

PLANNING COMMISSION
AGENDA
September 23, 1980

- I. Reading and Approval of Minutes of September 2, 1980
- II. Announcement and Correspondence
- III. Public Hearing
V-80-01
A request by Dan Woloschuk for a lot area variance from 7,000 square feet to 6,055 square feet at the corner of Division Street and Schamburg Drive.
- IV. MP-80-02
A request by Dan Woloschuk for a minor partition on Tax Lot 2S1 32CA : 1500 at the corner of Division St. and Schamburg Drive.
- V. Next Meeting Agenda

APPROVED MINUTES

PLANNING COMMISSION

September 23, 1980

Chairman Clyde List opened the meeting at 7:30 p.m. Commission members Clyde Sanders, Norma Borchers, Joe Galbreath, Rick Demings, and Gene Stewart were present. Mr. Paul Clayton was absent.

- I. READING AND APPROVAL OF MINUTES OF SEPTEMBER 2, 1980
The minutes of September 2 were approved as presented.

II. ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Demings shared with the Planning Commission actions being taken by the Portland Chamber of Commerce. Metro was discussed. Mr. Demings expressed dissatisfaction with the school tax base election, and the number of tax base issues on the November ballot.

Mr. List suggested an information session on the City's request for a new tax base should be on the next Planning Commission agenda. Mr. List announced the charter amendment passed 158-68. Mr. Dugdale explained the Rock Creek LID was being reassessed. It will be more fully discussed at the next meeting. Mr. Dugdale said an LID petition had been received for the Cedar Creek sewer trunk. There was no action taken on this as yet.

- III. PUBLIC HEARING - V-80-01, A REQUEST BY DAN WOLOSCHUK FOR A LOT AREA VARIANCE FROM 7,000 SQ. FT. TO 6,055 SQ. FT. AT THE CORNER OF DIVISION ST. AND SCHAMBURG DRIVE.

Mr. Demings felt he had a bit of a conflict in that he was close to the property and Mrs. Woloschuk had signed his petition for City Council.

Dan Woloschuk, applicant, explained that the lot will be just over 6,000 sq. ft. He felt a residence can be built on 6,000 sq. ft. The lot lays on a slope. He said a house down the street is on a small lot of 6,000 sq. ft. or under.

Mr. List asked how he felt about Division St. being a collector. Mr. Woloschuk said he felt Division St. should be a local street.

Mr. List commented he was concerned about the precedent of allowing smaller lots. Mr. List asked Mr. Woloschuk if he objected to the park systems development charge. Mr. Woloschuk said he favored neighborhood parks but was not sure if the water tower was the best place for it.

Mr. Sanders asked Mr. Dugdale if property owners were notified and if any objections were received. Mr. Dugdale said notices were mailed and no objections were received.

Mr. Stewart asked about sewer location. Mr. Woloschuk explained the sewer runs along the west side of his lot then down Washington St. There was a discussion as to whether the line along the west side of the property was public or private.

Mr. Demings asked Mr. Woloschuk how he felt about signing a nonremonstrance agreement and the dedication of right of way for future street improvement. Mr. Woloschuk said he would not agree to that.

Mr. Dugdale felt there would be more demand on public facilities with future minor land partitions. Mr. Demings felt that if a neighborhood was suffering from the lack of a particular improvement the neighborhood will get together and request that improvement be put in. He wanted to know if one more house on that street would have any impact on the lack of facilities. He asked how many houses on that street would be eligible for this kind of partitioning. Mr. Dugdale said that unless the lack of the improvement causes some inconvenience or lack of safety there isn't public support for getting that improvement in. It is hard to measure the impact of one dwelling unit.

Mr. Demings said he felt a nonremonstrance would be irrelevant if it was obvious that an improvement needed to be done. He said it would be a good time for the City to start allowing people to be reasonable.

There was a discussion of the difference between allowable range and minimum lot size. The allowable range for Low Density is 6-10,000 sq. ft.; minimum lot size is 7,000 sq. ft.

Mr. Dugdale pointed out that allowing this variance may raise similar issues in the future.

It was moved by Clyde Sanders and seconded by Joe Galbreath that the lot size variance be granted without condition based on staff findings 1, 2, 4, and 5. The motion carried.


- IV. MP-80-02 , A REQUEST BY DAN WOLOSCHUK FOR A MINOR PARTITION ON TAX LOT 2S1 32CA : 1500 AT THE CORNER OF DIVISION ST. AND SCHAMBURG DRIVE.

It was moved by Joe Galbreath and seconded by Mr. Sanders that the Minor Land Partition be approved without condition based on staff findings. It was moved by Mr. Demings and seconded by Mr. Stewart that staff condition No. 3, the applicant submit and obtain approval for erosion control measures on Lot A during construction prior to obtaining a building permit, be made a part of the main motion. The motion to amend the main motion carried. Mr. Stewart moved and Mr. List seconded that condition 2 be included in the main motion. This amendment to the main motion failed. The main motion was voted on and passed.

V. NEXT MEETING AGENDA

The City budget and future of Rock Creek Industrial Project and growth management will be discussed at the next meeting.

Minutes transcribed from cassette tapes.


Polly Blankenbaker, Recorder