

SPECIAL MEETING OF FEBRUARY 28, 1964

A special meeting of the Milwaukie Planning Commission was held on the 28th day of February, 1964, for the purpose of a hearing on a proposed zone change and such other business necessary to come before the Commission at this time.

The meeting was called to order by Chairman W. Henry Stewart.

Present: Chairman W. Henry Stewart; Commissioners John O. Sheldahl, Earl Burdick, Paul Baer, Joseph M. Bernard Jr., David Strauss, Marvin Shrock and Max Thompson.
Absent: Commissioners Cecil Nickles and Roger Hollingsworth.

The Chairman opened the hearing on a proposed zone change of zone from 3-R-1 to zone 3-R-2-Special, for Lots 18, 22, 23, 24, Block 3, Quincy Addition, and called for objection to the same. Mr. B. Hart, 1432 32nd Street stated that his property adjoined the property to be rezoned, and objected to a multiple family dwelling being built there, stating that all the properties in the area had single family dwellings, that apartment buildings would not conform to the neighborhood. Mr. John Howe, 1416 32nd Street stated that his property was adjacent to the property proposed to be changed and he objected to the multiple family dwelling for the same reasons as Mr. Hart. Mr. Howe stated he would not object to duplex dwellings on the property. Mr. John Kinzel, 1725 35th Street stated that his property was in close proximity to the property and that he felt that multiple family dwellings would not conform to the neighborhood and would depreciate the value of other properties. The Chairman declared the hearing closed.

Mr. Johnson, owner of the north 60 feet of Lot 17, Walsh Park, and his attorney Mr. Kettleberg, showed plans and plot plan for the remodeling of a house they proposed to move to this property. The remodeling plans showed that the house would conform to other dwellings in Walsh Park. Commissioner Burdick stated that the owners of other properties in Walsh Park, who had disapproved the moving of this house to the property, had told him they had not seen the plans and were still of the same opinion as to the placing of the house on this property. Mr. Burdick stated that he felt these people should view the plans and moved that the Commission take this matter under advisement until this could be done. The motion was seconded by Bernard and upon being put to a vote was carried. Inasmuch as time is essential in this case, the Commission agreed to hold a special meeting when Mr. Johnson has contacted the objectors.

A letter from Clackamas Co. Planning Commission requesting recommendation of suggestions pertaining to a preliminary subdivision of the east $\frac{1}{2}$ of Lot 13, Finavon Addn. at 73rd and Lamphier, was read. It was moved by Burdick and seconded by Strauss that the proposed subdivision be approved. Motion carried and so ordered.

City Manager Thompson laid before the Commission a plot plan for a tract of land in Milwaukie Industrial Park, to be occupied by Joslyn Pacific, for office and warehouse. It was moved by Strauss and seconded by Baer that the plan be approved with a minimum set back of eleven feet from McBrod Avenue. Motion carried and so ordered.

Mr. Thompson laid before the Commission a plan and plot plan for a proposed service station at 21st and Lake Road, and inquired about the cutting of curbs for driveways. The plan showed more than 20% of the front footage of the lot. After discussion it was moved by Bernard and seconded by Strauss that the Planning Commission recommend to the City Council that they take no action on this cutting of curbs for driveways until the State Highway Department has been consulted. Motion carried and so ordered.

(Mr. Kenneth Waymire laid before the Commission a tentative subdivision of Tax Lot 14, Garrett D.L.C. to be called Candlewick Park showing a 50 foot street running north from Railroad Ave. (Lampighter Street) with a 60 foot turn-around at the north end. Mr. Waymire proposes to give 15 feet off the east side of Tax Lot 14 to widen Beckman Ave. It was moved by Baer and seconded by Strauss that the Commission approve the tentative Plat and that the Chairman be authorized to sign the final copy. Motion carried and so ordered.)

The Commission took the matter of rezoning lots 18, 22, 23, 24, Block 3 Quincy up from the table. After discussion it was moved by Bernard and seconded by Burdick that the Commission recommend to the City Council that this zone be not changed. Motion carried and so ordered. On motion being duly made and carried the meeting adjourned.