

Comprehensive Planning

Meeting-May 13, 1975

Present:

Mayor Nulsen
Jean Harris
Durell Belanger
Chester Windsor

Roger Gano
Wayne Tautfest
Fred Casey
John Cach
Esther Keltner
Tom Tucker
Don Tarlow

Frank Cole

Jerry Dragoo, Planning Consultant
Rich Leonard, Planning Consultant
M.C. Gilbert, Finance Officer

Purpose of the meeting to find ways and means to amend the Comprehensive Plan and/or the Zoning Ordinance to resolve conflicts as result of Court decision; Baker vs. City of Milwaukie.

Mr. Dragoo advised that changes to the Comprehensive Plan required citizen participation.

He recommended:

1. Revise the comprehensive plan
2. Put Moratorium on building development or option---
 1. Do nothing
 2. Revise Comprehensive plan--through LCDC rules-
This take about 8 months
 3. Change map of zoning to look like Comprehensive plan.

After considerable discussion it was concluded that:

1. Mayor direct the Planning Advisory Committee to meet and come up with a suitable land use plan.
2. Planning Commission hold Public Hearing on proposed amended comprehensive plan.
3. Planning Commission recommend to the Council the amended plan.
4. The Council pass an ordinance on the amended comprehensive plan.

A meeting of the Planning Advisory Committee and the Planning Commission will be held Monday, May 19, 1975 to try and resolve an amended comprehensive plan that will be compatible with the City zoning map.

M.C.G.

Comprehensive-Planning Meeting

May, 19, 1975

Present:

Comprehensive Advisory-

Elvern Hall (C)

Frank Cole

Paul Halstead

Ed Hogan

Dave Paxton

Wynn Stuckey

Wayne Tautfest

Planning Commission-

Robert Blodgett

John Cach

Fred Casey

Esther Keltner

Sam Sherrill

Don Tarlow

Tom Tucker

Jerry Dragoo, Planning Consultant

Bob Johnson, Building Inspector

George Layman, City Attorney

Arvilla Page, Acting Secretary

Meeting called to order by Chairman Elvern Hall.

Minutes of the previous meeting were read and approved.

Mr. Dragoo explained the difference between comprehensive planning and zoning by ordinance. He gave the history of the Comprehensive Plan. He illustrated with maps the areas of conflict between the Zoning Ordinance and the Comprehensive Plan. Mr. Dragoo recommended making only the changes necessary.

Hypothetical cases along the railroad track were discussed.

Mr. Layman explained the Baker vs. Milwaukie Oregon Supreme Court Opinion and suggested actions the City could take:

1. Change both plans item by item.
2. Repeal the Comprehensive Plan and create a new Plan before January, 1976 and until the problem is resolved;
 - (1) Issue building permits with a warning; or
 - (2) Deny permits

Mr. Stuckey pointed out that the Comprehensive Plan was developed only as a guideline.

Mr. Tautfest suggested keeping the Comprehensive Plan and amending it to include the Zoning Ordinance.

Mr. Layman stated that a blanket amendment would probably conflict with Fasano.

Mr. Paxton stated that repeal of the Plan will open up lawsuits and blanket amendment or repeal will not meet Fasano.

Mr. Layman then suggested the Committee recommend to the Planning Commission (1) Repeal the Comprehensive Plan and (2) that the Planning Commission then hold public hearings as soon as possible on the most critical changes needed; or they could recommend (1) Repeal of the plan and (2) change the Plan to conform with the Zoning Ordinance where necessary.

Mr. Dragoo pointed out that LCDC rules say 30 days notice should be given for public hearing and individual property owners within 500 feet of the affected property should be notified.

Cole-Stuckey motion to recommend to the Planning Commission to schedule hearings on two (2) proposals in the alternative:

(1) Repeal of the Comprehensive Plan

and/or

(2) Revision of the Comprehensive Plan in 2 or 3 specific problem areas.

Carried.

Bob Johnson, Building Inspector was asked to have ready for the Planning Commission information on conflicts, zone changes and building in process.

Meeting Adjourned.

A MEETING OF THE
COMPREHENSIVE PLANNING ADVISORY COMMITTEE
August 18, 1975

The meeting was called to order by Chairman Elvern Hall.

Present:

Dave Bauer
John Chipley
M.C. Gilbert
Elvern Hall
Paul Halstead

Irene Lee
Bruce Longstroth
Paul Stanfield
Wayne Tautfest
Frank Cole

Absent:

Donald Harr
Ed Hogan
Wynn Stuckey
Aldon Wilkie

Chairman Hall outlined past actions of the Comprehensive Planning Advisory Committee and the present conflicts between the Comprehensive Plan and the Zoning Ordinance. On May 19, 1975 the Comprehensive Planning Advisory Committee and the Planning Committee held a joint meeting to discuss the conflicts. It was recommended to the Planning Commission to either repeal the Comprehensive Plan or in the alternative, revise the Plan in specific areas. The Planning Commission has recommended to the Council to repeal the Plan. The Council has set a public hearing for September 8, 1975 on the recommendation and the proposed amendments to the Plan.

Mr. Hall went over the letter from Planning Consultant Jerry Dragoo and his recommendations were discussed.

Mr. Tautfest stated that we have had trouble getting consistent answers from LCDC. The Planning Consultant is afraid we will lose possible funding and LCDC is afraid Newberg will set up a pattern. He stated he believes repeal of the Comprehensive Plan would allow faster revision.

Discussed by the Committee were proposed amendments that will be considered by the Council and the time required to move amendments to conclusion.

Mr. Tautfest stated that the 'people' have petitioned for the present zoning and that it could be incorporated into the Comprehensive Plan by January 1, 1976.

Lee-Chipley motion to recommend to the Council to not repeal the Comprehensive Plan. Carried.

Bauer-Chipley motion to recommend to the Planning Commission to begin overlay of the Zone map on the Comprehensive Plan map. Carried.

Next Comprehensive Planning Advisory Committee meeting will be Monday, September 15, 1975 at 7:30 pm.

Gilbert-Cole motion to adjourn.

Arvilla Page, Recording Secretary

MINUTES OF A MEETING OF THE PLANNING ADVISORY COMMITTEE

September 15, 1975

The meeting called to order by Elvern Hall, Chairman.

Present:

George Alexander
V.G. Anderson

Frank Cole

M.C. Gilbert

Elvern Hall

George Layman (City Attorney)

Paul Halstead

Irene Lee

Bruce Longstroth

Paul Stanfield

Wynn Stuckey

Wayne Tautfest

Mr. Hall briefly reviewed progress of Comprehensive Plan Revisions to resolve some of the conflicts existing.

Mr. Layman advised the Committee of procedures, and changes that could be made to prevent duplications in processing changes and amendments through the Committee, Planning Commission and the Council.

Applications for plan amendments were then read and discussed.

✓ 1. George B. Hafeman, Jr. - change in map of Comprehensive Plan from Low Density Residential to Medium Density Residential. Tax Lot 3219AC8800. Located near 421 S. Lincoln Street. The need for a higher density in all the area West of Blaine Street was discussed. It was determined there is need for this type of housing. Tautfest-Longstroth motion to recommend amendment to the Plan, to change use of the area from Low Density Residential to Medium Density Residential, described as the area: West of Blaine Street, South of Third Street to the City limits on the South and West, that is now zoned R-2, excluding therefrom the industrial area South of 9th Street and the Commercial area West of Harrison Street. Carried.

✓ 2. Ralph H. Johnson and Dale Halm. Tax Lot 3220BA5600 - change in the map of the Comprehensive Plan from Low Density Residential to Medium Density Residential. Located area 1531 E. Third Street between Church Street and Everest Street. The need for multiple rental units and the compatibility with this type housing in the area was discussed. Cole-Longstroth motion to recommend amendment of the Plan to change use of the area from Low Density Residential to Medium Density Residential described as: All of Hobson's Addition excepting the 13 lots adjacent to First Street zoned Commercial. The said 13 lots to be designated Commercial. Carried.

✓ 3. Karen and Larry Hill. - Tax Lot 3218DB3500. Located at Illinois and Deskins Street. The existing area is now used for commercial purpose and the adjacent area is a trailer court. Halstead-Tautfest motion to recommend amendment of the Plan to change use of the area from Low Density Residential to Commercial described as all the area North of Illinois, East to College, West to Main that is now zoned C-3. Carried.

✓ 4. Fred W. Sherland - Tax Lot 3217DD2300. Located near 2801 Portland Rd. North side Highway 99W. Change in the map of the Comprehensive Plan from Low Density Residential to Commercial. This property has been designated for Commercial use for several years under City's Zoning Ordinance. The property adjacent

and also across street is used for Commercial purposes. Tautfest-Halstead motion to recommend amendment of the Plan to change the use of the area from Low Density Residential to Commercial all of Tax Lot 3217DD2300. Carried.

✓ 5. Walter Racette and C.L. Malone - Tax Lot 3217DD2400 (part ~~of~~ extending from Highway 99W, Northerly 421.21 feet to the Southwest corner of Tax Lot 3217DD2300) - Change in map of the Comprehensive Plan from Low Density Residential to Commercial. An amendment to the Zoning Ordinance Map to change the area from Medium Density (R-2) to Roadside Commercial (C-3) the same area. The applicant plans to construct retail/wholesale parts store building with more adequate parking. Tautfest-Alexander motion to recommend a change in the Comprehensive Plan Map from Low Density Residential to Commercial and a change in the zoning map from Medium Density Residential (R-2) to Roadside Commercial (C-3) the area described as the South half of Tax Lot 3217DD2400 extending from Highway 99W Northerly 421.21 feet to the Northwest corner of Tax Lot 3217DD2300. Carried.

✓ 6. C.C. and R.H. Caffall - Tax Lot 3217DB6202 and 3217DB6100. Located South of Haworth Avenue, between Hulet Avenue and Elliott Rd. change in Comprehensive Plan Map from Low Density Residential to Medium Density Residential. This area ^{on} the North ^{and} area on the West by single family dwellings. These are apartment complexes on the East of Haworth Avenue. Tautfest-Alexander motion to recommend a change in the Comprehensive Plan Map from Low Density Residential to Medium Density Residential of the two tax lot parcels. Stuckey-Alexander motion to recommend no development in the two described areas be permitted until satisfactory road and street plan developed with satisfactory arterial access. Carried. The motion as amended then voted and carried.

✓ 7. Meyer Bros., Inc. - Tax Lot 3217DD1900. Located North of Highway 99W, West and adjacent to Deborah Rd. Change in Comprehensive Plan Map from Low Density Residential to Commercial. The applicant proposed to construct a new car dealership at this location. The adjacent properties are used for Commercial purposes. Alexander-Stuckey motion to recommend a change in the Comprehensive Plan Map from Low Density Residential to Commercial for the area described as the portion of Tax Lot 3217DD1900 extending Northerly 320 feet from Highway 99W. Carried.

✓ 8. Paul Hebb - Tax Lot 3217DD2800. To change the Comprehensive Plan Map from Low Density Residential to Commercial. Part of the area is now designated Commercial and small area on North is Low Density Residential. The use of the area will be Commercial and the area adjacent on the North is now also zoned C-3 and used by Mobile Trailer Court. Tautfest-Longstroth motion to recommend a change in the Comprehensive Plan Map to Commercial of all of the area described as Tax Lot 3217DD2800 and 3217DD2801. Carried.

✓ 9. John R. and Mildred Rentfro - Tax Lot 3218DB600. Located at 1020 N. Main Street. East side 4.01 acres. Low Density Residential to Medium Density Residential. Now zoned R-2. The applicant plans to construct multiple dwelling units on the property. Tautfest-Longstroth motion to recommend a change in the Comprehensive Plan Map from Low Density Residential to Medium Density Residential. Carried.

✓ 10. C.C. and R.H. Caffall - Tax Lot 3217DD2700 located on corner of Elliott Rd and Haworth Avenue 907 feet by 264 feet. Change in Comprehensive Plan Map from Low Density Residential to Medium Density Residential. Lee-Stuckey motion to recommend denial of this application, due to the fact this would put more use on Elliott Rd for multiple housing from the applicants property. Carried.

✓
11. Kenneth Gumm - Tax Lot 3216-1500 located on Northeast corner of Springbrook and 99W. 15 acres. To change Comprehensive Plan from Low Density Residential to Commercial. The zoning of this area is MI. Tautfest-Alexander to table the application until later date. Carried.

12. Application for amendment to Comprehensive Plan Map to change from Low Density Residential to Industrial. All of the area is zoned M-I.

Tax Lot	3218DD2100	Ralph Johnson and Earl Sandager
" "	3219AF4900	Earl and Mary Sandager
" "	3219AB5000	" " "
" "	3218DC8500 & 8600	Jimmie Dexter
" "	3218DA2800	Glen Bates
" "	3218DD1100	Allen Fruit Company
" "	3218DD1800	" " "
" "	3218DD1700	" " "
" "	3218DD1600	" " "
" "	3218DD8100	" " "
" "	3218DD8200	" " "
" "	3218DC10800	Preston L. Petty
" "	3218DC8100	" " "
" "	3218DD1500	Sem Inc (Earl Sandager)

Longstroth-Lee motion to recommend support of change in the Comprehensive Plan Map from Low Density Residential ~~and~~ Commercial to Industrial of all the area now zoned ML-Light Industrial, adjacent to the Southern Pacific Railroad tracks from Meridian Street to the South City limits at East Third Street. Carried. Above items have been set for Public Hearing before the Planning Commission on Tuesday, October 21, 1975.

Tautfest-Halstead motion to adjourn. Carried.

Next meeting- Monday, October 20, 1975.

McGillivray

MINUTES OF PLANNING ADVISORY COMMITTEE
October 13, 1975

Present:

George Alexander
M.C. Gilbert
Elvern Hall
Paul Halstead
Irene Lee

Bruce Longstroth
Paul Stanfield
Wynn Stuckey
Wayne Tautfest

Mr. Hall reviewed the progress of amendments made to the Comprehensive Plan to date.

A-12 Medium Density Residential to Commercial all of the tax lots 3219AA13600 and 3219AA14200. Located on North side of Third Street (SE $\frac{1}{4}$ block) between College Street and Edwards Street. Applicant: R & T, Inc. (Robert Swift, agent). A committee reviewed this particular area and it was not deemed feasible to designate such a small area for change. It was suggested that all the area that is now zoned for commercial use South of First Street North of Third Street between Harrison Street and River Street be designated for commercial use. Tautfest-Alexander motion to designate this area as discussed for commercial use.

A-13 Public use to Medium Density Residential. Tax lots 3218DA100 and 3218DA200. Located East of Meridian Street from S.P. Railroad property Northerly to Sierra Vista Street. Applicant: George Fox College Foundation. After discussion Alexander-Stuckey motion to change all of the area designated for public use North of the S.P. Railroad tracks and East of Meridian Street be designated for Medium Density Residential use and that the area also be rezoned for Medium Density Residential.

A-14 Low Density Residential to Commercial. Tax lots 3216BC1100, 3216BC400, 3216BC1200 and 3216BC700 located on the South side of Douglas Avenue between Deborah Street and Springbrook Street. Applicant: R.M. Morris.

A-16 Low Density Residential to Commercial. Tax lots 3216BC800, 3216BC100 and 3216BC900. Located between Deborah and Springbrook Streets. The applicant: Frederick E. Swain, Jr.

It was pointed out that this area all adjoins the school property area, and as such it would not be advisable to have this designated as commercial use. Stuckey-Tautfest motion to recommend all of the area North of Haworth Street to Douglas Avenue between Deborah Street and Springbrook Street be designated to Medium Density Residential use only.

A-15 Low Density Residential to Medium Density Residential. Tax lot 3217CA2000 located East side of Villa Road, at 1900 E. Fulton Street. 3.78 acres.

Applicant: Robert E. Dasher

Tautfest-Alexander motion to recommend that this area be designated for Medium Density Residential use.

A-17 Residential to Industrial. Tax lot 3220-100 located North of E. Second Street directly North of the airport, containing 9.63 acres. Applicant: Sam Whitney. It was pointed out that this area should be used only for industrial as any other use would result in many complaints due to the noise from the airport operation. Stuckey-Alexander motion to recommend that this area be changed to industrial use and also recommend that a zone change be initiated to designate this for limited industrial zoning.

A-18 Low Density Residential to Medium Density Residential tax lot 3217DD1500 containing 6.5 acres located North of Haworth, West of Deborah. Applicant Sam Whitney. After considerable discussion the committee concluded that there was not sufficient access or egress to this property for development into multiple housing use.

Lee-Longstroth motion to table this application until the applicant provides a plan for access or egress suitable for this property.

A-19 Low Density to Medium Density. Tax lot 173244 located 2005 Portland Rd. Applicant Lloyd Nisley. Committee found that this property at the present time does not have sufficient access or egress for development. Alexander-Tautfest motion to recommend approval of a change of all the area now designated Low Density Residential to Medium Density Residential providing the applicant dedicate the West 30 feet of his property for street purpose.

Mr. Stuckey offered a resolution and then withdrew this to suggest that the text of the R-3 zoning regulations be brought to the Planning Advisory Committee as per L.C.D.C. guidelines. It was pointed out that at the present time the heavy load of Comprehensive Planning Amendments plus amendments to the zoning map provide a sufficient load to keep this committee busy. It was further suggested that as soon as the Comprehensive Planning Amendments are taken care of and all the conflict areas are satisfied, that this committee review the changes as initiated on the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance.

Mr. Stuckey presented a resolution requesting that the agenda for this committee be mailed with the meeting notification. Stuckey-Longstroth motioned to adopt the resolution.

The meeting was then adjourned.

