

City of Milwaukie
PLANNING COMMISSION SPECIAL MEETING
June 1, 1971

A special meeting of the Milwaukie Planning Commission was held on the first day of June, 1971, in the Council Chambers. The meeting was called to order by Dan Croft, Chairman, at 8:10 p.m., after a quorum had arrived.

Members present: Dan Croft Evan Whitaker
Robert Kennedy Allan Jones
John Foster

Members absent: Fred Liddell Richard Nase

Others present: Max Thompson, Ass't City Mgr. Tom Hawkins, Consultant
Roger Mundorff, City Attorney Michelle Eaton, Secretary

IT WAS MOVED by Whitaker, seconded by Kennedy, to approve the minutes of May 18, 1971, as written. MOTION CARRIED and so ordered.

PUBLIC HEARING

C-71-9 Union High School District No. 5, applicant. Request to allow the school district to develop playgrounds and physical education areas in R-7 (Single Family Residential) Zone on school district property on Lake Road and 28th Street

Public hearing was opened at 8:15 p.m., with notices mailed as required. Owen Sabin, superintendent, showed a map of the area and gave a brief background of the plans.

Correspondence against: Albert Gambell, 2916 Lake Road

Speaking in favor: Frank Larsen, 12909 Kuehn Road
Bob Strasser, (Board of Education), 14433 Webster Road
Alfred McCoy, (Kids, Inc.), 9351 Stanley
Harold Taylor, (Board of Education), 16307 Harold Ave.

Speaking in opposition: James O'Hanlon, (attorney representing Blanche Clay,
2725 Lake Road)
Bill Griffith, 1826 - 27th
Kathleen Hulme, 1701 - 30th
Alton Jager, 5577 Aldercrest

Questions raised: David Burke, 1936 - 28th

Staff report by Consultant Planner was read. Hearing was declared closed at 8:55 p.m.

(Meeting was recessed at 8:55 p.m. and reconvened at 9:10 p.m. with all present.)

Staff report by Ass't City Manager was read. After some discussion, it was announced by the Chairman that the decision on this conditional use would be delayed until after the other item on the agenda had been covered.

CONSIDERATION

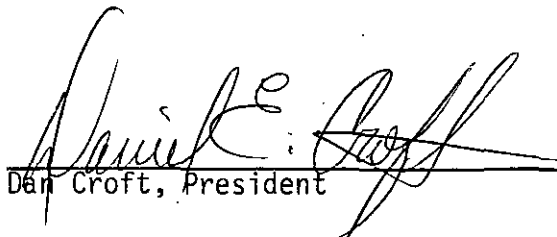
J. C. Wolfard, applicant. Proposal to erect five structures for ten families in north half of block 10, Waverly Heights

Mr. James Wolfard, 2556 S. W. Vista, Portland, presented his plans for 2.7 acres in Waverly Heights. Calvin Ritchey, 15361 S. E. Clackamas River Drive, Oregon City, explained the proposal in more detail. Each unit would be approximately 1,700 square feet and sell for about \$70,000. This development could best be handled as a Planned Unit Development, except for the restriction in the ordinance that the minimum area be five acres. It was suggested that Mr. Wolfard contact the owner of the adjacent property and see about the possibility of obtaining the additional acreage needed for a Planned Unit Development. The Chairman directed the legal and planning staffs to look further into this and make recommendations in conjunction with the proposal.


C-71-9, UNION HIGH SCHOOL DISTRICT NO. 5, APPLICANT

After further discussion of the proposed conditional use by the Commission, IT WAS MOVED by Whitaker, seconded by Jones, that C-71-9 be approved with the following conditions: fencing be placed along the northeast, southeast, west and Lake Road; fencing on northeast, southeast and west be of sight-obscuring or planting type; parking be provided for 50 cars on a hard (e.g. concrete) surface; parking come from southeast side of Olsen property; a 20 foot wide parking access with curbs and sidewalks be provided; no structures or lights be provided without prior Planning Commission approval; 30th and 31st Streets be deadended; and, the City be presented with parking plans for staff approval. MOTION FAILED to pass. IT WAS MOVED by Jones, seconded by Foster, to approve C-71-9 with the following conditions: fencing along northeast, southeast and Lake Road property lines; fencing to separate the parking area from playgrounds; parking for not more than 50 cars of a hard surface to meet requirements of the ordinance; 20 foot wide drive with sidewalk entering on easterly side of the peninsula between the Clay and Olsen properties (with sidewalks will probably measure 25 feet); no permanent structures or lighting be provided without prior approval of the Planning Commission; barriers be provided at the ends of 30th and 31st Streets; parking to start north of present easement; and, parking lot to be designed and submitted for approval by the City. MOTION CARRIED and so ordered.

The meeting was adjourned at 11:10 p.m.


Dan Croft, President

ATTEST:


Michelle Eaton, Secretary