

MEETING OF NOVEMBER 18, 1952

A regular meeting of the Milwaukie Planning Commission was held on the eighteenth day of November, 1952

The meeting was called to order by Chairman Williams

Present: Chairman Williams, Commissioners Swaggerty, Kirkpatrick, Clay, Nickles, Martin and Sperr. Absent: Commissioners Stewart and Mullan.

Secretary Swaggerty read the minutes of the regular meeting held on the twenty-first day of October 1952. Clerk Ellen Martin explained to the Commission that on account of the General election, the notice for the hearing on the change of zone for the property in Leo Addition, had not gotten to the publishers in time to give the required ten days notice. It was moved by Nickles and seconded by Clay that the minutes of October 21, show the date of November 25 as the time for a hearing on the zone change in Blocks 1 and 2 Leo Addition. Motion carried and so ordered. The minutes were changed and approved as changed.

Commissioner Nickles reported on the joint meeting of Clackamas County Court and Planning Commissions with regard to re-numbering the north end of Clackamas County. Mr. Nickles reported that there was some discussion of having a consultant Engineer assign the numbers but this was to cost at least \$10,000.00 and that he and Mr. Williams protested, and that they had suggested that the Milwaukie Planning Commission would give out numbers in this area. Mr. Nickles stated that we would need maps of the area and requested that the same be furnished. It was moved by Kirkpatrick and seconded by Clay that the Commission authorize the expenditure of a nominal sum for maps to be used for house numbering. Motion carried and so ordered.

An application for a non-conforming permit for a car port was presented by Mr. M.S. Smith, 3735 Llewellyn Street. Accompanying the permit was a statement from the adjacent property owners that they had no objection to the car-port which was to be set in a bank. It was moved by Nickles and seconded by Martin that the permit be granted, provided the car-port be set at least eighteen inches inside the property line. Motion carried and so ordered.

Application from Gregson and Herb, to build a Rock Processing Plant on the river bank immediately south of the mouth of Kellogg Creek, was read. Mr. Gregson explained that the operation of the plant was rock reducing, that the reducing would be done with a jaw type crusher, that the rock would be crushed fine and that all dust would be kept down by water. Mr. Herb stated that his firm had had advice from sound experts and would construct the buildings and hoppers in such a manner and of materials that would deaden the noise of operation. The sound engineer showed samples of the materials to be used in the construction of the buildings, and of the rubber which would line the hoppers and conveyors. Chairman Williams asked how far the sound would be heard and was assured that 250 to 300 feet would be the greatest distance. Mr. Williams also asked about dust and was told that there would be a sprinkler system constantly in use.

There was much protest to this type of industry being on the river bank on account of noise. Representatives from residents across the river voiced their protest and pointed out that this type of operation could be carried on where valuable property would not be affected by their operation.

Mr. Paul Biggs, representing the Oregon Methodist Homes Inc. laid a petition before the Commission, stating that the home they intended building on the Hendee tract would cost approximately \$1,500,900. and that it would be greatly affected by such a noisy industry, that one of the reasons this particular site was selected for their home,

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which will have complete facilities for approximately 300 persons, was because of its being quiet, and that they were unalterably opposed to it.

Mr. Morris Galen, associated with Mr. Randal Jones, attorneys, recalled to the Commission the meetings held during the past summer regarding noise at the Portland Gravel Co. plant, and cautioned that after an industry is in and operating it is hard to close it down or move them out. Mr. Galen also pointed out that the trucking to move the rocks to crusher and other trucking operation to move the crushed gravel would cause more dust and noise. Mr. Galen made a plea on behalf of the property owners of property at Island Station, along the river bank, that the permit be not granted.

Several other property owners along the river pleaded that the permit be not granted.

Chairman Williams stated that each member of the Commission would be permitted to state his views on the matter before any action would be taken, he then spoke in part as follows: "This Commission has always tried to make its decisions in a fair and impartial manner, fair to the people in and adjacent to Milwaukie. I cannot believe this plant will not be heard a distance of 250 feet away. Commissioner Kirkpatrick stated that the vibration from this plant would probably cause as much disturbance as the noise would. It was moved by Martin and seconded by Clay that the Commission recommend to the Council that the permit to Gregson and Herb for a Gravel Processing Plant on the river bank be not granted. Motion carried and so ordered.

Commissioner Nickles requested that the Commission approve No. 9494 S.E. East View Drive as a house number for Radio Station K.P.O.J. It was moved by Kirkpatrick and seconded by Swaggerty that the Commission approve this number. Motion carried and so ordered.

The Commission requested Attorney Kirkpatrick to write to the Attorney General and ascertain just whose responsibility it is to issue house numbers.

There being no further business to come before the commission at this time, upon motion being duly made and carried the meeting adjourned.

ATTEST:

Ellen Martin
Clerk

James Swaggerty
Secretary