

Agenda
Aurora Historic Review Board
Thursday, March 26, 2015, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

1. CALL TO ORDER OF THE AURORA HISTORICAL REVIEW BOARD MEETING

2. CITY RECORDER DOES ROLL CALL

Chair Abernathy
Member Townsend
Member Frochen
Member Fraser
Member TBA

3. CONSENT AGENDA

- a) Historic Review Board Minutes - February 26, 2015
- b) City Council Minutes – February, 2015
- c) Planning Commission Minutes – February , 2015

4. CORRESPONDENCE - NA

5. VISITORS

Anyone wishing to address the Aurora 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 Aurora Historic Review Board could look into the matter and provide some response in the future.

6. NEW BUSINESS

- a) Discussion and or Action on Code Text Amendment Regarding Medical Marijuana in the Historical Overlay.
- b) Discussion and or Action on Fence Application at 14685 Lloyds Lane Lee Torian property owner.

7. OLD BUSINESS

- a) Discussion and or Action on Sign Inventory
- b) Discussion and or Action/Continuation on Sign Application at 21668 Hwy 99E Aurora Dental Davenport.

8. ADJOURN

Minutes
Aurora Historic Review Board Meeting
Thursday, February 26, 2015, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT Kelly Richardson, CMC City Recorder

STAFF ABSENT: None

VISITORS PRESENT: Tim Corcoran, Aurora
Spud Sperb, Aurora
Ken Hartley, Canby
Joseph Schaefer, Aurora
Reg Keddie, Wilsonville

1. CALL TO ORDER OF THE HISTORIC REVIEW BOARD MEETING

The meeting of February 26, 2015 was called to order by Chair Abernathy at 7:00 pm

2. CITY RECORDER DOES ROLL CALL

Chair Abernathy – Present
Member TBA
Member Frochen – Present
Member Fraser – Present
Member Townsend - Present

3. CONSENT AGENDA

- a) Historic Review Board Meeting Minutes – January 22, 2015, there were two corrections to the minutes in the presentation by Joseph Schaefer, concept one was to replace the building as close to original, and concept two wanted better detail regarding HRB comments that they would prefer one large building mass rather than separate buildings and closer to the front of the property.
- b) City Council Minutes – January, 2015
- c) Planning Commission – January, 2015

A motion to approve the Historic Review Board minutes of January 22, 2015, as corrected made was made by Member Townsend and is seconded by Member Fraser. Passed by all.

4. CORRESPONDENCE - NA

5. 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. No comments were made during this section.

Chairman Schaefer from the Aurora Planning Commission informs the Board that there will be a hearing on proposed code language/text amendment regarding Medical Marijuana Dispensaries and would like the Board to voice any concerns that you may have and I will take them back to the Planning Commission or you can attend the April hearing. Specifically the Planning Commission would like to know your comments regarding allowing in the Historic Commercial zone as we have state all commercial zone. Chair Abernathy expresses her concern and requests the Planning Commission hold off on this issue as she works closely with OLCC and knows of some tax related and enforcement issues. Chair Schaefer however informs them that the moratorium is almost over so we need to move forward on this. Also Chair Schaefer states I believe you may be speaking about recreational not medical. There are various opinions stated against allowing this by members ranging from smell to regulations concerns. It is the consensus of the board to have this placed on their March agenda for discussion to supply more detailed comments to Planning.

6. NEW BUSINESS

- a) Discussion and or Action on Sign Application for the Aurora Family Dental Office at 21668 Hwy 99E owners Richard Davenport. As the applicant is not in attendance and the application as presented is not in compliance with the code however rather than not approve his application lets require him to attend the April meeting to address our questions. City Recorder Richardson will send a letter to the applicant.
- b) Discussion and or Action on Possible Tree Removal at the corner of 2nd and Main. Applicant Aurora Colony Historical Society. Applicant Reg Keddie. The applicant Reg Keddie informs the board that they feel as though these trees are a safety hazard and could continue to damage the newly remodel of the porch on the Giesey store. The board asks if it would be both trees and the applicant states yes. There is a brief discussion regarding what would replace the open area on the porch the applicant states that they were thinking of a bench and possibly a railing or both. The board likes some type of shrubbery and possibly a bench.

A motion is made to approve the removal of both trees and that a low growing type shrub at a 4 foot minimum planted this year and possibly a bench is made by member Townsend and is seconded by member Frochen. Motion passed by all.

There is also a discussion regarding additional questions the board had regarding the first application on the porch remodel. First question regarding the porch is lighting and the applicant informs the board that through research we have found the lights to have been a part of a previous remodeling back when the building was occupied by PGE and so we will remove those can lights. Mr. Sperb then addresses the board regarding the issue with the sidewalk. He informs the board that both he and the contractor thought they were doing as the board asked which was to match the existing. We now realize through this discussion that the board wanted us to install what was compliant now as the new sidewalk standard however we

now don't know what to do as we are not in compliance. A city employee came out to the site however he had not been shown the minutes so therefore he didn't want to argue with the contractor so he did not enforce anything, The board states well it is unfortunate however let's not point blame at this point and come up with a solution for everyone.

It is the consensus of the board and in agreement with the Historical Society if for any reason the sidewalk needs any type of repairs they would then remove the sidewalk and observe the new sidewalk standard.

- c) Discussion and or Action on Addition Application from Tim Corcoran and Aurora Family Health 21348 Hwy 99E. Mr. Corcoran confirms that this is indeed the application as last time I appeared before the board was just discussion. My proposal to use the building as the clinic and the Miller house as the birthing center. The applicant states at this time I don't believe it would be an increase of use as far as vehicular traffic just a relocation of patients. The board states the carport would need to come down and the applicant agrees. The applicant informs the board that there will be other hoops to jump through with Planning and a rezoning of the property but this is my first step in the process.

List of items,

Roof, black shingle types exactly the same as the Miller house. As per code 17.40.150 #5 Commercial Contributing.

Paint, white as per code 17.40.120 A1

Windows exactly the same which is wood. 17.40.190 A 1, 2, &3

Doors, board changes what is applied for after discussion and in compliance with code section 17.40.050 A2 and is acceptable because it is on the new section rather than old and on the back side. The old side door is fine because it is just relocated to new position.

Foundation, is fine according to 17.40.080 A1

Basement is ok as presented the door location is discussed briefly and determined that it would need to be on the rear of the building.

A motion is made to accept the application as presented regarding roof, foundation, windows and paint along with the existing ADA approved door and a new door on the backside of the addition proposed by board member Townsend and is seconded by board member Frochen. Motion passed by all.

The applicant informs the board at a later date I will address the porch.

7. OLD BUSINESS

- a) Discussion and or Action on the porch restoration project at 21581 Main Street regarding the sidewalk issue. This was discussed in new business during the tree removal discussion.
- b) Discussion and or Action on Historic Inventory, Chair Abernathy informs Member Townsend that she located the book she was looking for with all of Townsend's changes in it.
- c) Discussion and or Action on Sign Inventory, briefly discuss the action items and letters that need to go out. The Colony Pub, The Grocery store, along with Christa's Café, Aurora Artisan, Wild West Antiques either have multiple issues or no application on file for what is displayed so letters need to go out to address these issues.

- d) Discussion and or Action on CGL Grant Application. Member Townsend informs the board that the application has been completed and submitted the projects submitted were
1. The Historic Guideline rewrite
 2. Updating and combining the two inventories
 3. Pre-Application conferences

Action: Chair Abernathy will send a letter of support for SB 565

8. ADJOURN

Chairman Abernathy adjourned the meeting of February 26, 2015 at 8:50 pm.

Gayle Abernathy, Chairman

ATTEST:

Kelly Richardson, CMC
City Recorder

Minutes
Aurora City Council Meeting
Tuesday, February 10, 2015, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT Kelly Richardson, City Recorder
Darrel Lockard, Public Works Superintendent
Pete Marcellais, Marion County Deputy
Dennis Koho, City Attorney

STAFF ABSENT: Mary Lambert, Finance Officer

VISITORS PRESENT: Joseph Schaefer, Aurora

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Mayor Bill Graupp at 7:00 pm

2. CITY RECORDER DOES ROLL CALL

Mayor Graupp- Present
Councilor Sallee-Present
Councilor Brotherton-Present
Councilor Sahlin - Present
Councilor Vlcek - Present

3. CONSENT AGENDA

- a) City Council Meeting Minutes January, 2015, A question is asked regarding the January action item to locate information regarding the dilapidated house along 99E. Mayor Graupp states he will look into the issue and report back next month. The status of the Eddy property is ongoing there is a potential buyer and Mr. Eddy is having an environmental study done however no results are back at this time.
- b) Planning Commission Minutes, January, 2015
- c) Historic Review Board Minutes, December, 2014

Motion to approve the consent agenda as presented was made by Councilor Vlcek and is seconded by Councilor Sallee. Motion approved by all.

4. CORRESPONDENCE –

- a) Flyer from Pudding River Water Shed Council, Mayor Graupp states he would like to receive more in depth information specific to this and the potential park.

5. VISITORS

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

No one spoke at this time.

6. REPORTS

a) Mayor Bill Graupp

Mayor report, Informs Council that Senate Bill 534 is to authorize the airport to enter into agreement to which provides sewer and water to the airport without requiring annexation or consent to eventual annexation, to the city. I asked Planning Commission Chair to review SB 534 and give us some feedback. The initial feedback was not positive and I called and asked why are we moving forward with this if everyone has an issue. So I (Graupp) then called Senator Girard and shared our concerns with him and he stated I wished you would have called earlier. Girard stated the bill was being sponsored by Wilsonville Chamber of Commerce. Mayor Tim Knapp whom is against the bill stated as far as I am concerned there is not enough time for us to weigh in on this. When I (Graupp) returned I had email from Senator Vic Gilliam Chief of Staff whom I (Graupp) am meeting with next. I left a message with DLCD to get there response. I have not heard from DLCD, Girard, or Wilsonville.

Councilor Sallee informs the group that she has received emails from citizens in the community asking our positions are we in support of the airport or not?
Email from February 3rd, meeting notes with Girard, diffusing the situation this isn't going to happen for a long time. Refer to attached email (provided by Sallee)

Councilor Sallee, states that we need better communication as a whole, Mayor Graupp states that he did notify council that he was meeting with Girard. At this council meeting he notified the group that he has upcoming meeting with Mr. Vic Gilliam. I can tell you that these (Pudding River Council) minutes are not accurate to what I stated.

Action Item: Get a copy of email from February 3rd meeting.

Councilor Vlcek, asks if City Attorney Koho give us a lesson on how a bill travels?

- An idea to change, amend, or create a new law is presented by a concerned citizen or group to a Representative.
- The Representative decides to sponsor the bill and introduce it to the House of Representatives, and requests that the attorneys in the Legislative Counsel's office draft the bill in the proper legal language.
- The bill is then presented to the Chief Clerk of the House, who assigns the bill a number and sends it back to the Legislative Counsel's office to verify it is in proper legal form and style.
- The bill is then sent to the State Printing Division, where it is printed and returned to House of Representatives for its first reading.
- After the bill's first reading, the Speaker refers it to a committee. The bill is also forwarded to the Legislative Fiscal Officer and Legislative Revenue Officer to determine fiscal or revenue impact.
- The committee reviews the bill, and holds public hearings and work sessions.
- In order for the bill to go to the House floor for a final vote, or be reported out of committee, a committee report is signed by the committee chair and delivered back to the Chief Clerk.

- Any amendments to the bill are printed, and the bill may be reprinted to include the amendments (engrossed bill).
- The bill, now back in the house of origin (House), has its second reading.
- The measure then has its third reading, which is its final recitation before the vote. This is the time the body debates the measure. To pass, the bill must receive aye votes of a majority of members (31 in the House, 16 in the Senate).
- If the bill is passed by a majority of the House members, it is sent to the Senate.
- The bill is read for the first time, and the Senate President assigns it to committee. The committee reports the bill back to the Senate where the bill is given the second and third readings.
- If the bill is passed in the Senate without changes, it is sent back to the House for enrolling.
- If the bill is amended in the Senate by even one word, it must be sent back to the House for concurrence. If the House does not concur with the amendments, the presiding officers of each body appoint a conference committee to resolve the differences between the two versions of the bill.
- After the bill has passed both houses in the identical form, it is signed by three officers: the Speaker of the House, the Senate President, and the Chief Clerk of the House or Secretary of the Senate, depending on where the bill originated.
- The enrolled bill is then sent to the Governor who has five days to take action. If the Legislative Assembly is adjourned, the Governor has 30 days to consider it.
- If the Governor chooses to sign the bill, it will become law on January 1 of the year after the passage of the act or on the prescribed effective date. In 1999, the Legislative Assembly adopted ORS 171.022, which reads, "Except as otherwise provided in the Act, an Act of the Legislative Assembly takes effect on January 1 of the year after passage of the Act." The Governor may allow a bill to become law without his/her signature, or the Governor may decide to veto the bill. The Governor's veto may be overridden by a two-thirds vote of both houses.
- The signed enrolled bill, or act, is then filed with the Secretary of State, who assigns it an Oregon Laws chapter number.
- Staff in the Legislative Counsel's office insert the text of the new laws into the existing Oregon Revised Statutes in the appropriate locations and make any other necessary code changes.

Councilor Vlcek asks if we need to send a letter or send someone to the meeting to show our support or not? Do we need to have a meeting prior.

Chair Schaefer states that you have a Planning Commission and normally you have us weigh in first and then the council would make the final decision.

This is not a good use of the land use law and my PC is advising me to stand down on this.

Ben Williams, Clackamas County resident states that when Aurora Airport expands they get rid of valuable AG land. Wilsonville chamber is actively stating that Aurora is supporting this Senator Beyer stated there will be a hearing at the State. City Attorney Koho states Beyer is a friend of mine and I could appear at the hearing if council would like me to and Mayor Graupp states that I don't want to comment until I have a recommendation from our Planning Commission which will be done at their next meeting.

Councilor Sahlin, there is a problem with the fact that there stating things that we as a City have not said. This is an issue because things tend to happen whether you're there or not. Councilor Sallee isn't time an issue that we need to move forward. Graupp states that Planning Commission Chair states it will hang up in the house so I think we have time. City Attorney Koho states maybe we should at least send a letter that we don't have a position yet.

Mike Iverson, resident of Marion County states that he doesn't support annexation at all.

Mayor Graupp informs Council that there is a Jeff Merkley town hall meeting in Aurora they booked the Aurora Aviation hall since I was out of town and couldn't reserve the Aurora fire hall. I will be announcing Mr. Merkley.

- **ACTION:** Put SB 534 on the March agenda for discussion. At this time Council will not take a position until Planning Commission weighs in on this.
- City Attorney Koho will draft a letter to state that Aurora currently is not taking a position.

b) Marion County Deputy

- Deputy report points out the stats, currently we are working on the format. Waiting to hear back on bid for the stop lines. Waiting for code enforcement regarding animals when I get it back I will bring it to you.

ACTION: Send a certified letter informing the property owner on Ottaway that from here on out they will be responsible for the noxious vegetation.

c) Traffic Safety Committee

- Nothing at this time.

No Council discussion

ACTION: NA

d) Finance Officer

- Finance officer report, Finance Officer Lambert is absent so Mayor Graupp informs the council that revenue appears on track and we are monitoring spending very closely especially in the public works department.
- It is the consensus of the Council to declare an open position on the Budget Committee.

No Council Discussion

ACTION: NA

e) Public Works

- The telemetry has been fixed along with the false alarm issues we were having except on that Tag Tech is looking into.

Council discussed briefly the incident at the water filtration unit where a piece of the unit broke off. Councilor Vlcek asks if we are required to respond to the alarms. It is stated by Public Works Superintendent Lockard that yes it would be required to respond to the alarms and take care of the issue. Currently we have a city employee going down each day to do a manual backwash which helps with the alarm issues however with that said whoever set this system up really didn't know what they were doing. Councilor Brotherton states that he thinks the City Engineer should weigh in on whether or not this is a good idea. Lockard responds that no resending water back through the system is not a good idea the filtered run off of water should be disposed of not re-filtered

again and again. Councilor Vlcek so is large amounts of good water going to the treatment plant each day Lockard states no in conjunction with the Mayor. Lockard also informs them that we would still have to continue the manual backwash because the two systems don't talk and that we should have a dedicated pump for this reason. Councilor Brotherton still thinks that it would be a good idea for our City Engineer to provide comment regarding this issue and Councilor Sahlin states that it would be a good idea to at least meet yearly with him to go over our systems. Everyone agrees to look at the budget to see if there are dollars for this.

Lockard informs council that comp time for water is under control. Councilor Vlcek states that after speaking with employee Simon he is concerned because Simon stated he goes down daily to perform the manual backwash which comp time is then accrued. Also Councilor Vlcek asks Lockard how long the city water went unfiltered while the repairs were happening and Lockard informs them that it took about 2 weeks. Also when I heard of your concerns I took water in for testing and our arsenic levels and such were still at acceptable levels.

Councilor Sallee asks if we have a call out policy in place for these types of incidents.

The park is looking good and there was not a lot of damage during this last wind storm.

Sallee asks about the punch list and what is up next Lockard states, water plant repairs, picnic tables, treatment plant permit.

ACTION: It is agreed that our policy/procedure call out should be updated.

f) Parks Committee

- Park report, Councilor Sahlin states at this point the committee is dormant.

Council discussed, Easter is fast approaching so we need to make sure the wooded area is picked up and the tennis courts clean. Councilor Vlcek informs the group that we have a donation of metal for the soccer goals and they should be complete soon.

ACTION: prepare Park for upcoming Easter egg hunt

g) City Recorder

- Recorder report,

Council discussed, briefly the possible mitigation to v7 springbrook software but no decision is made.

ACTION: Look into files regarding dilapidated house along 99E

h) City Attorney

- City Attorney report, City Attorney Koho informs the council that the Eddy property is still ongoing at this point the system is continuing moving it forward.
- We are still discussing the issue with Orchard view association regarding the retention pond.

Council discussed the qualifications to be eligible for council position. A possible need for an executive session to discuss the Orchard View situation at a later date if needed.

ACTION: NA

7. ORDINANCES, RESOLUTIONS AND PROCLAMATIONS

a) NA

8. NEW BUSINESS

a) Discussion and or Action on Declaring Open Position on Budget Committee.

A motion is made by Councilor Sallee to declare the open position on Budget Committee and is seconded by Councilor Vlcek. Passed by all.

Councilor Vlcek asks if this really needs to go before the Planning Commission first and Chair Schaefer reminds them that the Planning Commission is in charge of doing the long range planning goals the process would be planning first then we provide recommendation to council which then decides. Councilor Vlcek asks if the treatment plant is at capacity which Darell states no it is not at this time.

OLD BUSINESS

a) NA

9. ADJOURN

The Council meeting of February 10, 2015 was adjourned by Mayor Graupp at 8:50 pm.



Bill Graupp, Mayor

ATTEST:



Kelly Richardson, CMC
City Recorder

Minutes
Aurora Planning Commission Meeting
Tuesday, February 03, 2015, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT Kelly Richardson, City Recorder

STAFF ABSENT; Renata Wakeley, City Planner

VISITORS PRESENT: None

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Chairman Schaefer at 7:00 pm

2. CITY RECORDER DOES ROLL CALL

Chair Schaefer

Commissioner Graham

Commissioner Fawcett

Commissioner Gibson

Commissioner Rhoden-Feely – came in late at 7:10

Commissioner Weidman

Commissioner Willman - Absent

3. CONSENT AGENDA

a) Planning Commission – January, 2015

b) City Council Meeting Minutes – December, 2014

c) Historic Review Board Minutes – November, 2014

Motion to approve the consent agenda as presented was made by Commissioner Gibson and is seconded by Commissioner Fawcett. Motion approved by all.

4. CORRESPONDENCE - NA

5. VISITORS

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

No comments were made during this section.

6. NEW BUSINESS

- a) None

7. OLD BUSINESS

- a) Discussion and or Action Chapter 5 Training Material Land Use and Development. The training material was briefly discussed there were no questions.
- b) Discussion and or Action on Marijuana Regulations. Chair Schaefer explains the items within the packet regarding medical dispensaries. The Commissioners discuss the potential language changes for the pending code changes. Some of the items discussed were as follows;
 - Home Occupations all agreed not a good idea in residential zone.
 - Employee screen, all agree that a background check should be done.
 - Annual Permit Review, all agree that the permit expire at the end of the year. Renewal would then be based on what is in affect at that time. Incase changes to the law occur so that nothing is grandfathered in.
 - School K-12 grade 500 feet.
 - Parks, adjacent.
 - Church, adjacent.
 - Not within 1,000 feet of another dispensary.
 - Residential Zone, adjacent
 - Hours of Operation 10-7pm
 - No Drive thru
 - No security gate necessary
 - Historic Commercial zone, if allowed by board
 - Security nothing extra
 - Secure Garbage containers
 - Must be in a Permanente Structure.

8. Commission Action/Discussion

- a) City Planning Activity (in Your Packets) Status of Development Projects within the City
It is the consensus of the commission to enforce both (21200 Hwy 99E and 20848 Hwy 99E) of the code violations.

9. ADJOURN

Chair Schaefer adjourned the February 3, 2015 Aurora Planning Commission Meeting at 8:11 P.M.



Chair Schaefer

ATTEST:



Kelly Richardson, CMC

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. 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/lot 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.
 7. Sewer or grey water disposal hookups are not permitted.

D. Medical Marijuana Dispensary (MMD), subject to the following standards:

1. Buffers

a. Elementary, middle or high school, public or private: 500 feet

b. Day care: 100 feet

c. Other medical marijuana businesses, dispensaries or recreational: 1000 feet

d. May not be adjacent to a residential zone, a public park, or a church.

2. The use must be located within a permanent, enclosed structure.

3. The use may not be allowed as a home occupation.

4. Applicant and all employees must pass a criminal background check.

5. The term of a conditional use approval may not exceed one year.

6. Waste materials containing any amount of marijuana or by products must be disposed of off-site.

7. Doors and windows may not be covered with security grates.

8. Hours of operation are limited to 10 am to 7 pm.

9. Drive through windows are prohibited.

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 Title 17, 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)

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 Lee Torian Date 3/19/15
Business name (if applicable) _____
Physical address 14685 Lloyds Ln Aurora
Mailing address _____
Phone 503-201-0530 email Heiditoriane@yahoo.com
Type of project(s) List all Residential - Side/rear yard fence

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

Project specifics:

Painting: base color _____ mfg/number _____
trim color _____ 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 6' Length 175'

Color Natural wood

Material Cedar

Location (as shown on site plan) _____

Guidelines used: Item/page(s) 17.40.70 D Page 444

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

Landscape: Plantings _____
Trees _____
Tree Removal _____
Guidelines used: Item/page(s) _____

Other type of project(s): _____

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.

3/19/15
Date

Robert Lee
Signature of Applicant

14685 Lloyds Ln

Proposed Fence



* Proposed wood fence replaces current metal stake / chain link fence.



Fence style 1



Fence style 2 (pre-made sections
available from Home depot)



Fence style 3

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 Richard Davenport Date 1-14-15
Business Name Aurora Family Dentistry
Physical Address 21668 Hwy 99 E, N.E., Aurora, OR 97002
Mailing Address 21668 Hwy 99 E, NE, Aurora, OR 97002
Phone (541)-606-3734 / or (503) 688-7787 Email davenport952@msn.com
Number of signs requested one

Colors (please bring samples)

Matches front door Background green mfg/number Sherwin Williams, Shamrock
Trim _____ mfg/number _____ green
Lettering gold mfg/number Sherwin Williams, gold
Other Design Elements _____

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 West wall, facing street (99E)
Size (dimension) 4 feet wide, 3 feet long
Total wall area (façade) upon which the sign will be mounted (sq.ft) 120 sq ft
Total sign area (sq.ft) 12 sq. ft
Material of sign Urethane (wood-like)
Font/size _____

Dear City of Aurora
Planning Dept,
1-14, 15

Enclosed is our application for a sign for our dental office. We tried to choose a sign that was within taste of the existing buildings in Aurora. In fact the sign for the Fire Department was our inspiration.

We picked a color that used the front door color as a back ground, and this color would not get "washed" out with the white color of the building.

Since we bought our office for the location and high visibility we need a sign that would be with in taste, with old-time lettering, and bright enough to be seen from the road, and be readable.

I think the design of our sign adds character to Aurora and brings attention to what "Aurora" means and that is a rising sun!

Many old buildings in the past from the 1800's were white, with black or green trim. Many homes back then used dark green or black shutters.

Since we already had black trim on a white building, we thought a green door and a green sign would look elegant and old fashioned at the same time.

Let us know what you think of the enclosed copies of our sign. We wish to accommodate to your wishes for a sign for our business if any changes to our design are requested.
Sincerely,
Richard Davenport

Attached to front of building

4 feet wide



3 feet
↑ high





AURORA

FAMILY DENTISTRY

LLC

503-678-7787