

REGULAR MEETING OF JANUARY 19, 1965

The regular meeting of the Milwaukie Planning Commission was held on the nineteenth day of January, 1965.

The meeting was called to order by Chairman Roger Hollingsworth.

Those present were: Chairman Roger Hollingsworth; Commissioners Paul Baer, Jerry Miller, Earl Burdick, Cecil Nickles, David Strauss and Wayne Daigle. Others present were City Manager Max Thompson and Cy Nimms from the Bureau of Municipal Research. Absent: Commissioners W. Henry Stewart, George Halsey and Attorney John O. Sheldahl.

The question of changing the zone from 3-R-1 to 3-R-2 Special on Lots 3&4 Block 67 Minthorn Addn. was discussed. It was shown that this property was in an area of single family dwellings. It was moved by Nickles and seconded by Burdick that the Commission recommend to the City Council that the zone on this property be not changed. Motion carried and so ordered.

Mrs. Bettie Marsh laid before the Commission an application for a change of zone from 3-R-1 to 3-R-2 Special for Lots 5, 6, 7, 8, 9, 10 Block 2 BERWIN VILLAS. Mrs. Marsh proposes to develop the property by building multiple dwellings thereon, the first project to be two four-plax dwellings to be placed on Lot 5, other apartment buildings to come later. Mrs. Marsh stated that she was prepared to lay a sewer to Mullan Court as proposed in a letter to her from Milwaukie Plumbing and Heating co. under date of June 29, 1964, if a proposed local improvement district was not set up for a sewer in Glover Road and made available to her property. It was moved by Nickles and seconded by Burdick that a hearing be held on this proposed zone change on February 3, 1965; that notice of the same be published January 27 and February 3, 1965 and that the owners of properties within 200 feet of the property and those persons requesting to be notified, (as of September 21, 1964) be notified. Motion carried and so ordered.

Messrs. Victor K. Rose and W. R. Wallace laid before the Commission a petition for a zone change from zone 3-R-1 to zone 3-R-2 Special for Lots 11 and 12, Block 11 Minthorn Addition. There was considerable discussion on this matter, during which it was shown that in compliance with the over all plan and recommendation of Mr. Nimms of the Bureau of Municipal Research, the whole of Block 11 should be rezoned to 3-R-2 Special. It was moved by Baer and seconded by Miller that the following Resolution be adopted.

RESOLUTION NUMBER PC-1-1965

WHEREAS, AFTER DUE CONSIDERATION OF THE MINIMUM REQUIREMENTS for general welfare as established by Ordinance No. 481, as amended, of the City of Milwaukie, Oregon, and after careful consideration of the need for multiple dwellings within the City, and the necessity of rezoning certain areas of the City occasioned thereby, and

WHEREAS, the owners of real property lying within the boundaries of Block 11, Minthorn Addition to the City of Portland, have, in writing, requested that the said property be rezoned from its present classification to the Multiple Family Zone, the City Planning Commission of the City of Milwaukie, Oregon, has determined that it is now necessary and advisable to initiate proceedings to accomplish the rezoning of the following described property, to-wit:

ALL OF BLOCK 11, MINTHORN ADDITION TO THE CITY OF PORTLAND

so as to remove and withdraw said property from zone 3-R-1, as established by the Zoning Ordinance of the City of Milwaukie, Oregon, as amended, and incorporate and include the same within the 3-R-2 SPECIAL Zone as established by the said Ordinance, as amended.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY PLANNING COMMISSION of the City of Milwaukie, Oregon, that by virtue of the foregoing and by virtue of the provisions of Section 9 of the Zoning Ordinance of the City of Milwaukie, Oregon, as amended, that proceedings be and the same hereby are initiated by said City Planning Commission to accomplish the rezoning of the above described property so as to remove and withdraw the said property from Zone 3-R-1 as established by the said Zoning Ordinance, as amended, and to incorporate and include the same within the 3-R-2 SPECIAL zone as established by said Ordinance, as amended.

BE IT HEREBY FURTHER RESOLVED that the 3rd day of February, 1965 be and the same hereby is fixed as the date and the hour of eight (8:00) o'clock P.M. be and the same is hereby fixed as the time, and the Council Chamber of the City Hall, 926 Main Street, Milwaukie Oregon, be and the same is hereby fixed as the place at which a public hearing shall be held to afford the owners of said real property, persons particularly interested, and the general public an opportunity to be heard on the question of the zone change hereby initiated.

BE IT FURTHER RESOLVED that the City Recorder of the City of Milwaukie, Oregon be and he hereby is authorized and directed to cause a notice of said public hearing to be published in the Milwaukie Review, a local newspaper published in Milwaukie, Oregon, and a newspaper of general circulation within said municipality. Such notice shall be published once within the week within which the public hearing is to be held, as provided by ORS. 227.260, and as provided by Section 9 of the Zoning Ordinance of the City of Milwaukie, Oregon.

ADOPTED THIS 19TH DAY OF JANUARY, 1965

Roger Hollingsworth, Chairman

Motion carried and so ordered.

A letter from Dirt Movers Inc. signed by Angela Sanchez and Earl Koop, as owners of Blocks 98 and 95, Minthorn Addition, requesting that that portion of Grogan Street lying between Blocks 98 and 95, Minthorn Addn. be vacated, was read. This matter had been referred to the Planning Commission by the City Council. It was moved by Nickles and seconded by Strauss that the City Engineer make complete study and investigation of this question, (ownership of properties, proposed State Highway in the area, need of future right-of-way for sewers etc.) and report his findings at the next meeting of the Commission. Motion carried and so ordered.

Mr. R.E. Thompson showed a preliminary plot plan for two duplex dwellings to be placed on Lots 5, 6, 7, 8, Block 18, Minthorn Addn. and requested approval of the same. It was moved by Nickles and seconded by Burdick that the preliminary plot plan showing off street parking area in the rear and proposed lawn and shrubs in the front, be approved. Motion carried and so ordered.

Mr. Marton Belez, 4312 Railroad Ave., requested a permit to use a portion of the tract of land where he lives, as a feeder lot for cattle. Mr. Belez stated that the property belongs to Mr. Walter Freeman, that the whole piece of property comprises 15 acres; that he proposed to fence 5 acres with upright fence, build a temporary shelter and use this lot as a feeder lot for cattle. He proposes to feed up to fifty head of beef cattle.

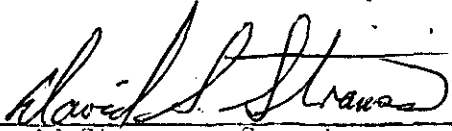
There was discussion and Ordinance No. 481 was referred to. During the discussion Mr. Belez asked if turkeys would be permitted on the property. The Commission could not find justification in granting the non-conforming use of the property. It was moved by Strauss and seconded by Miller that the permit to use this property as a feeder lot or as a turkey farm be denied. Motion carried and so ordered.

A preliminary plat of Hollyfield Terrace in Sec. 1, T. 2 S., R. 1 E.; W. M. was laid before the Commission for their approval, by the Clackamas County Planning Commission. It was moved by Baer and seconded by Miller that this Commission approve the preliminary plat of Hollyfield Terrace. Motion carried and so ordered.

A preliminary plat of Cinderella Addition, showing an extension of Harvey Street, east of 41st Street, was laid before the Commission. It was moved by Nickles and seconded by Strauss that the plat of Cinderella Addition be approved; that the street therein be named Harvey Street and that the Chairman be authorized to sign the permanent copy of the plat. Motion carried and so ordered.

It was moved by Strauss and seconded by Baer that the Planning Commission recommend to the City Council that an Ordinance be drawn providing that hereafter all building permits, where buildings will be placed on property abutting streets with less than a fifty foot right-of-way, be issued on the basis of a minimum of a fifty foot right-of-way for the street. Motion carried and so ordered.

On motion duly made and carried the meeting adjourned.


David Strauss, Secretary

ATTEST:


Ellen Martin.