

AGENDA
Historic Review Board
City Council Chambers – 21420 Main Street NE, Aurora
Thursday, 7:00 pm
January 23, 2013

1. CALL TO ORDER BY CHAIRMAN

ROLL CALL

2. CONSENT AGENDA

A. Minutes:

- I. Historic Review Board Minutes – December 19, 2013

3. CORRESPONDENCE

4. VISITORS

Anyone wishing to address the Historic Review Board concerning items not already on the meeting agenda may do so in this section. No decision or action will be made, but the Historic Review Board could look into the matter and provide some response in the future.

5. OLD BUSINESS

A. Discussion and/or action on paint color list.

B. Discussion and or action on Historic Inventory list

6. NEW BUSINESS

A. Discussion and or Action on Sign Application for Noelle Brooks and CANVAS 21607 Hwy 99E.

B. Discussion and/or action on application for complete remodel at 21668 Hwy 99E from Timber Green , LLC.

C. Discussion of pending Legislative Amendment 11-01 (LA 14-01) to the Municipal Code.

7. ADJOURN

**HISTORIC REVIEW BOARD MINUTES
21420 MAIN ST. NE, AURORA OR 97002
December 19, 2013**

Staff Members Present: Kelly Richardson, City Recorder

Others Present: Bill Graupp, Aurora

The meeting of December 19, 2013 was called to order at 7:00 p.m. by Chairman Townsend.

Chairman Townsend takes Roll Call

Chairman Karen Townsend – Present
Vice-Chair Gayle Abernathy – Present
Member Bill Simon – Present
Member Merra Frochen – Absent
Member Mella Dee Fraser – Present

CONSENT AGENDA

A. Minutes

- I. Historic Review Board Minutes – November 21, 2013

A motion to approve the HRB minutes of November 21, 2013, as submitted was made by Member Simon, seconded by Member Fraser and passed unanimously.

CORRESPONDENCE

I. **Letter for consideration from Chair Townsend**, so I basically am saying I am willing to serve again if council wants me too.

Motion to recommend Karen Townsend and Mella Fraser to City Council for another term is made by Member Abernathy and seconded by Member Simon Motion passes unanimously.

VISITORS

Bill Graupp, Mayor of Aurora informed the group that he attended training with Kuri Gill on how to fill out a grant application.

Also he explains that City Council had expressed an interest in scheduling a workshop with Planning and HRB in the near future to discuss the Oregon Main Street Program and the depth of the involvement that everyone wants to see.

One item that we discussed as a perspective grant opportunity would be the decorative flags on the street light poles announcing the Historic District. This would be a 50% match grant as it was explained to me.

5. OLD BUSINESS

- A. Discussion and/or action on paint color list.** Chairman Townsend has prepared a handout for the group and asks them to turn to page 35 through 37 in their guidelines. Much of the guidelines contain very specific code language that is now in title 17 so we will need to pull that language out as we do not want it to be repetitive. The guidelines will now serve as the history and explanatory document and title 17 will be the regulating document.

During this process it is determined that City Recorder Richardson will be the keeper of the document and we will make all of the corrections in strike out bold format to keep track of them until we have completed the document.

- ❖ It would be nice if we can add pictures to update the look of it as well.
- ❖ Member Abernathy ask what exactly is the mission of the museum, it is stated that their focus is on the Aurora Colony and the history of that.
- ❖ They agree that it would be helpful to ask Patrick Harris the museum curator for his help and expertise in this project.

- B. Discussion and/or action on Historic Inventory list.**

The board is tabling the inventory discussion until the January meeting awaiting the Mayors information that he can supply.

6. NEW BUSINESS

- A. Discussion and or Action on Application for New Fence and Replacement of Retaining Wall. Property location 21823 Airport Rd NE.**

- **Retaining Wall**, applicant shows pictures of the wall to the board I want to keep it the same but I want to replace it with new poured concrete, Townsend confirms with the applicant that it is poured concrete rather than blocks.

If you are replacing what is there and you're not going to change anything, this would not require a decision on this item.

- **Fencing**, regarding the new code title 17 it is very limiting on pg 431 and 432. The applicant shows picture to the board that shows where he wants to fence which is basically the back yard and all around the property.

Discussion;

- Because of the age it's a non-contributing structure 432 section **D 1, wood picket fencing it would need to be white**, Townsend reads this section out loud to the group.

Now the house behind you it's really hard to say if it is a contributing structure or not because they are going to take the house out so they can build more homes. So really it is not a contributing structure any more so on the back side of the property you could do metal but on the front it must be a wood picket fence. So you can do the metal back yard fence however you will have to plant screening so that no one can tell the fence is there. As for your side yard, it could be viewed by Ehlen Rd currently. However once the lot to the side of you is developed then the view could be blocked. What is the length of the side property yard on Ehlen/side can you estimate it? No not really answers the applicant.

Member Abernathy, I do not see what he is proposing fits with our new code.

So we would need you to come back with what your picket fence would look like and we would need to see the gate you are proposing. And what you are proposing for the rest of the yard and what you will be proposing for the screening at the next meeting. January, 23 at 7 pm.

B. Discussion and/or action on draft language for letter on sign issues in the district.

- ❖ Discussion, we need to look at signs and do an inventory,

They like the letter and ask Kelly to send it out.

ADJOURN

Chairman Townsend adjourned the meeting of December 19, 2013 at 8:39 pm.

Karen Townsend, Chairman

ATTEST:

Kelly Richardson, City Recorder

City of Aurora
HISTORIC REVIEW BOARD
Application for Certificate of Appropriateness

SIGN APPLICATION

IMPORTANT: In order for your application to proceed in a timely basis, this form and the required attachments **MUST** be completed in full. If your application is incomplete, no decision will be made and your request will be delayed. Please turn in the complete application at least **ONE WEEK** prior to the meeting (4th Thursday of each month) so that board members can become familiar with your property and project. It is helpful, but not required, if you can attend the meeting.

You will need to refer to the City of Aurora Municipal Code for Signs in the Historic District which can be obtained at City Hall.

Name M. Noelle Brooks Date Jan 7th, 2014
Business Name CANVAS
Physical Address 21607 OR HWY 99E NE
Mailing Address 21320 MAIN STREET NE
Phone 503.984.4772 Email mnoelleb@gmail.com

Number of signs requested 3

Colors (please bring samples)

Background _____ mfg/number _____
Trim _____ mfg/number _____
Lettering BLACK ON BUILDING _____ mfg/number _____
Other Design Elements ↳ MATTE GOLD ON WINDOW

Sign

Type signs:

Freestanding sign(s)

Location _____
Size (dimension) _____
Height from ground to top of sign _____
Material of signs _____
Material of supporting structure _____
Font/size _____

Wall sign(s)

Location ABOVE AWNING
Size (dimension) 1' x 6.5'
Total wall area (façade) upon which the sign will be mounted (sq.ft) 6.5 sq ft
Total sign area (sq.ft) 6.5 sq ft
Material of sign VINYL
Font/size AMERICAN

A-Frame sign(s)

Number of signs (see sign code) 1
Location(s) MAIN ST
Size (dimension) 2x3
Material METAL/WOOD
Font/size AMERICAN

Other type of sign WINDOW DECAL

Location CENTER WINDOW
Size (dimension) 9.5" x 41"
Material VINYL
Font/size AMERICAN

Do your sign(s) requiring lighting?

Yes No

Proposed lighting _____

Attach the following in order for your application to be accepted:

1. Site plan drawn to scale with project location shown.
2. Elevations, including dimensions.
3. Photograph of property is helpful but not required.

I have completed the application in full and included the above attachments. I understand that any changes or deviations from the presented materials proposed in this application must be submitted and re-examined by the Historic Review Board for final approval.

Date

January 7th, 2014

Signature of Applicant

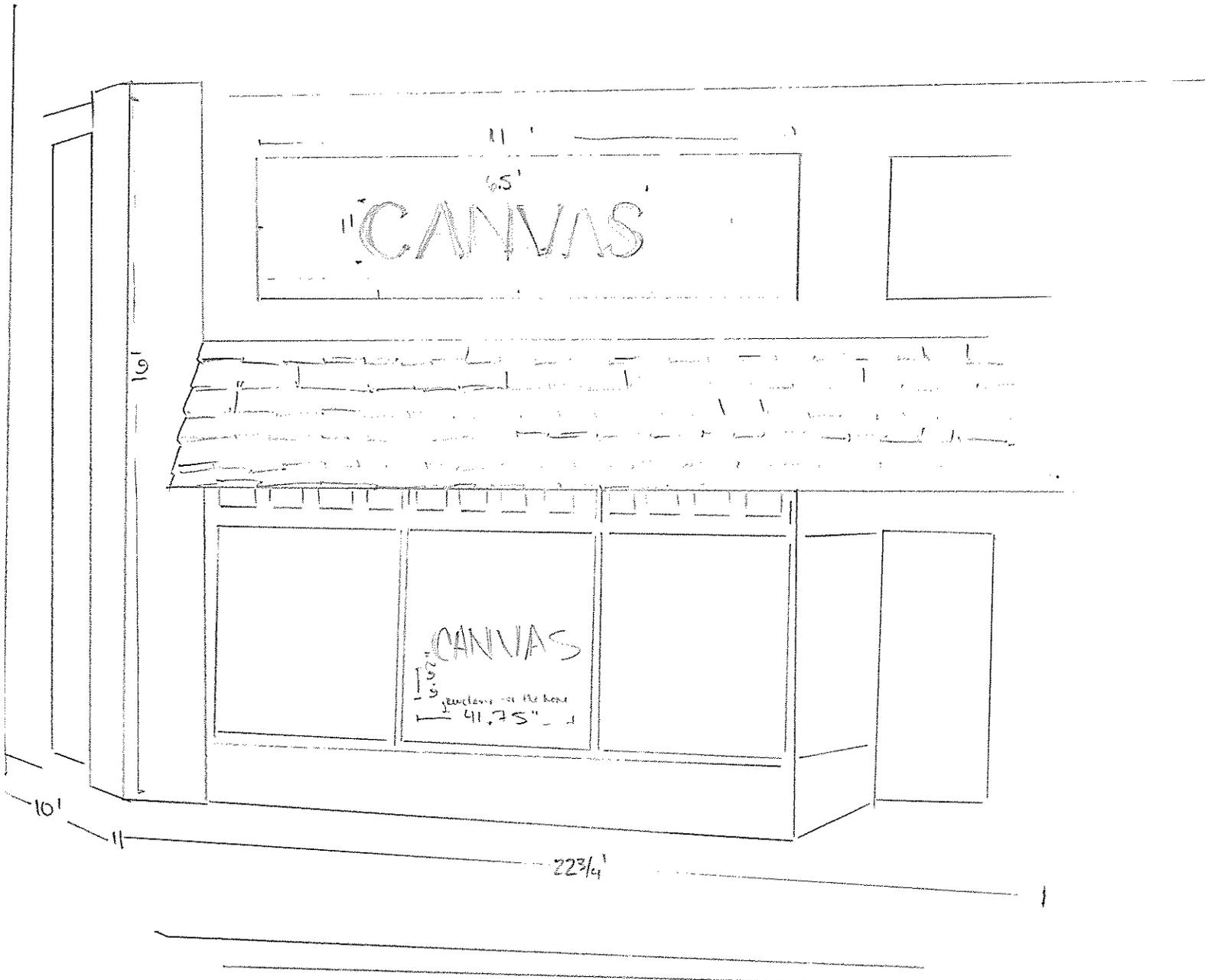


CANVAS

- FONT

SUBTYPE ON
WINDOW DECAL
ONLY

jewelry for the home



**City of Aurora
HISTORIC REVIEW BOARD
Application for Certificate of Appropriateness**

PROJECT INFORMATION SHEET

IMPORTANT: In order for your application to proceed in a timely basis, this form and the required attachments **MUST** be completed in full. If your application is incomplete, no decision will be made and your request will be delayed. Please turn the complete application in at least **ONE WEEK** prior to the meeting (4th Thursday of each month) so that board members can become familiar with your property and project. It is helpful, but not required, if you can attend the meeting.

You will need to refer to the *City of Aurora Guidelines for Historic District Properties*, which may be obtained from City Hall.

Name Timbergreen, LLC Date 1-16-2014
 Business name (if applicable) DR. RICHARD DAVENPORT
 Physical address 21668 N.E. Pacific Hwy. E
 Mailing address 2383 Jericho Ct SE Salem, OR 97306
 Phone 503-779-3120 email cjthebuilder@gmail.com
 Type of project(s) List all Remodel existing building to a dental practice

Zoning: Residential Commercial
Type structure: House Commercial Church
Style: Colony Victorian Craftsman
 Ranch Contemporary
 Other (describe) _____

Project specifics:
 Painting: base color White mfg/number _____
 trim color Black mfg/number _____
 trim color _____ mfg/number _____

Guidelines used. Item/page(s) _____

Please bring samples of colors you propose to use.

Fencing: Picket Stock Privacy
 Other (describe) _____
 Dimensions: Height _____ Length _____
 Color _____
 Material _____
 Location (as shown on site plan) _____
 Guidelines used: Item/page(s) _____

Roofing: Cedar Shingle Composition
 Other (describe) _____
Color Black mfg/number Pabco

(You MUST bring a sample that is sufficiently large to show what the total roof will look like to insure that it appears as a solid color.)

Guidelines used: Item/page(s) 17.40.50 Pg 435
* Front porch Roof only.

Landscape: Plantings T.B.A.
Trees _____
Tree Removal _____
Guidelines used: Item/page(s) _____

Other type of project(s): Siding Replacement using cedar lap
6" Reveal. Masonry as per plan. 17.40.170 pg 436

Window replacement with white vinyl framed
windows. Grid Pattern to match Existing
Addition of 2 windows on the Liberty St. Side
Wood window trims as per plan.
17.40.190 pg 437

Please note Guidelines used (Item/page(s) for each separate project listed.

Attach the following in order for your application to be accepted:

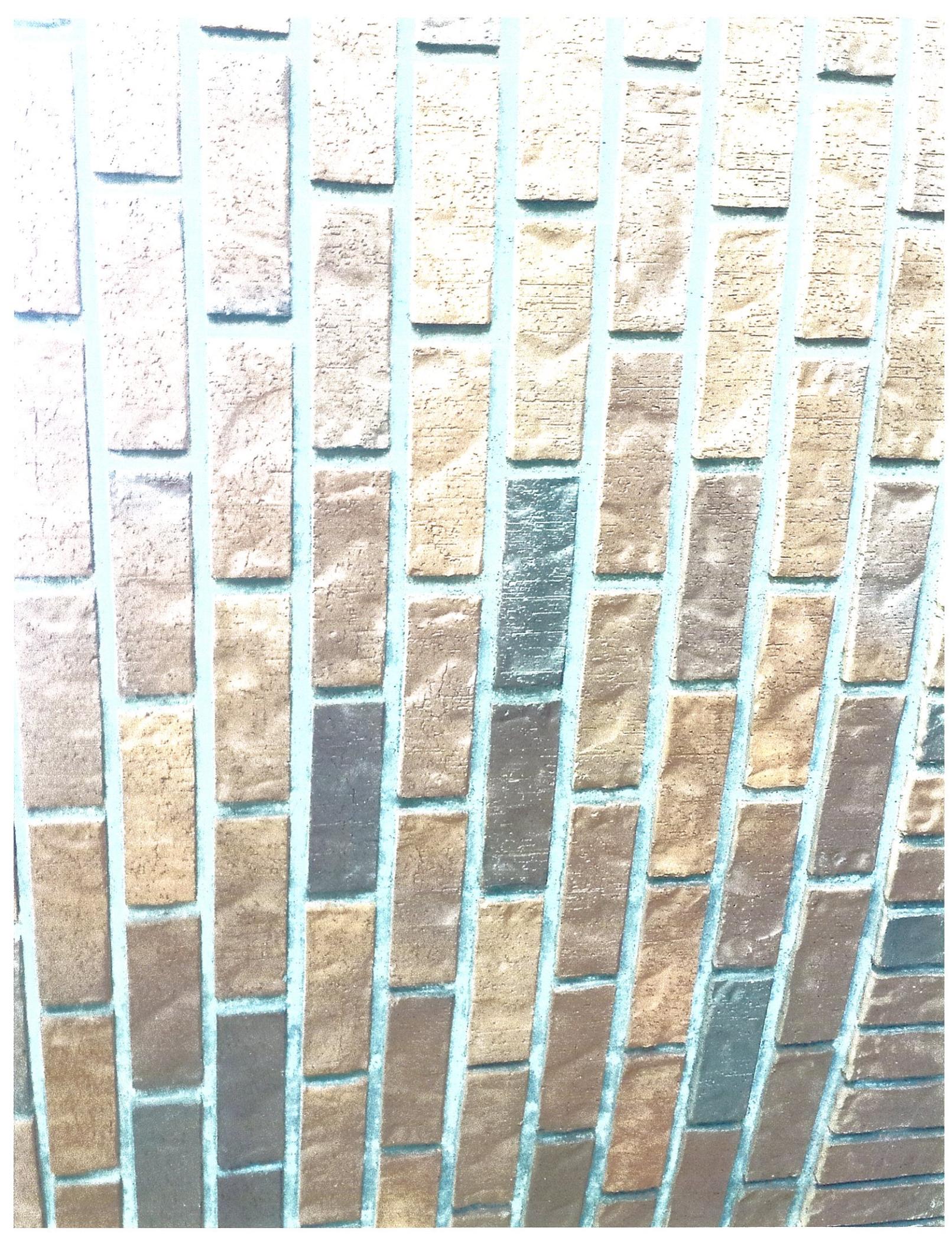
1. Site plan drawn to scale with project location shown.
2. Elevations, including dimensions.
3. Photograph of property is helpful but not required.

I have completed the application in full and included the above attachments. I understand that any changes or deviations from the presented materials proposed in this application must be submitted and re-examined by the Historic Review Board for final approval.

1-16-14
Date


Signature of Applicant



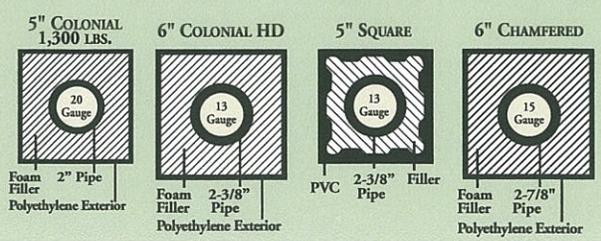
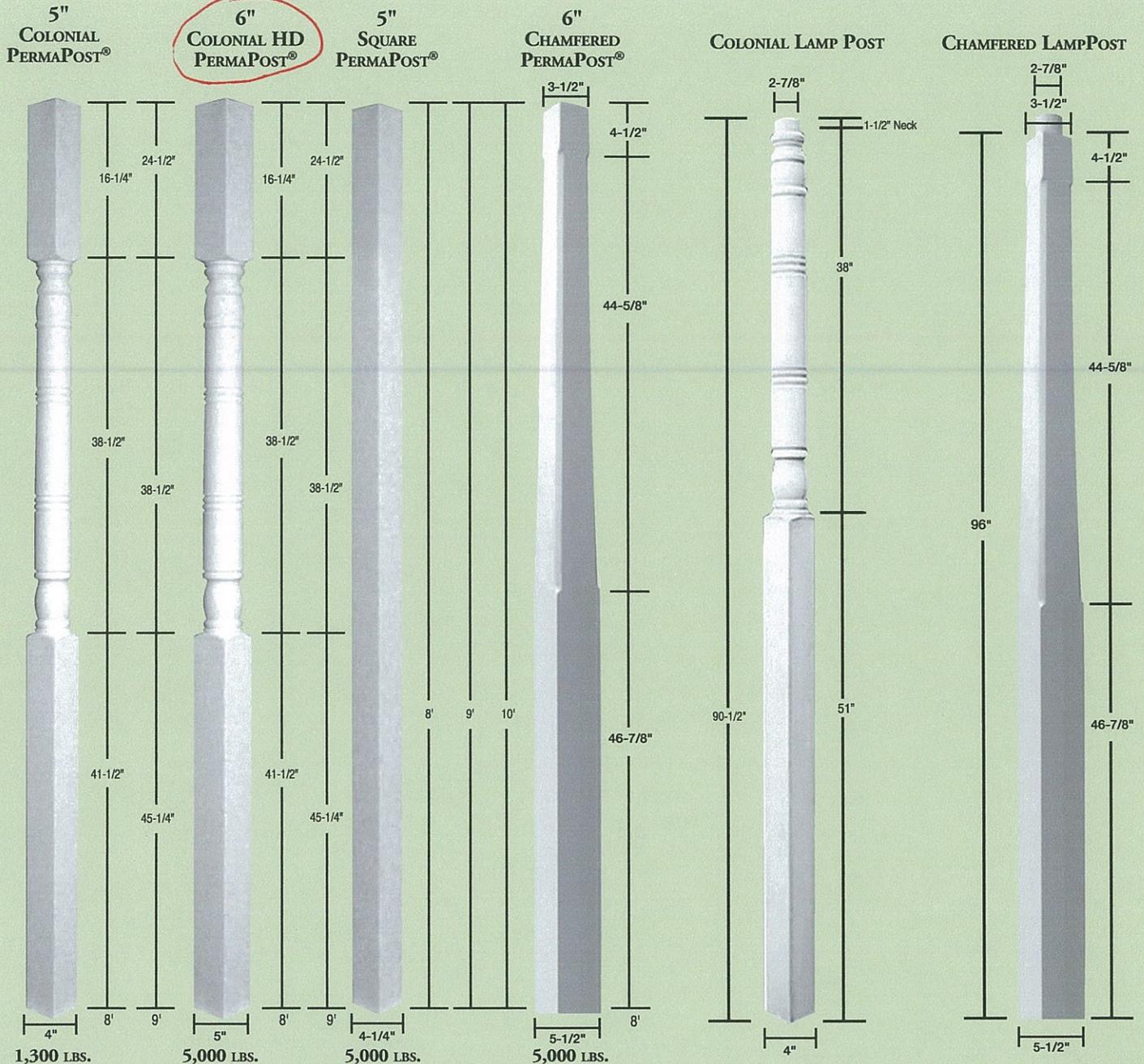


The PermaPost® is made from a super low maintenance polyethylene and is finished white. For a warm and inviting decorative look for your

front porch, choose from either the 5" or 6" Colonial post, the 5" square post, or the 6" Chamfered post.

PermaPosts®

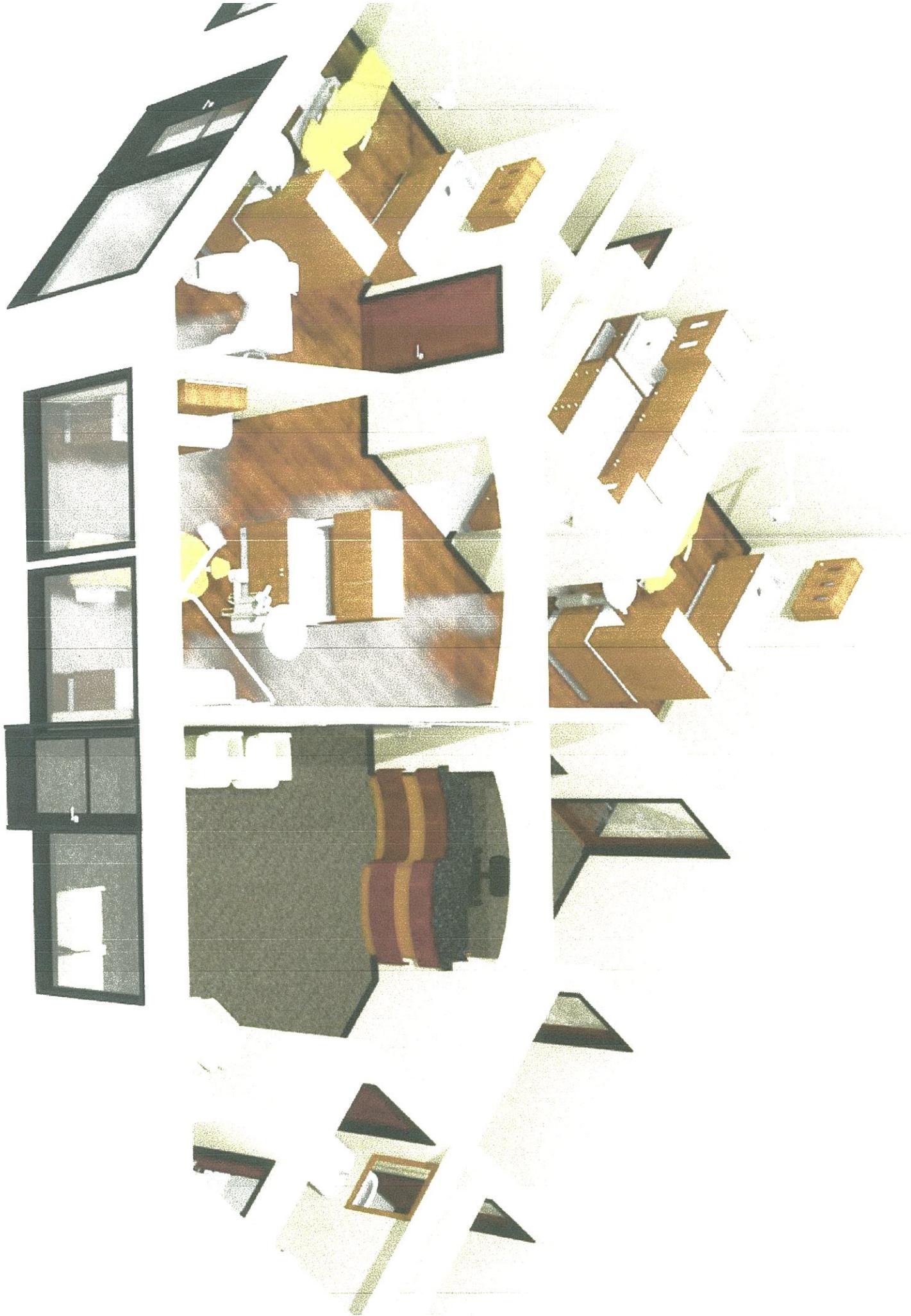
Perma Lamp Posts



The Perma Lamp Post is an attractive way to light a drive or garden area. The pipe in the center is designed to allow a wire to be easily installed. The 2-7/8" pipe fits most outdoor lamp fixtures.

14" x 14" BRACKET





NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, February 4, 2014 at 7:00 p.m. at Aurora City Hall, 21420 Main Street NE**, the Aurora Planning Commission will conduct a public hearing regarding Legislative Amendment 11-01 (**LA-14-01**) which would amend sections of the Aurora Municipal Code.

At the conclusion of the public hearing, the Planning Commission will make a recommendation to the Aurora City Council regarding the proposed amendments. The City Council will conduct a public hearing to consider adoption of the proposed amendments. That hearing is scheduled for **Tuesday, February 11, 2014 at 7:00 p.m., Aurora City Hall, 21420 Main Street NE.**

The proposed amendments for application LA-14-01 include allowing food carts as a permitted use in the Historic Commercial Overlay (HCO) zone. The update also proposes to amend the Site Development Review standards to reduce triggers for an application from a 10% increase in intensity of use to a 25% increase and revises portions of Title 18- Land Development to correctly address the application process and language related to recent updates to Title 17 - Historic Preservation.

Person wishing to participate in the public hearing may appear in person or by representative at the date and time listed above. Written comments may also be submitted by mailing information to 21420 Main Street NE, Aurora, OR 97002.

One week prior to the meeting a copy of amendments will be available for inspection at no cost or copies may be purchased at a reasonable cost.

For further information, please contact the City of Aurora at (503) 678-1283.

Chapter 16.22

HC HISTORIC COMMERCIAL OVERLAY

Sections:

16.22.010 Purpose.

16.22.020 Permitted uses.

16.22.030 Conditional uses.

16.22.040 Development standards.

16.22.010 Purpose.

The purpose of the historic commercial overlay is to implement the City of Aurora Design Guidelines for Historic Properties while providing for a concentrated, central commercial, office and retail goods and services area with opportunities for employment and business and professional services in close proximity to residential services. (Ord. 415 § 7.74.010, 2002)

16.22.020 Permitted uses.

In the historic commercial zone, activities shall be conducted within an enclosed structure or building and are subject to Chapter 16.58, and shall require approval under Title 17 as applicable-certificate-of ~~appropriateness approved by the historic review board~~. Only the following uses and their accessory uses are permitted outright:

- A. Auditorium, exhibit hall, community building, club, lodge hall, fraternal organization or church;
- B. Bed and breakfast inn, hotel or motel;
- C. Bicycle sales or repair;
- D. Community recreation facilities;
- E. Cultural exhibits and library services;
- F. Day care facility licensed by state;
- G. Dwelling units located on the second floor of the commercial structure;
- H. Eating and drinking establishments;
- I. Financial, insurance and real estate offices;
- J. General retail and convenience sales, except adult bookstores;
- K. Medical or dental services including labs;
- L. Parking structure or lot;
- M. Professional and administrative offices;
- N. Public safety and support facilities;
- O. Public transportation passenger terminal or taxi stand;
- P. Repair services for household and personal items, excluding motorized vehicles;
- Q. Sales, grooming and veterinary offices or animal hospitals without outside pens or noise beyond property line;
- R. Schools;
- S. Single-family residence, provided it is an accessory use and cannot be sold separately;
- T. Studios, including art, photography, dance, and music;
- U. Vehicle fuel sales. (Ord. 415 § 7.74.020, 2002)

16.22.030 Conditional uses.

The following uses and their accessory uses may be permitted when authorized by the Planning Commission in accordance with the requirements of Chapter 16.60, a

certificate of appropriateness approved by the historic review board, other relevant sections of this title and any conditions imposed by the planning commission:

- A. Home occupations (Type II) subject to Chapter 16.46;
- B. Retail or wholesale business with not more than fifty (50) percent of the floor area used for the manufacturing, processing or compounding of products in a manner which is clearly incidental to the primary business conducted on the premises. (Ord. 415 § 7.74.030, 2002)

C. Food carts located on the same property and accessory to an established indoor eating and drinking establishment.

1. No structures, product display, or storage shall be located within yard setback or buffering and screening areas.

2. Drive-through units are prohibited.

3. Signage shall comply with AMC 16.44 and Title 17, as applicable, and shall be calculated as a portion of total signage as permitted for the site.

4. Shall be limited to one accessory unit per site/primary business.

5. Food Carts shall not have any internal floor space available to customers.

6. Food Carts shall not exceed 15 -20 feet in length.

16.22.040 Development standards.

A. There is no minimum lot size for lots served by municipal sewer. Minimum lot sizes for lots without municipal sewer shall be as determined by the county sanitarian.

B. There is no minimum lot depth.

C. Minimum lot width shall be fifty (50) feet.

D. No front setbacks shall be permitted, except as necessary to maintain visual clearance areas at unsignalized intersections. No rear or side setbacks are required.

E. No building shall exceed thirty-five (35) feet in height.

F. Parking shall be in accordance with Chapter 16.42 except as specifically exempted by Chapter 16.28, and should be located to the rear of the building. The planning commission may approve parking to the side of the building where parking to the rear is not feasible.

G. Signs shall be in accordance with the requirements of Chapter 16.44, and the City of Aurora Design Guidelines for Historic Properties.

H. Landscaping shall be in accordance with the requirements of the City of Aurora Design Guidelines for Historic Properties, Chapter 16.38, and the Aurora Downtown Improvement Plan.

I. All properties, uses and structures in the historic commercial overlay shall be subject to the requirements of Title 17, Historic Preservation, and any applicable section of this title. (Ord. 415 § 7.74.040, 2002)

16.22.050 Open inventory display.

A. All business, service, repair, processing, storage or merchandise displays shall be conducted wholly within an enclosed building except for the following:

1. Off-street parking or loading;

2. Displays for resale purposes of small merchandise which shall be removed to the interior of the business after business hours;

3. Display, for resale purposes, of live trees, shrubs and other plants.

4. Outdoor seating in relation to permitted eating or drinking establishment, including food carts, subject to 16.34.060.D., and with Historic Review Board review and approval.

B. All open inventory displays shall be maintained, kept clean, and be situated in conformance with all applicable city ordinances. (Ord. 464, 2011; Ord. 415 § 7.60.050, 2002)

Chapter 16.58

SITE DEVELOPMENT REVIEW

Sections:

- 16.58.010 Purpose.**
- 16.58.020 Applicability of provisions.**
- 16.58.030 Administration and approval process.**
- 16.58.040 Phased development.**
- 16.58.050 Bonding and assurances.**
- 16.58.060 Major modification to approved plans or existing development.**
- 16.58.070 Minor modification(s) to approved plans or existing development.**
- 16.58.080 Application submission requirements.**
- 16.58.090 Site development plans.**
- 16.58.100 Approval standards.**

16.58.010 Purpose.

The purpose and intent of site development review is to promote the general welfare by directing attention to site planning, and giving regard to the natural environment and the elements of creative design to assist in conserving and enhancing the appearance of the City. It is in the public interest and necessary for the promotion of the health, safety and welfare, convenience, comfort and prosperity of the citizens of the City:

- A. To implement the City's comprehensive plan and other approval standards in this title;
- B. To preserve and enhance the natural beauties of the land and of the manmade environment, and enjoyment thereof;
- C. To maintain and improve the qualities of and relationships between

individual buildings, structures and the physical developments which best contribute to the amenities and attractiveness of an area or neighborhood;

D. To protect and ensure the adequacy and usefulness of public and private developments as they relate to each other and to the neighborhood or area;

E. To ensure that each individual development provides for a quality environment for the citizens utilizing that development as well as the community as a whole.

F. In order to prevent the erosion of natural beauty, the lessening of environmental amenities, the dissipation of both usefulness and function, and to encourage additional landscaping, it is necessary:

G. To stimulate harmonious design for individual buildings, groups of buildings and structures, and other physical developments;

H. To integrate the functions, appearances and locations of buildings and improvements so as to best achieve a balance between private preferences, and the public interest and welfare.

16.58.020 Applicability of provisions.

Site development review shall be applicable to all new developments and major modification of existing developments, as provided in Section 16.58.060 except it shall not apply to:

- A. Single-family detached dwellings;
- B. Single-family attached dwellings;
- C. Manufactured homes on individual lots;
- D. A duplex, which is not part of any other development;

E. A triplex, which is not part of any other development;

F. Minor modifications as provided in Section 16.58.070;

G. Any proposed development which has a valid conditional use approved through the conditional use permit application process;

H. Family day care;

I. Home occupation (Type I and Type II);

J. Accessory dwelling unit or accessory structures;

K. Temporary uses;

L. Temporary structures;

M. Telecommunications facilities approved under Section 16.50.060.

16.58.030 Administration and approval process.

A. The applicant for a site development review proposal shall be the recorded owner of the property or an agent authorized in writing by the owner.

B. Applications for site development review shall be processed according to Chapter 16.78.

C. The Planning Commission shall approve, approve with conditions or deny any application for site development review.

16.58.040 Phased development.

A. If requested, the Planning Commission may approve a time schedule for developing a site in phases, but in no case shall the total time period for all phases be greater than three years without reapplying for site development review.

B. In addition to the standards in Section 16.58.100, the following criteria shall be satisfied in order to approve a phased site development review proposal:

1. All underground utilities are constructed during the initial phase of the development and the remaining public facilities are constructed in conjunction with or prior to each phase.

2. The development and occupancy of any phase is not dependent on the use of temporary public facilities. A temporary public facility is any facility not constructed to the applicable city or zoning district standard.

3. The phased development shall not result in requiring the City or other property owners to construct public facilities that were required by an approved development proposal.

16.58.050 Bonding and assurances.

A. On all projects where public improvements are required, the City may:

1. Require a bond in an amount equal to one hundred twenty five (125) percent or other adequate assurances as a condition of approval of the site development plan in order to ensure the completed project is in conformance with the approved plan;

2. Approve and release such bonds upon the completion of the project. A portion of a bond may be released as components of the project are completed;

3. Require a development agreement containing the conditions of approval to be signed by the developer and recorded with Marion County.

B. Landscaping shall be installed prior to issuance of occupancy permits, unless security equal to the cost of the landscaping as determined by the Planning Director is filed with the City, assuring such installation within six months after occupancy.

1. Security may consist of a performance bond payable to the City, cash, certified check or such other assurance of completion approved by the City; and

2. If the installation of the landscaping is not completed within the six-month period, the security may be used by the City to complete the installation.

16.58.060 Major modification to approved plans or existing development.

A. The Planning Director shall determine that a major modification(s) will result if one or more of the following changes are proposed:

1. An increase of ten (10) percent or more in dwelling unit density, or lot coverage for residential development;

2. Any commercial or industrial remodel or expansion that exceeds 25% of the total square footage of the existing structure.

3. An increase in the height of the building(s) by more than twenty (20) percent or an increase to more than thirty-five (35) feet in height in zones where heights greater than thirty-five (35) percent may be permitted;

4. A change in the type and location of access ways and parking areas where off-site traffic would be affected;

5. Any new development, change of occupancy, or commercial or industrial remodel, that will intensify the use of the property by increasing the average daily vehicle trips traffic to the site, or on site parking in accordance with Chapter 16.42 by more than ~~ten~~ twenty-five (25) percent above the most traffic intensive use approved for the property.

Applicant shall be required to submit to the Planning Director information

demonstrating the development, change, or remodel shall not intensify the use of the property by more than ~~ten~~ twenty-five (25) percent and is subject to Planning Director review and approval, Chapter 16.42, and the Institute of Transportation Engineers (ITE) Trip Generation Manual (latest edition). Increases of less than 30 vehicle trips per day to a site shall be exempt.

6. A reduction of project amenities where specified in the approved site plan including open space, recreational facilities, screening, and/or landscaping provisions;

7. A modification to the conditions imposed at the time of site development review approval which are not the subject of subdivisions (1) through (7) of this subsection.

B. When a proposed modification to the site development plan is determined to be a major modification, the applicant shall submit a modified site development review application and receive Planning Commission approval prior to any issuance of building permits.

C. Modified site development review applications shall be noticed and processed in accordance with Chapter 16.78.

16.58.070 Minor modification(s) to approved plans or existing development.

A. Any modification which is not within the description of a major modification as provided in Section 16.58.060, may be considered a minor modification.

B. A minor modification shall be approved, approved with conditions or denied following the Planning Director's review based on the finding that no code

provisions will be violated; and the modification is not a major modification.

C. Minor modifications shall processed and noticed in accordance with Chapter 16.78.

16.58.080 Application submission requirements.

A. All applications shall be made on forms provided by the City.

B. All applications shall include a narrative discussing how the proposal conforms to each of the applicable standards.

C. All applications shall include five copies of site development plans containing the information required in Section 16.58.090 and drawn to a standard engineering scale. One copy must be no larger than eleven (11) inches by seventeen (17) inches.

16.58.090 Site development plans.

A. Required information may be combined on one map. Site development plan(s) shall include the following information, as appropriate:

1. A vicinity map showing the proposed site and surrounding properties;
2. The site size and its dimensions;
3. The location, dimensions and names of all existing and platted streets and other public ways and easements on the site and on adjoining properties;
4. The location, dimensions and names of all proposed streets or other public ways and easements on the site;
5. The location and dimension of all proposed:
 - a. Entrances and exits on the site,
 - b. Parking and traffic circulation areas,
 - c. Loading and services areas, where applicable,

- d. Pedestrian and bicycle facilities,
- e. Utilities;
6. The location, dimensions and setback distances of all:
 - a. Existing structures, improvements and utilities which are located on adjacent property within twenty-five (25) feet of the site and are permanent in nature, and
 - b. Proposed structures, improvements, and utilities on the site;
7. Contour lines at two-foot intervals for grades zero to ten (10) percent and five-foot intervals for grades over ten (10) percent for current site grades;
8. A grading plan that includes:
 - a. The identification and location of the benchmark and corresponding datum,
 - b. Location and extent to which grading will take place indicating contour lines, slope ratios, and slope stabilization proposals,
 - c. The location of drainage patterns and drainage courses;
9. The location of any floodplain areas (one hundred (100) year floodplain and floodway);
10. The location of any slopes in excess of twelve (12) percent;
11. The location of any unstable ground (areas subject to slumping, earth slides or movement);
12. The location of any areas having a high seasonal water table within twenty-four (24) inches of the surface for three or more weeks of the year and any wetlands;
13. The location of any areas having a severe soil erosion potential as defined by the soil conservation service;
14. The method for mitigating any adverse impacts upon wetland, riparian or wildfire habitat areas;
15. A landscaping plan including:

- a. Location and height of fences, buffers and screening,
- b. Location of terraces, decks, shelters, play areas, and common open spaces where applicable,
- c. Location of mechanical equipment and garbage enclosures, and applicable screening
- d. Location, type and size of plant materials, and
- e. Soil conditions, and erosion control measures that will be used;

16. Elevation drawings of all sides of the development with landscaping shown as it will appear both at the time of planting and at maturity.

16.58.100 Approval standards.

The Planning Commission shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application. The criteria shall be utilized in reviewing plans, drawings, sketches and other documents required by this subchapter. These criteria are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the City. These criteria shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. It shall be the applicant's responsibility to display to the City how the applicable criteria are being best met for the subject property.

- A. Provisions of all applicable chapters;
- B. Buildings shall be located to preserve topography and natural drainage and shall be located outside areas subject to ground slumping or sliding;
- C. Privacy and noise:

1. Buildings shall be oriented in a manner which protects private spaces on adjoining residential properties from view and noise,

2. On-site uses which create noise, lights, or glare shall be buffered from adjoining residential uses;

D. Residential private outdoor areas:

1. Structures which include residential dwelling units shall provide private outdoor areas which are screened from view by adjoining units,

2. Private open space such as a patio or balcony shall be provided and shall be designed for the exclusive use of individual units and shall be at least forty-eight (48) square feet in size with a minimum width dimension of four feet, and

a. Balconies used for entrances or exits shall not be considered as open space except where such exits or entrances are for the sole use of the unit, and

b. Required open space may include roofed or enclosed structures such as a recreation center or covered picnic area,

3. Wherever possible, private outdoor open spaces should be oriented toward the sun;

E. Residential shared outdoor recreation areas:

1. In addition to the requirements of subsection D of this section, usable outdoor recreation space shall be provided in multifamily residential developments for the shared or common use of all the residents in the following amounts:

a. Studio up to and including two-bedroom units, two hundred (200) square feet per unit, and

b. Three or more bedroom units, three hundred (300) square feet per unit,

2. The required recreation space may be provided as follows:

- a. It may be all outdoor space, or
- b. It may be part outdoor space and part indoor space; for example, an outdoor tennis court, and indoor recreation room,
- c. It may be all public or common space,
- d. It may be part common space and part private; for example, it could be an outdoor tennis court, indoor recreation room and balconies on each unit, and
- e. Where balconies are added to units, the balconies shall not be less than forty-eight (48) square feet,
- f. Shared outdoor recreation space shall be readily observable for reasons of crime prevention and safety;

H. Demarcation of public, semipublic, and private spaces;

1. Structures and site improvements shall be designed so that public areas such as streets or public gathering places, semipublic areas and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, in order to provide for crime prevention and to establish maintenance responsibility, and

2. These areas may be defined by a deck, patio, low wall, hedge or draping vine, a trellis or arbor, a change in level or landscaping;

I. Crime prevention and safety:

1. In residential developments, interior laundry and service areas shall be located in a way that they can be observed by others,

2. Mail boxes shall be located in lighted areas having vehicular or pedestrian traffic,

3. Exterior lighting levels shall be selected and the angles shall be

oriented towards areas vulnerable to crime, and

4. Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps and abrupt grade changes. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person;

J. Access and circulation:

1. The number of allowed access points for a development shall be as determined by the City Engineer in accordance with standard engineering practices for City rights-of-way, as determined by Marion County for county rights-of-way, and as determined by the Oregon Department of Transportation for access to Highway 99E,

2. All circulation patterns within a development shall be designed to accommodate emergency vehicles;

K. Public transit:

1. Provisions within the plan shall be included for providing for transit if the development proposal is adjacent to existing or proposed transit route.

2. The requirements for transit facilities shall be based on:

a. The location of other transit facilities in the area,

b. The size and type of the proposal.

3. The following facilities may be required:

a. Bus stop shelters,

b. Turnouts for buses, and

c. Connecting paths to the shelters;

L. All parking and loading areas shall be designed in accordance with the requirements set forth in Chapter 16.42;

M. All landscaping shall be designed in accordance with the requirements set forth in Chapter 16.38;

N. All public improvements shall be designed in accordance with the requirements of Chapter 16.34;

O. All facilities for the handicapped shall be designed in accordance with the requirements set forth in the ADA requirements;

P. All of the provisions and regulations of the underlying zone shall apply; and

Q. All properties located in the historic commercial or historic residential overlay shall be designed in accordance with the requirements set forth in Title 17 of the Aurora Municipal Code. A certificate of appropriateness approved by the historic review board shall be satisfy this criteria.