PLANNING COMMISSION WORK SESSION
January 8, 1974

A work session of the Milwaukie Planning Commission was held in the City Council Chambers on January 8, 1974, at 7:25 p.m.

Members present:	Dennis Davis	Bob Kennedy (entered 8:10 p.m.)
	John Foster	Fred Liddell (entered 7:50 p.m.)
	Edythe Knaub	
Members excused:	Louis Casale	Byron Foreman
Also present:	Rod Sandoz, City Planner	Bob Stochosky, City Council
	Myer Avedovech, City Mgr. Pro Tem	Michelle Brown, Secretary

Before the meeting, Rod Sandoz reported on the status of park and ride.

PROPOSED PLANNED DEVELOPMENT ON RAILROAD AND STANLEY

Mr. Walsh, representing Eldon Edwards, Consultant, and his client, presented a proposed planned development on property located on the northeast corner of Railroad and Stanley. This property is zoned R-7 and contains 13.2 acres. He presented eight different alternatives for the development of the parcel, and the highlights and drawbacks of each were discussed. The consultant recommended alternative eight, and it appeared to be the consensus of the Planning Commission that this was the best in terms of imagination and good planning. The major drawback appeared to be the streets, which are 20 feet paved inside the development, with a 50 foot right of way going through the development. There are 60 lots, 70 feet by 65 feet, resulting in a density of 4.54 units per acre. None of the lots have "double frontage" and none have frontage on Railroad or Stanley. There are walkways proposed throughout the development to give access to near-by schools or bus routes. Foster stated the streets inside the development should be a little wider for emergency vehicles. Sandoz stated that Al Jones, Fire Marshal, had expressed concern over the size of the streets for emergency access. There was discussion on the possibility of not allowing parking on the street if they were 20 feet wide, but the problem of enforcing this requirement was considered. This plan calls for all single family dwellings, with various house types, e.g. split level, split entry, etc. Foster suggested reducing the area of open space to increase lot sizes or street widths. There was also discussion on reducing the width of the 50 foot right of way through the development.

(Liddell entered meeting - 7:50 p.m.)

It was stated that there can't be on-street parking unless the street is a minimum of 24 feet, then parking could be allowed on one side. It was also suggested that the sharp curves be eliminated (circular planter areas), again in consideration for emergency vehicle access. Foster requested that when the applicant re-submits the plans, that they be of a larger scale. Stochosky stated that the Street Committee is planning for Stanley to be 40 feet paved curb to curb, with a 60 foot right of way, and is designated as a collector street. Sandoz stated that J. Wayne Daigle, Director of Public Works, had mentioned that he didn't feel it was necessary for a street to be 32 feet paved curb to curb in a residential area.

(Kennedy entered meeting - 8:10 p.m.)

Meeting was adjourned at 8:15 p.m.

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