

(Meeting recessed at 7:57 p.m., and reconvened at 8:03 p.m. with all present.)

Correspondence in opposition: W. Keith and Lois J. Henderson, 5050 S. E. Winworth Ct.
Mrs. W. A. Underwood, 4906 S. E. Winworth Court

Speaking in favor: Violet Jo Corey, applicant

Speaking in opposition: Larry Mura, 4997 S. E. Winworth Court
Mary Fisher, 5016 S. E. Winworth Court
Ernest Dodd, 4973 S. E. Winworth Court
Perry Buckendahl, 5051 S. E. Winworth Court

Rebuttal: Violet Jo Corey

Hearing was declared closed at 8:15 p.m. IT WAS MOVED by Monetti, seconded by Foeller, to table VR-77-8 and M-77-11 based on not enough evidence to go through with this hearing, and would like to suggest that this be referred to the Neighborhood Council at their September 15 meeting, with a Planning Commission decision on the matter to be made at the September 27 regular meeting. MOTION CARRIED unanimously, and so ordered. For the September 27 meeting, the Commission requested a written report from the Neighborhood Council and a drawing by the applicant of a proposed turn-around at the end of the public access easement. It was the CONSENSUS that the public hearing will not be re-opened.

PLANNED DEVELOPMENT - INFORMAL REVIEW

PD-77-1 Walt Freeman, applicant. Request for review of concept plan for proposed mixed use planned development on the north side of Lake Road near 43rd Avenue

Staff report, giving background information, was given by Cy Nims. Ray Bartel, representing the applicant, displayed drawings, gave further information, and requested Planning Commission input. Comments and questions included the following: Will this plan take up land reserved for manufacturing; Is amount of commercial land too much or not enough; Density appears appropriate; Has any area been reserved for public recreation, e.g. tennis courts; What about dedication of land for park; Concern over residences next to the Expressway due to auto emissions. Shirley Ewald, representing Neighborhood Council 3, was present to discuss this proposal. It was the CONSENSUS to agree with the general concept and the allocation of land uses.

CORRESPONDENCE AND OTHER BUSINESS

a) PR-77-2 Howard Macomber, applicant. Request for review of sign for professional office in A-3, Apartment Residential, zone at the northwest corner of Highway 224 and Rusk Road

IT WAS MOVED by Kennedy, seconded by Lotz, to refer this request to the Design Review Board. MOTION CARRIED unanimously, and so ordered.

b) A-77-4 Sam Allen, applicant. Request to annex property located at the southwest corner of Lark Street and River Road

Staff report, recommending approval of the annexation and initiation of a zone

change, was given by Cy Nims. Sam Allen was present to answer questions of the Commission regarding the request. IT WAS MOVED by Lotz, seconded by Foeller, to: 1) Recommend to the City Council that the requested annexation be approved; that the territory remain within the Oak Lodge Water District, but be withdrawn from the Oak Lodge Sanitary District; 2) That the Planning Commission initiate a hearing, which follows the procedures required for a zone change, to determine an appropriate City zoning designation for this property. That the Planning Commission subsequently adopt a resolution that: a) Requests the City Council to zone this property by ordinance, and b) Contains the findings and zoning recommendation of the Planning Commission hearing; 3) Request that staff recommend an appropriate zoning designation for the property. MOTION CARRIED unanimously, and so ordered.

c) Memorandum dated August 23, 1977, from staff regarding proposed amendment to the Sign Ordinance was distributed. It was the CONSENSUS to amend the Sign Ordinance so that the Design Review Board reviews signs for approved conditional uses, and hears variances and appeals.

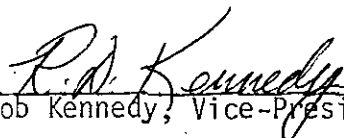
d) Cy Nims requested Planning Commission input for future development of property located generally north of Mason Lane and east of 42nd Avenue. He presented a concept plan showing 30 apartment units adjacent to 42nd Avenue, a 2.5 acre park in the middle of the property, and the rest developed with single family residences. It was the CONSENSUS that this type of development would be acceptable.

e) Cy Nims announced two planning workshops to be held at Milwaukie Covenant Church. Meeting to be held August 24th to discuss parks and transportation, which the Commission is welcome to attend; and meeting to be held August 31 on land use, which the Commission is requested to attend.

OLD BUSINESS

- a) Staff reported that the limited access drives at Pendleton Woolen Mills were designed by the City Engineer in conjunction with the 17th Avenue bikeway.
- b) Foeller again requested copies of the plastic-covered City maps for Planning Commissioners' use.

Meeting adjourned at 10:26 p.m.


Bob Kennedy, Vice-President

ATTEST:


Michelle Eaton, Secretary

Milwaukie City Planning Commission
REGULAR MEETING AGENDA
August 23, 1977

1. Call to order - 7:00 p.m.
City Hall, Council Chambers, 10722 S. E. Main Street
2. Minutes of July 26, 1977, regular meeting
3. Audience participation
4. PUBLIC HEARINGS AND RELATED ITEM
 - C-77-13 Church of the Nazarene, applicant. Request to grade, gravel and blacktop a portion of existing church parking lot, and apply gravel base to other portion, in R-7, Single Family Residential, zone at 10902 S. E. Garrett Drive
 - VR-77-8 Violet Jo Corey, applicant. Request to create three lots with no frontage on a public street but which abut a 20 foot wide public access easement in R-7, Single Family Residential, zone at 4991 S. E. Winworth Court
 - M-77-11
5. PLANNED DEVELOPMENT - INFORMAL REVIEW
 - PD-77-1 Walt Freeman, applicant. Request for review of concept plan for proposed mixed use planned development on the north side of Lake Road near 43rd Avenue
6. CORRESPONDENCE AND OTHER BUSINESS
 - a) PR-77-2 Howard Macomber, applicant. Request for review of sign for professional office in A-3, Apartment Residential, zone at the northwest corner of Highway 224 and Rusk Road
 - b) Memorandum dated August 23, 1977, from staff regarding proposed amendment to Sign Ordinance
7. OLD BUSINESS
 - a) Report on limited access drives at Pendleton Woolen Mills
8. DISCUSSION
 - a) Informal discussion of future development of property located generally north of Mason Lane and east of 42nd Avenue