with regualtions.
2. The applicant has not provided data in accordance with Section 3.17.6 (1) Page 55, (2) Page 56 of the Zoning Ordinance. Staff is unable to make a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, create nuisances, or conflict with the Comprehensive Pand and Zoning Ordinance.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - SEPTEMBER 14, 1982

FINDINGS: PR-82-3; VR-82-10 Continued

3. The City is required by the Federal Government to enforce the Flood Management Regulations or be subject to suspension from the Flood Insurance Program. The City has developed criteria consistent with the federal program.
4. The Public Works Department does not have sufficient information to evaluate the request. The following data needs to be provided:
 1. The structure is watertight with walls substantially impermeable to the passage of water.
 2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 3. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied.
5. The applicant has indicated that the access driveway and vehicle maneuvering areas and existing gravel and dirt parking lot developed since the removal of the sewage treatment plant will not be paved and designed to City Standards. Ordinance compliance and schedule of improvements are not indicated.

CONDITIONS: PR-82-3; VR-82-10

1. Procedures for Floodproofing shall comply with the Conditions of September 9, 1982 Memorandum from the Public Works Director.
2. The drainage, parking, pavement, sidewalk, driveway and utility improvements will be approved by the Public Works Department.
3. The procedures for fire protection to be approved by the Fire Department.
4. Submit landscape plan in compliance with Section 3.13.3.M Section 4.14; Section 5.03.8.b, of the Zoning Ordinance #1438, for approval by Staff.
5. The applicant shall provide a bond or other satisfactory security to assure completion by July 1, 1983 of parking lot improvements to the satisfaction of the Public Works Department.

CITY OF MILWAUKIE - PLANNING DEPARTMENT
PLANNING COMMISSION MINUTES
REGULAR MEETING - SEPTEMBER 14, 1982

- 6.1 CITY COUNCIL MINUTES: August 17, 1982
- 6.2 PLANNING COMMISSION MINUTES: August 10, & 24, 1982
Corrections: Mr. Littlehales stepped down from panel
form Gordon Judd, Public Hearing. Ms. Sweetland had
excused absense August 24, 1982
- 8.2 ELECTION OF PLANNING COMMISSION VICE PRESIDENT
Mr. Trotter nominated Mr. Cathey for the position of
Vice President, filling Ms. Jamtgaard's vacancy. There
were no other nominations. Mr. Cathey was elected by
unanimous vote.
- 8.2 Topaz mentioned the Milwaukie Downtown Street Grid
system would be changed to two-way system on September 19.

THE MEETING ADJOURNED AT 9:45 p.m.

AGENDA

PLANNING COMMISSION

REGULAR MEETING

SEPTEMBER 14, 1982

- 1.0 CALL TO ORDER AT 7:00 P.M.
- 2.0 PROCEDURAL QUESTIONS
- 3.0 PUBLIC HEARINGS
 - 3.1 C-82-14
BETH BUSKIRK, PUBLIC STORAGE, Applicant
DON HOFFMAN/PUBLIC STORAGE, Property Owner
LOCATION: 4160 International Way, Milwaukie
PROPOSAL:
Request to place deli/sandwich shop in Northeast corner of Public Storage Business Park to serve business park and adjacent industrial area.
 - 3.2 C-82-15
CITY OF MILWAUKIE, Applicant and Property Owner
LOCATION: West of McLoughlin Blvd., South of Jefferson Street.
PROPOSAL:
Request to construct a 41-space parking lot, picnic shelter, passive recreation area, rest rooms, and reconstruct the existing boat ramp at the west end of Jefferson Street.
 - 3.3 PR-82-3; VR-82-10
BROD AND MCCLUNG, Applicant
CLAYCO COMPANY, Owner
LOCATION: 9800 S.E. McBrod Ave., Milwaukie
PROPOSAL:
Request to allow construction of a 60' x 60' metal building within the Floodway Fringe of the Flood Hazard Zone of Johnson Creek, at 31' floor elevation rather than the minimum 34'. A floor elevation variance of 3' is requested.
- 4.0 PUBLIC COMMENT
- 5.0 CONSIDERATION
- 6.0 CONSENT AGENDA
 - 6.1 City Council Meeting Minutes: August 17, 1982
 - 6.2 Planning Commission Meeting Minutes: August 10, & 24, 1982
- 7.0 OLD BUSINESS
 - 7.1 CONTINUED DISCUSSION OF DRAFT ZONING ORDINANCE:
Beginning with Section 6, Page 70.1
- 8.0 OTHER BUSINESS
 - 8.1 ELECTION OF PLANNING COMMISSION VICE PRESIDENT