

City of Milwaukie
PLANNING COMMISSION SPECIAL MEETING
January 13, 1976

A special meeting of the Milwaukie Planning Commission was held on the 13th day of January, 1976, in the Council Chambers. The meeting was called to order by Jon Nickel, President, at 7:00 p.m.

Members present: Jon Nickel
Louis Casale
Bob Kennedy
Mark Landis
Bob Marquette
Jerry Mesander

Members absent: Dennis Davis

Also present: Cy Nims, Planning Director
Tim Holder, Assistant Planner
Myer Avedovech, City Attorney

AUDIENCE PARTICIPATION

a) Dave Richen, Portland State University, was introduced. Several students from Mr. Richen's class on planning design were present.

DESIGN REVIEW

DR-76-1 Danner Shoe Company, applicant. Review of plans for shoe manufacturing and retail shoe sales in M-G zone south of International Way and north of Highway 224

Staff report, recommending approval with conditions, was given by Tim Holder. Mr. Nelson was present to represent the applicant. IT WAS MOVED by Mesander, seconded by Kennedy, to approve DR-76-1 subject to the conditions set forth in the staff report, namely: 1. Conditional approval is given to pedestrian access pending consultation with Omark representatives on the subject of a comprehensive pedestrian/bicycle path in the Omark Industrial Park as a whole; 2) Screening around air conditioning facilities and other equipment on roof should be considered; and 3) Lighting should not be directed onto Highway 224 or International Way. MOTION CARRIED unanimously, and so ordered.

OLD BUSINESS

a) There was discussion on criteria for determining when public hearings should and should not be held for variance and exception applications. It was the CONSENSUS that staff should bring the applications to the special meeting prior to the regular meeting at which formal action will be taken. At this special meeting, the Planning Commission will determine whether a public hearing should be held.

b) IT WAS MOVED by Landis, seconded by Kennedy, to adopt Resolution PC-1-76, A Resolution to Expedite Planning Commission Business Meetings and Improve Citizen Participation. MOTION CARRIED unanimously, and so ordered.

c) Application forms for design review were discussed. It was the CONSENSUS to accept and approve the form with the addition of "name of architect" and "name of landscape architect."

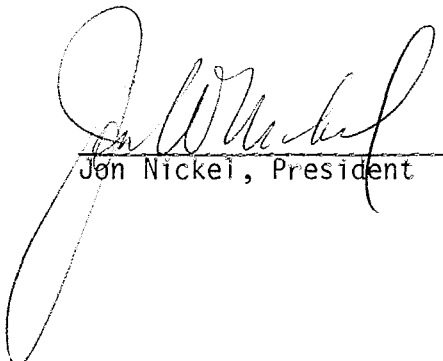
CORRESPONDENCE AND OTHER BUSINESS

- a) There was discussion on CRAG's "Goals and Objectives" and "Land Use Framework Plan." No action was taken.
- b) There was discussion on the proposed new moratorium ordinance. Dave Baldwin, representing Southern Pacific Railroad, informed the Planning Commission that the Railroad will apply for "Petition of Resolution of Conflict" for their property. It was the CONSENSUS to add the phrase "on a limited basis" after R-5 and A-3 opposite Medium Density and after R-7 opposite Low Density in the ordinance draft. IT WAS MOVED by Kennedy, seconded by Mesander, to recommend the moratorium ordinance to the Council with changes on the chart as noted. MOTION CARRIED unanimously, and so ordered.
- c) Restrictions on The Grove were discussed. IT WAS MOVED by Kennedy, seconded by Marquette, to strike item 4 and replace it with the standard contained in Mr. Bartel's letter: "No side yard setback shall be required, except on corner lots a side yard of at least ten feet on the side abutting the street. The sum of side yard distance between all structures on lots of separate ownership shall be ten feet. All requirements of the State Structural Specialty Code (Uniform Building Code) shall apply regardless of building separations." MOTION CARRIED unanimously, and so ordered. IT WAS MOVED by Mesander, seconded by Landis, to start process for amending the PD Ordinance for The Grove to include standards that are now part of plat approval for The Grove. MOTION CARRIED unanimously, and so ordered.
- d) "Communication Policies and Procedures: Tentative 12/22/75" was distributed for information only.
- e) "Comprehensive Plan and Implementation Improvement: Outline of General Strategy 12/30/75" was distributed for information only.
- f) "Preparation and Adoption, Comprehensive Plan Elements: Typical Involvement Procedures 12/26/75" was distributed for information only.
- g) Council Resolution 4-1976, A Resolution Establishing a Comprehensive Planning Steering Committee for the City of Milwaukie, Oregon, was distributed for information only.
- h) Tim Holder gave an oral report on the Tri-Met Corridor Study.
- i) Tim Holder gave an oral report on the riverfront. Jean Baker, 2607 Monroe, questioned the appropriateness of commercial use, especially a restaurant. She advised the Commission to be aware of conditions of Publisher's grant of land to the City concerning "free passage." She also asked if any public hearings were to be held or required on the riverfront.
- j) Myer Avedovech gave an oral report on the status of the Baker case.
- k) Bob Kennedy brought to the Commission's attention that the Century 21 sign at Scott and McLoughlin has not complied with the Sign Ordinance by removing portions in the public right of way. He also noted that the bus shelter at the south-east corner of McLoughlin and Ochoco has trucks parking in front which makes it difficult for passengers loading and unloading. He suggested a "No Parking" sign be installed.

l) Dave Richen, Portland State University, asked the Commission what they think the pressing issues are in Milwaukie. In discussion, Kennedy stated the question of multi-family vs. single family in developed areas, or in other words, the question of "urban sprawl" is important. Mesander stated that apparently the objectives of LCDC and CRAG are to prevent sprawl, but that people aren't ready for it. Nickel stated there is something very sacred about areas with single family houses; 99 percent of people are unaware of land use issues until a duplex is proposed next door. Kennedy stated another problem is that a large proportion of the population works in Portland and is not Milwaukie oriented. Landis stated that with CRAG, LCDC, Tri-Met, BPA, etc., there is a question of who is responsible for planning, and asked if any has defined what's being planned and by whom. Kennedy stated the class is important and said that any objective criticism would be welcomed. Richen responded that a critique of the Planning Commission will be submitted.

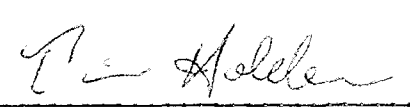
m) Jean Baker requested that a new hearing be held on Youth Alternatives. It was the CONSENSUS that the Commission will wait for a request from a resident closer to the Youth Alternatives activity center before initiating a hearing.

Meeting was adjourned at 8:35 p.m.



Jon Nickel, President

ATTEST:



Tim Holder, Secretary Pro Tem

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Milwaukie City Planning Commission
SPECIAL MEETING AGENDA
January 13, 1976

1. Call to order - 7:00 p.m.
Council Chambers, City Hall, 10722 S. E. Main Street
2. AUDIENCE PARTICIPATION
Introduction of Portland State University Urban Studies Students
3. DESIGN REVIEW
DR-76-1 Danner Shoe Company, applicant. Review of plans for shoe manufacturing and retail shoe sales in M-G zone south of International Way and north of Highway 224
4. OLD BUSINESS ?
 - a) Restrictions on The Grove
 - b) Variance and exception hearings
Revised criteria for variance and exception
 - c) Resolution to Expedite Planning Commission Business Meetings and Improve Citizen Participation
 - d) Design review application forms
5. CORRESPONDENCE AND OTHER BUSINESS
 - a) CRAG "Goals and Objectives" and "Land Use Framework Plan"
 - ✓ b) New moratorium ordinance
 - c) Communication policies and procedures
 - d) Comprehensive Plan and Implementation Improvement: Outline of General Strategy
 - e) Preparation and Adoption of Comprehensive Plan Elements: Typical Involvement Procedures
 - f) Distribute Resolution regarding Comprehensive Plan Steering Committee
 - g) Tri-Met Corridor Study: Assumptions
 - h) Riverfront status

(Who will do?)

Milwaukie City Planning Commission
SPECIAL MEETING AGENDA SUMMARY
January 13, 1976

- 2) Mr. Richen of Portland State University is teaching a class this term on planning design. His students will be in attendance at this special meeting to observe the Planning Commission process in action.
- 3) Design Review - Danner Shoe. In your agenda packets are three items: a) Omark Industrial Park Development Plan; b) Sheet 1, Site Plan; c) Sheet 6, Elevations. To be submitted at the meeting or a later date is the landscape plan. (This project has been reviewed by the Omark Architectural Review Committee.) The project is reviewed against the standards for site design review:
- A. Landscaping will be reviewed separately at another meeting.
 - B. Natural Features - All trees in area to be covered by the building or parking lot may be removed.
 - C. Grading and Drainage is being reviewed by the City Engineer.
 - D. Vehicle access is reasonable and logical off of International Way.
 - E. Sidewalks and Pedestrian/Foot Paths are provided only from the parking lot to the building. This is generally how paths are provided within the Omark Industrial Park. Staff suggests the Planning Commission give conditional approval of the pedestrian access provided pending consultation with representatives of Omark on the subject of a comprehensive pedestrian/bicycle path system in the Park as a whole. (The "Bike/Foot Way Plan" being considered by the City Council for adoption has several policies which require review of new developments for inclusion of bike and pedestrian access.)
 - F. Easements - None required by the City Engineer.
 - G. Architectural Character - The air conditioning facilities and other equipment on the roof may cause visual clutter as viewed from the highway. Screening around these facilities should be considered.
 - H. Height of Structures - No additional requirements needed.
 - I. Yards and Setbacks - No additional requirements.
 - J. Fire Hydrants - One is located proximate to the site.
 - K. Lighting - Lighting should not be directed onto Highway 224 or International Way.
- 4a) A letter from the State Dept. of Commerce, Building Codes Division, indicates conflict between one standard set as part of plat approval for The Grove and the State Building Code. The standards set in as part of plat approval are referenced in the ordinance superimposing the Planned Development zone. As the letter from Mr. Bartel indicates, the conflict can be resolved by amending Standard Number 4. The Planning Commission can do that on January 13. It is also suggested that the Planning Commission initiate an amendment to the ordinance creating the PD of The Grove to include the standards that are currently part of the plat approval.
- 4b) Staff has not yet developed workable objective criteria for determining when public hearings should and should not be held.
- Revising the criteria in the Zoning Ordinance used for variance and exceptions requires extensive research. Staff is still working on this.
- 4c) The resolution to expedite Planning Commission meetings by adjourning at 11:00 p.m. was not passed at your December 23 meeting due to the lateness of the hour. Copies of the proposed resolution are not reproduced for this packet, so refer to your December 23 packet.
- 4d) This item was also tabled at the December 23 meeting. Bring the forms and your ideas for additions, deletions, changes, etc. to the meeting.

Milwaukie City Planning Commission
SPECIAL MEETING AGENDA SUMMARY - Page Two
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- 5a) The material regarding CRAG's "Open House" is for your information.
- 5b) This item is before you for a recommendation to the City Council. Refer to the Planning Director's January 13 memorandum and proposed ordinance draft. *(Mstratorreim)*
- 5c) Distributed for information only. *Communication*
- 5d) Distributed for information only. *Plan - Strategy*
- 5e) Distributed for information only. *Plan Involvement*
- 5f) Distributed for information only. *Steering Committee*
- 5g) This item is not included in your packet, but hopefully will be distributed at the meeting. *Tri Net - Assumptions*
- 5h) The Planning Director will give an oral report on the status of the river-front.

15 hearing
24 P.C. required