

REGULAR MEETING OF NOVEMBER 16, 1965

A regular meeting of the Milwaukie Planning Commission was held on the sixteenth day of November, 1965, in the City Council Chambers. The meeting was called to order by Chairman Paul Baer at 8:00 p.m., with the following commissioners present:

Paul Baer	Allan Jones
Roger Hollingsworth	Richmond Eddy
Dave Strauss	Wayne Daigle
Mervin Englund	Robert Richmond (Arrived 11:00 p.m.)

Absent: Jerry Miller George Van Bergen

It was moved by Strauss, seconded by Hollingsworth, that the minutes of the regular meeting of October 19, and the special meeting of November 3, 1965 be approved as submitted. Motion carried and so ordered.

A letter from Bruce D. Kayser, Attorney, was read requesting a zone change on the property directly east of the Day and Night Market on 32nd and Olsen.

The City Engineer advised the Commission that the plans were to tear down the present market and rebuild with a set back to allow for future widening of 32nd Street. The request for zone change on the 9 ft. strip was to allow for parking on the store property.

It was moved by Strauss, seconded by Eddy, that upon receipt of a formal application for zone change this week, the Planning Commission set a hearing date for zone change from 3-R-1 to Commercial on a 9' x 60' parcel of property adjoining to the East of Al's Day and Night Market at 32nd and Olsen. Publication dates to be November 24 and December 1, 1965. Motion carried and so ordered.

It was requested that Item #3 on the Agenda, discussion on additional parking area for the First Baptist Church, 42nd and Harrison Streets, be deferred to the next regular meeting of the Planning Commission, as Rev. Baker was out of town and not able to be present for this meeting.

The next item of business was discussion on the proposed zone change on T. L. 22 and 23, J. Kellogg D. L. C., for hospital use. Five petitions were submitted to the Commission protesting the zone change with 110 signatures shown.

Letters in favor of the zone change were read from: Mrs. G. Corum, 16131 S. E. McLoughlin Blvd.; Omark Industries, Inc., 9701 S. E. McLoughlin Blvd.; Al Salazar, 4411 S. E. Lake Road; C. U. Madeira; V. E. Johnson, 14038 S. E. Upper Aldercrest Drive; also a letter in favor of the change signed by fifteen Milwaukie physicians.

A letter from T. L. Havlicek was read questioning whether this would be spot zoning, and if possibly the area from 37th Street to the Shell Station on Lake Road shouldn't be rezoned 3-R-2.

A letter from the Hospital Planning Council was read suggesting that the Planning Commission defer their recommendation on the proposed zone change until their Review Committee is able to complete its study and submit their report to the City.

The Chairman advised the Commission that a Mr. George Ivers had requested to be put on the agenda for the purpose of discussing plans for a hospital on Stanley Avenue, and would address the Commission later in the evening.

After some discussion, it was moved by Jones, that the Planning Commission recommend that the application for zone change on T. L. 22 and 23, of J. Kellogg D. L. C. not be approved. Motion died for lack of a second.

It was moved by Strauss, seconded by Eddy, that action be postponed on the proposed zone change until the next regularly scheduled meeting of the Planning Commission, on December 21. Motion carried and so ordered.

The reason for the above motion being that it would allow the Planning Commission to secure a report from the Metropolitan Planning Council with their recommendation as to location of a hospital site. It was suggested that the corresponding secretary send a letter to the Hospital Planning Council advising them of the action taken by the Planning Commission at this meeting and requesting a report from their Review Committee. If their study is not yet completed, a preliminary report would be acceptable for use at the meeting December 21.

It was further suggested that the Bureau of Municipal Research be requested to submit a recommendation for possible hospital sites within the City.

Mr. Walt Freeman, 12345 Lelani Lane, presented a map and letter to the Commission, informing the Commission that the State Highway Department had made a change in the plans for access road near the Freeman-Omark property line which if approved, would not provide access to the western end of the industrial tract. He pointed out on the drawing his proposed road which would connect to Omark's Road on the one side and could run on through the western part of the tract on the other. There is also the possibility that it could connect with a future north-south road to Railroad Avenue.

(Mr. Jones was excused from the meeting at 9:00 P.M.)

Mr. Freeman requested that the Commission consider asking the State Highway Department to move the access road back approximately 380' west of what is presently proposed, with a tie into Omark's Road.

After further discussion, it was moved by Strauss, seconded by Hollingsworth, that the Planning Commission recommend to the Council that they suggest and encourage the State to change the access road near the Freeman-Omark property line to what was presented by Mr. Freeman on his drawing (as indicated in green). This would be approximately 380 ft. west of the proposed road with a "T" intersection connecting onto the Omark Road. Motion carried and so ordered.

Mr. George Ivers came before the Commission stating that plans are being developed for a hospital on Stanley Avenue, and that several thousand dollars has already been spent in the preliminary work for this proposed 100-bed hospital. They are ready to begin construction as soon as the architect completes the plans, and it is expected that the hospital will be completed before the end of next year.

It would be a private enterprise hospital and would be built according to State and Hill Harris code of standards. There is presently available approximately six acres with option to purchase an additional seven or eight acres. The six acres is presently zoned for hospital use.

Upon questioning, Mr. Ivers, advised that it would be probably the early part of 1966 before a building permit is applied for. He also informed the Commission that the final plans would be submitted to the Hospital Council, the Hill Harris people, State Board of Health, City of Milwaukie, and other interested parties.

The City Engineer informed the Commission of a possible future request for a roadway lying along the railroad tracks west of Crystal Lake Park on Harrison Street.

The proposed Ordinance concerning the establishment of a Planning Commission and its rules, was discussed. It was moved by Hollingsworth that the Ordinance be changed to give the Mayor voting privileges. Motion died for lack of a second.

It was moved by Hollingsworth, seconded by Strauss, that Section 2, Paragraph 2, the first sentence shall be changed to read "When any of the appointed members of the City Planning Commission shall fail to attend any three consecutive regular meetings of the Planning Commission, unless such absence has been upon leave granted by the president, the Planning Commission shall thereupon report the fact of such three consecutive absences to the common council in writing." Motion carried and so ordered.

There was some discussion as to the election of a Secretary, with the Chairman suggesting that further study be made of the Ordinance and that it again be taken up at the next regular meeting of the Planning Commission. Also that the City Attorney be requested to be present to clarify and answer any questions pertaining to same.

(Mayor Richmond arrived at 11:00.)

The problem of sewers for the Edward Terry property was taken off the table and again brought up for discussion.

It was moved by Strauss, seconded by Eddy, that the Planning Commission recommend to the Council that this property not be allowed to connect up to sewers other than the City's. Motion carried and so ordered.

After discussion on the construction of a retaining wall on the parking lot area of Lake Village Apartments, it was moved by Strauss, seconded by Hollingsworth, that a letter be directed to Mr. Rick Cooney, part owner of the Lake Village Apartments, advising them that the Planning Commission feels they have a moral obligation to construct a retaining wall as promised in August of 1964, and asking if immediate plans were in the offering for this wall. Motion carried and so ordered.

A letter from W. L. Mehrer, 8726 S. E. Owen Drive, Portland, Oregon, requesting that his name be retracted from the petition regarding rezoning on the Plimpton property on 41st and Olsen was read and ordered filed.

A letter from Van Killian protesting the construction of a greenhouse at C. Ringuette residence at 11605 S. E. Reed Street was read. It was suggested that the Building Inspector be made aware of this letter, as no building permit is to be issued without the signed approval of all neighbors. (See minutes of November 3, 1965.)

A letter from Board of Commissioners, Clackamas County advising that the protest of the Milwaukie Planning Commission would be considered at the hearing on December 1, 1965 was read and ordered filed.

A letter from Clackamas County Planning Commission was read regarding zone change from single family to multi-family residential on the southwest corner of Stevens Court and Linwood Avenue, East Milwaukie area.

It was moved by Strauss, seconded by Hollingsworth, that the Chairman use his discretion in voicing his opinion as representative of the Milwaukie Planning Commission when attending the hearing on this proposed zone change. Motion carried and so ordered.

A letter from Clackamas County Planning Commission was read concerning conditional use permit for duplex on the east side of Sixth Avenue north of Park Avenue, Milwaukie area.

It was moved by Strauss, seconded by Hollingsworth, that the Chairman use his discretion in voicing his opinion when attending the hearing on this conditional use permit. Motion carried and so ordered.

Chairman Baer voiced his opinion that action should be taken now on the drawing up of a new zoning ordinance for the City rather than wait for the one to be completed by the Bureau of Municipal Research.

After discussion, Chairman Baer appointed Jones as chairman; Englund, Daigle, Richmond and Hollingsworth as a committee to work on gathering zoning ordinances from other cities and make a recommendation to the Planning Commission on one that would be suitable for the City of Milwaukie.

It was requested that the secretary write for copies of Zoning Ordinances from Clackamas County Planning Commission and also from the City of Portland.

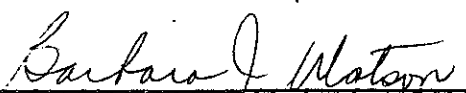
The Chairman brought up for discussion a recommendation that was made some time ago by the Planning Commission to the City Council concerning minimum requirements on streets, sidewalks and curbs.

It was recommended that the City Manager and the City Engineer research this and submit a proposal at the next regular Planning Commission meeting.

On motion duly made and seconded, the meeting was adjourned at 12:40 a.m.

Jerry Miller, Secretary

ATTEST:


Barbara J. Watson, Clerk