

MEETING OF MARCH 19, 1963

The regular meeting of the Milwaukie Planning Commission was held on the nineteenth day of March, 1963

The meeting was called to order by Chairman Earl Burdick.

Present: Chairman Earl Burdick; Commissioners John O. Sheldahl, Paul Baer, Roger Hollingsworth, Marvin Shrock, Leonard Mullan, W. Henry Stewart, and Joseph Bernard Jr. Absent: Commissioner Cecil Nickles.

Mr. Fred Weber, owner of Cedar Crest Subdivision, came before the Commission with regard to zoning property at Linwood and Railroad Avenues. Mr. Weber laid before the Commission a letter from the Federal Housing Administration in which they pointed out that the property was not suitable for residences and recommended that the property be used for Commercial purposes. A letter from property owners in Furnberg Addition stating that they had no objection to the commercial use of this property, was read. It was moved by Baer and seconded by Hollingsworth that inasmuch as this matter should be investigated further, that the Commission discuss the question later. Motion carried and so ordered.

The minutes of the regular meeting of the Commission, held on the nineteenth day of February, 1963 were read and approved as read

The minutes of a special meeting of the Commission, held on the eighth day of March, 1963, were read and approved as read.

Mr. George Hibbard, Attorney, representing Albertsons Inc., came before the Commission and requested that the Commission, on its own initiative, change the zone from 3-R-1 to Commercial zone on Tax Lots 5, 282, 280, 186, 313, 10 and 11, Lot Whitcomb D.L.C. It was moved by Stewart and seconded by Shrock that Albertsons Inc. and the owners of the properties, make the request for the zone change in order that a hearing may be arranged. Motion carried and so ordered. It was decided that a special meeting would be held on March 28 for this purpose.

Mr. Dwight Gregory, 2610 160th Ave. Portland laid before the Commission plans and plot plan for two four-plex residences to be placed on an unplatted portion of Tax Lot 29, Joseph Kellogg D.L.C., and requested recommendation for a building permit for same. Mr. Van Bergen, who has property in the neighborhood, protested this type building in a 3-R-1 zone stating that if this were permitted it would not be long until more multiple dwellings would be built in this choice residential area. Mr. Walter Freeman stated that he too objected to this type of building in a choice residential zone. Mr. Gregory was advised that in order to build a four-plex dwelling on the property, the zone would have to be changed to 3-R-2. It was moved by Bernard and seconded Stewart that if Mr Gregory wished the zone changed, he make application for the change. Motion carried and so ordered. Mr. Gregory then withdrew his request and laid before the Commission plans and plot plan for a duplex dwelling to be placed on a 60'X 129' unplatted portion of the property. It was moved by Bernard and seconded by Hollingsworth that the Commission approve the plot plan and that if the required set-back lines are observed, Mr. Gregory be issued the building permit for the duplex. Motion carried and so ordered.

Mr. Roger Hewett, owner of Lots 14 and the east 46 feet of Lot 15, Block 2, Strawberry Hill, made a request to subdivide the property and make the two lots of equal size, each to be 55'X97'. It was moved by Stewart and seconded by Baer that Mr. Hewett be permitted to subdivide his property, each lot to be in excess of 5000 sq.ft. Motion carried and so ordered.

Clackamas Co. Tax Lots No. 45, 47, 50-150, 256, 258, 52, Whitcomb D.L.C.

Title & Trust, see Resolution, P.C. 3-1963

Mr. R.T. Curry, President of Western Pacific Construction Co., came before the Commission and requested a zone change from 3-R-1 to 3-R-2 for Lots 5,6,7,8,9 and 11, Waverly Heights. Mr. Curry stated that the Clackamas County Planning Commission had zoned this property for multiple family dwellings before the property had been annexed to the City, that upon the annexation to the city, the property was zoned 3-R-1. Mr. Curry laid plans and plot plan for future development of the property before the Commission. It was moved by Bernard and seconded by Baer that inasmuch as the County had zoned the property for multiple dwellings the Commission initiate proceedings for a change of Zone from 3-R-1 to 3-R-2 on this property and that the hearing be held on April 5, and that the following Resolution be adopted.

RESOLUTION NUMBER P.C.2-1963

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 family dwellings within the City, and the necessity of rezoning certain areas of the city occasioned thereby, and

WHEREAS, the owners of the real property described hereunder 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:

LOTS 5,6,7,8,9 and 11, WAVERLY HEIGHTS.

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


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 said Zoning Ordinance and to incorporate and include the same within the 3-R-2 Zone as established by said Ordinance.

BE IT FURTHER RESOLVED that the 5th day of April, 1963 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 zoning 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, as provided by Section 9 of the Zoning Ordinance of the City of Milwaukie, Oregon.

Adopted this 19th day of March, 1963

Motion carried and so ordered.

  
Earl S. Burdick, Chairman.

Mr. Keize came before the Commission on behalf of the School Board of School District No.1 and stated that they were interested in purchasing a portion of Tax Lot 60 John Garrett D.L.C. and inquired if they would be permitted to build a school on the property if it were annexed to the City. It was moved by Stewart and seconded by Hollingsworth that upon the annexation of the property, the Planning Commission will at that time, grant a special permit for a school building to be placed on this property. Motion carried and so ordered.

Mr. C.W.Furnberg came Before the Commission and made inquiry regarding building a dwelling on property having a private driveway 26 feet wide, opening on a public street. Mr. Furnberg was advised that our zoning ordinance required a minimum opening to a public street, of 25 feet, and assured him that the dwelling could be placed on the property.

Mr. James Ritchie, came before the Commission and requested permission to add a daylight basement apartment to his plans for a three family dwelling to be placed on the south one half of Tax Lot 42, Wm.Meek D.L.C. The Commission approved his plan for the added apartment.

Election of officers for the ensuing year being in order the Chairman declared that nominations were in order.

It was moved by Shrock and seconded by Hollingsworth that a unanimous ballot be cast for W.Henry Stewart to be Chairman. Motion carried and so ordered.

Commissioner Shrock then nominated Roger Hollingsworth as Vice Chairman. It was moved by Sheldahl and seconded by Shrock that a unanimous ballot be cast for Roger Hollingsworth for Vice Chairman. Motion carried and so ordered.

It was moved by Shrock and seconded by Stewart that a unanimous ballot be cast for Commissioner Paul Baer for Secretary. Motion carried and so ordered.

The Chairman declared the election closed.

It was agreed that Mr. Fred Weber be invited to attend the Special meeting of the Commission to be held on March 28, for a discussion of a zone change requested at this meeting.

On motion duly made and carried the meeting adjourned.

  
W.Henry Stewart, Secretary.

ATTEST:

  
Ellen Martin  
Clerk