

Agenda
Aurora Historic Review Board
Thursday, September 24, 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 Berard

3. CONSENT AGENDA

- a) Historic Review Board Minutes, August 2015
- b) City Council Minutes, August, 2015
- c) Planning Commission Minutes, August, 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) NA.

7. OLD BUSINESS

- a) Discussion and or Action on Christ Lutheran Church project/height variance.
- b) Discussion and or Action on Historic Inventory

8. ADJOURN

Minutes
Aurora Historic Review Board Meeting
Thursday, August 27, 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: Bill Graupp, Mayor
Joseph Schaefer, Aurora

1. CALL TO ORDER OF THE HISTORIC REVIEW BOARD MEETING

The meeting of August 27, 2015 was called to order by Chair Abernathy at 7:00 pm

2. CITY RECORDER DOES ROLL CALL

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

3. CONSENT AGENDA

- a) Historic Review Board Meeting Minutes – July 23, 2015 on pg 2 new business item A is not clear.
- b) City Council Minutes – June, 2015 Member Townsend clarifies and issue in the Parks report regarding the old hotel property.
- c) Planning Commission – July, 2015

A motion to approve the Historic Review Board minutes of August 27, 2015, as amended was made by Member Berard and is seconded by Member Townsend. 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.

6. NEW BUSINESS

- a) NA

7. OLD BUSINESS

- a) Discussion and or Action on the 2015 CGL Grant.
- b) Discussion and or Action on the Historic Review Guidelines Document, the entire board discusses the document as whole.
 - Member Berard suggests that we contact perspective businesses and put together a price list that might help applicants. Member Townsend really doesn't think applicants would use such a thing.
 - Member Berard also points out that in his opinion rather than appear as a stop sign to our applicants if we did more education it would appear that the board is helping.
 - The board agrees to read the document as a whole and report back its findings at the next few meetings.
- c) Discussion regarding the height variance requested by Christ Lutheran Church. The board would like to speak to representatives for Christ Lutheran as they have a few questions.

Action: Read Guidelines

8. ADJOURN

Chairman Abernathy adjourned the meeting of August 27, 2015 at 8:20 pm.

Gayle Abernathy, Chairman

ATTEST:

Kelly Richardson, CMC
City Recorder

Minutes
Aurora City Council Meeting
Tuesday, August 11, 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
Mary Lambert, Finance Officer
Darrel Lockard, Public Works Superintendent
Dennis Koho, City Attorney
Deputy Huitt, Marion County Sheriff's Office

STAFF ABSENT:

VISITORS PRESENT:

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 Sahlin - Present
Councilor Sallee-Present
Councilor Brotherton-Present
Councilor Vlcek - Present

3. CONSENT AGENDA

- a) City Council Meeting Minutes – June, 2015, Councilor Vlcek had a few clarification questions in the Planning Commission minutes regarding the bond issue. Councilor Vlcek also states that in the July Council minutes that he had not mentioned the Fire Dept property however he did refer to the property across the street from the old hotel property. Vlcek also asked about the action item on pg 4.
- b) Planning Commission – June, July, 2015
- c) Historic Review Board Meeting – May, 2015

ACTION ITEM;

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

4. CORRESPONDENCE –

- a) 2015 Legislative Report (electronic packet only)

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.

Susan Black wanted to thank all of the volunteers who participated in Colony Days events.

6. REPORTS

a) Mayor Bill Graupp

- Mayor reports the recent resignation of Raymond Lowe in public works and that the position has been posted. The recent spill was approximately 20,000 gallons of treated water it was caused by a broken flow meter on the affluent meter. DEQ has been notified and the new parts have been ordered. We are currently working on the completion of the waste water master plan.
- I have also been kicking around an idea and applying for a grant for a dog park I would like to have the North Marion school children help us design the dog park. I believe this would be a good use of the land by the pudding river.
- SB534 has passed and has been signed by the Governor.
- Recently the North Marion middle school and high school kids did the Mayor for a day writing contest and there were some very good papers written.
- Also I have been speaking to the Mayor of Mt. Angel and Silverton regarding a bike path idea to possibly adjoin our towns by way of Meridian Rd.
- Also during our discussions many of the Mayors are simply doing the same regulations for MMD and recreational marijuana.

Council discussed, NA

ACTION ITEM: NA

b) Marion County Deputy

- Deputy report there has not been anything critical is been all routine calls. Except we did have a theft that occurred at the Aurora Maternity Clinic which is under investigation.
- The majority of people are traveling at approximately 20-25 mile per hour on Liberty but please let me know if that changes.

Council discussed with Officer Huitt the temporary road closures during the Colony Days events Councilor Vlcek shared some frustrations. As Officer Huitt began explaining City Recorder Richardson wanted to make it clear that these were temporary closure while the events were taking place people were simply asked to wait until it was safe to

proceed they were not prevented from continuing their commute. Officer Huitt also explained to the Council that he was present during a few encounters with the public regarding the road closures and they were handled without incident.

ACTION ITEM: Action to be.....

c) Traffic Safety Committee

- Traffic report, Mayor Graupp states that unless we are going to have a TSC then we should drop this from the agenda.

Council discussed.....

ACTION ITEM: Remove this from the agenda.

d) Finance Officer

- Finance officer reports that you all have the most up to date treasures report and that everything looks good.

Council discussed nothing at this time and there were no questions.

ACTION ITEM: NA

e) Public Works

- Public Works report is given by the Mayor in Lockard's absence. Mayor Graupp reads the report as presented. There are a few questions by the Council regarding the status of the trees in the park along with a few concerns regarding the need of work being done on 2nd street. Councilor Vlcek also asks why did we not apply for the 50,000 dollar Community Development grant that we normally do each year. Councilor Southard also points out a leak at or near the Park and wants a deadline as when it will be fixed. Mayor Graupp informs the group that they are aware of the leak and it's on the schedule to be fixed along with the other items as well. The trees will be taken care of this week.

Council discussed briefly that there needs to be a schedule of ongoing projects in the report. City Recorder Richardson volunteers to help Lockard with a better report style.

ACTION ITEM: Action to be.....

f) Parks Committee

- Park report

Council discussed the need of a quote for the extra areas of the downtown area from Living Color Landscape. Councilor Vlcek informs the group that he will be working on getting the striping done for the soccer season.

ACTION ITEM: NA

g) City Recorder

- Recorder report is routine Richardson informs Council that the job descriptions have been completed for the Administrative Department and working towards finishing the Public Works Department next. Richardson also informs Council that we need to schedule performance reviews. Councilor Sallee requests a copy of the Emergency Response Plan and wants to begin including a section of it each month in the council packets so everyone is familiar with the document.

Council discussed nothing at this time.

ACTION ITEM: Get a copy of EOP to Councilor Sallee.

h) City Attorney

- City Attorney report Koho informs the council that Mr. Bixler has withdrawn his application to combine his lots back into one legal lot rather than the 4 lots currently. Mr. Sills appeal hearing has been rescheduled until the September meeting. The Eddy property has a current deal in place and the purchaser wants to make a settlement offer to the city and have a non-encumbered title along with a timeline of when the property will be cleaned up.

Council discussed the need for more information regarding the Eddy property. Also we need to get moving forward on the falling down house on HWY 99E the Ranu property I believe.

ACTION ITEM: Continue on both properties Eddy and Ranu.

7. **PUBLIC HEARING**, Opens at 7:14 PM

- a) Discussion and or Action on Zone Change (ZC-2015-01), City Attorney Koho reads the staff report which is very clear and staff report outlines 4 options for you.

**CITY OF AURORA CITY COUNCIL
STAFF REPORT**

FILE NUMBER: ZC-2015-01 and CPMA-2015-01
HEARING DATE: August 11, 2015

APPLICANT: City of Aurora

OWNER: Timothy & Susan Corcoran, PO Box 73, Aurora, OR 97002

REQUEST: Zone Change and Comprehensive Plan Map Amendment

SITE LOCATION: 21348 Hwy 99E, Aurora, OR 97002
Property ID R98010, Map 041.W.12BA, Tax Lot 3000

SITE SIZE: 0.166 acres

ZONING:	Low Density Residential (R-1) Zone with Historic Residential (HR) Overlay
COMP PLAN DESIG:	Low Density Residential with Historic District Overlay
CRITERIA:	<u>Aurora Comprehensive Plan</u> Chapter IX. Policies
	<u>Aurora Municipal Code (AMC)</u> Chapter 16.76 Procedures for Decision Making – Quasi-Judicial
ENCLOSURES:	Exhibit A: Assessor Map

I. REQUEST

Applicant has requested the following two actions:

- 1) Zone change from Low Density Residential (R-1) with Historic Residential (HR) Overlay to Commercial (C) with Historic Commercial (HC) Overlay; and
- 2) Comprehensive Plan map amendment from Low Density Residential with Historic District to Commercial with Historic District

II. PROCEDURE

Procedures and standards dictating review of map amendments and zone changes are provided in AMC 16.80.30. Quasi-judicial amendments shall be in accordance with the procedures set forth in Chapter 16.76. The Council shall decide the applications on the record. A quasi-judicial application may be approved, approved with conditions or denied.

The decision on an amendment to the Comprehensive Plan Map must precede the decision on a proposed zone change. Plan map amendments are not subject to the one hundred twenty (120) day decision making period prescribed by state law and such amendments may involve complex issues. The applicant requested consolidation of the plan map amendment and a zone change and waived the one hundred twenty (120) day time limit prescribed by state law for zone change and permit applications.

Notice of the August 4, 2015 Planning Commission meeting and August 11th City Council hearings was provided on July 23, 2015 to the applicant, owners of the subject property, and all owners of property within 200' of the subject property. Notice was also mailed to the Department of Land Conservation and Development and Aurora Public Works and published in the Canby Herald on July 15, 2015.

Appeals are governed by AMC 16.76.260 and 16.78.120 and 16.80.030.

III. CRITERIA AND FINDINGS

Subchapter 16.80.030 provides the criteria for amendments to the Code, Comprehensive Plan, and Maps and states quasi-judicial amendments shall be in accordance with the procedures set forth in 16.76. The City Council shall decide the applications on the record. A quasi-judicial application may be approved, approved with conditions, or denied.

FINDINGS: Aurora Municipal Code (AMC) sections 16.76.020 through 16.76.110 outline the procedures for the application process, noticing requirements, approval authorities, and hearings procedures. Noticing requirements are summarized above. The Planning Commission makes a recommendation to the City Council for final decision. Staff and the Planning Commission found the criteria under 16.76.020 through 16.76.110 are met.

Aurora Comprehensive Plan, Chapter IX. POLICIES

J. Historic Resource Policies (Goal 5)

Objective: Protect the community's historic character and sense of identity by conserving buildings and sites of historic significance and increasing the zone of control to include more of the original colony property.

FINDINGS: Staff and the Planning Commission found the proposed rezone will maintain the historic overlay zone and, based upon input from the property owner, will conserve buildings and properties of historic significance.

K. Economic Policies (Goal 9)

2. *The City will encourage the preservation and enhancement of the community's historic character.*

FINDINGS: The proposed rezone and map amendment affects property located in the City's historic district. The zone change and map amendment will allow a dilapidated residential structure in the historic district to be refurbished and used for commercial purposes. On February 26, 2015, the Historic Review Board (HRB) heard and subsequently approved the property owners request to refurbish the roof, paint, windows, foundation, and doors of the existing structure. Based on the proposed use and the approval of the HRB, Staff and the Planning Commission found the request will encourage the preservation and enhancement of the community's historic character.

3. *The City will promote the retention and expansion of existing business activities while promoting the recruitment of new businesses.*

FINDINGS: The property abutting the subject property to the north currently houses the Aurora Family Health Clinic. The proposed rezone and map amendment will allow the health clinic to expand into the subject property. Preliminary renderings submitted by the property owner show an expansion and remodel of the existing residential structure on the subject property for the purpose of accommodating the Aurora Family Health Clinic. Upon approval of a rezone and map amendment, the construction and change in use would be subject to Site Development Review. Staff and the Planning Commission found the request will promote retention and expansion of existing business activities.

Aurora Municipal Code (AMC)

16.76 Procedures for Decision Making – Quasi-Judicial

16.76.120 Standards for the decision. An application for quasi-judicial comprehensive plan map amendment or zone change shall be based on proof by the applicant that the application fully complies with:

1. *Applicable policies of the city comprehensive plan and map designation; and*

FINDINGS: Applicable Comprehensive Plan policies are addressed above. Staff and the Planning Commission found the request complies with applicable Comprehensive Plan policies and this criteria is met.

2. *The relevant approval standards found in the applicable chapter(s) of this title, the public works design standards, and other applicable implementing ordinances, including but not limited to, the Aurora Design Review Guidelines for Historic District Properties.*

FINDINGS: As stated above, on February 26, 2015, the HRB heard and subsequently approved the property owners request to refurbish the roof, paint, windows, foundation, and doors of the existing structure. Upon approval of the proposed rezone and map amendment, Historic District overlays will continue to apply, and any commercial development will be subject to Site Development Review and the Public Works Design Standards. Staff and the Planning Commission found the request met this criteria.

3. *In the case of a quasi-judicial comprehensive plan map amendment or zone change, the change will not adversely affect the health, safety and welfare of the community.*

FINDINGS: The proposed rezone and map amendment will result in Commercial (C) zoning of the subject property with Historic Commercial Overlay (HCO) zone, which will allow the dilapidated dwelling currently on site to be refurbished and used for commercial purposes. The redevelopment of a vacant and dilapidated structure will remove a potential safety and welfare hazard. Furthermore, preliminary plans for the subject property include an expansion of the neighboring Aurora Family Health Clinic. Notice of the proposed zone change and comprehensive plan map amendment was also mailed to property owners within 200 feet and provided to Aurora Public Works. At the writing on this staff report, Staff had not received written testimony regarding the subject application. Oral testimony was not received at the Planning Commission meeting. Consequently, Staff and the Planning Commission found the request would not adversely affect the health, safety, and welfare of the community. Staff and the Planning Commission found this criteria was met.

B. Consideration may also be given to:

1. *Proof of a substantial change in circumstances or a mistake in the comprehensive plan or zoning map as it relates to the property which is the subject of the development application; and*
2. *Factual oral testimony or written statements from the parties, other persons and other governmental agencies relevant to the existing conditions, other applicable standards and criteria, possible negative or positive attributes of the proposal or factors in subsections (A) or (B)(1) of this section.*

FINDINGS: Properties to the north, south and west of the subject property are zone Commercial (C) with a Historic Commercial Overlay (HCO) zone. The property owner and Staff were able to locate documentation regarding the property zoning which conflicts with the current Residential zone shown on City maps and County assessor records. Staff believes that, at some point in the past during a map update, the City inadvertently mislabeled the subject property as Residential with a Historic Residential Overlay as previous land use applications for the subject property have identified it as Commercial with no evidence that the property was rezoned to Residential. The Planning Commission found this criteria was met.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings in the staff report, Staff and the Planning Commission recommends that the City Council **approve** the request, subject to the following conditions of approval:

- 1) Future development shall occur in accordance with plans approved by the city.
- 2) Future development shall comply with all City of Aurora and State of Oregon development, building and fire codes.

V. CITY COUNCIL OPTIONS / SAMPLE MOTIONS

- 1) Approve the request for Comprehensive Plan Map Amendment and Zone Change (File ZC-2015-01 and CPMA-2015-01) and adopt the findings and conditions contained in the Staff Report.
- 2) Approve the request for Comprehensive Plan Map Amendment and Zone Change (File ZC-2015-01 and CPMA-2015-01), with findings/conditions as amended by the City Council (stating revised findings/conditions).
- 3) Deny the request for Comprehensive Plan Map Amendment and Zone Change (File ZC-2015-01 and CPMA-2015-01), with amended findings that the request does not meet the applicable approval criteria.
- 4) Continue the hearing (to a date and time certain) if additional information is needed to determine whether applicable standards and criteria are sufficiently addressed.

Hearing Closes at 7:18

Council briefly discusses the fact that this is basically a clerical error and is now fixing that error.

A motion is made by Councilor Vlcek to approve the Zone Change App ZC-2015-01 as per option 1 to become zone commercial and is seconded by Councilor Sahlin. Passed by All.

8. ORDINANCES, RESOLUTIONS AND PROCLAMATIONS

- a) Discussion and or Action on Resolution Number 701 to Amend the Current Business License Fees and Amend Resolution Number 642.

Motion to approve Resolution Number 701 and add a fee for MMD Applications is made by Councilor Sahlin and is seconded by Councilor Vlcek. Passed by All.

9. NEW BUSINESS

- a) Discussion and or Action on Appeal Notice (2015-01) Historic District Overlay, is rescheduled to the September meeting.
- b) Discussion and or Action on Planning Commission Recommendation to Appoint Aaron Ensign to fill the vacant Commission seat.

Motion is made by Councilor Vlcek to appoint Aaron Ensign to the Aurora Planning Commission and is seconded by Councilor Sallee. Passed by All.

- c) Discussion and or Action on Grove Mueller and Swank Contract for Audit Services. Motion is made to approve the Contract with Grove Mueller and Swank for the Audit Services for the year. Passed by All.
- d) Discussion and or Action on City Engineer John Ashley Waste Water Engineering Services Report. Councilor Vlcek asks why does it take so long to complete and why charge for the document copies. Councilor Sahlin explains he believes because they need to monitor flows over a period of time is why it takes so long and it is normal to charge for the document because they do all the research involved it really is there document. Council would like to talk with Ashley at the next meeting before they approve the services report.
- e) Discussion and or Action on Better Ways of Council Communication. Councilor Sallee wanted this placed on the agenda and felt that there needed to be better communication between the boards. She felt the Council needed to be informed more of issues and concerns. City Recorder Richardson informs the council that the minutes in your packets inform the Council of discussion at other boards. As far as items before staff Richardson lets Council know that if it is not discussed in open meeting it will not be on the minutes. Sallee is concerned about the length of time it has taken for the Corcoran project and again Richardson informs the Council that all of the relevant procedures were followed in this case and had staff had all the information the application would have been deemed complete therefore along with noticing requirements everything was handled as it should have been. Sallee also had a few concerns regarding employee communications and concerns that come up and the process for that as well. Koho explains that each member of Council should be willing to assist employees as needed as I believe you have been. Koho maybe it's time to start looking into a different form of government your almost large enough for a City Manager.

Council is informed that Ashley is continuing work on the Storm Water Master Plan.

10. OLD BUSINESS

- a) NA

11. ADJOURN,

Mayor Graupp adjourned the August 11, 2015 Council Meeting at 9:05 PM.

Bill Graupp, Mayor

ATTEST:

Kelly Richardson, CMC
City Recorder

Minutes
Aurora Planning Commission Meeting
Tuesday, August 4, 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
 Renata Wakeley, City Planner

STAFF ABSENT:

VISITORS PRESENT:

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 - Present
Commissioner McNamara- Present
Commissioner Fawcett - Present
Commissioner Gibson - Present
Commissioner Rhoden-Feely - Absent
Commissioner Weidman - Present
Commissioner TBA

3. CONSENT AGENDA

- a) Planning Commission Minutes – July, 2015
- b) City Council Meeting Minutes – NA, 2015
- c) Historic Review Board Minutes – June, 2015

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

4. CORRESPONDENCE –

- a) DLCD Legislative Report for 2015
- b) DLCD Directors Report for 2015.

Chair Schaefer points out that SB534 is on the Governor’s desk but not yet signed.

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.

6. Public Hearing , Opens at 7:08 PM

Commissioner Weidman declares a conflict of interest as she works at the location. Chair Schaefer declares ex-parte contact regarding what the zoning was and why it is conflicting, so therefore that is why I asked that the city initiate the process as it was an error and I spoke to the Corcoran's regarding this.

- a) Discussion and or Action on Comprehensive Plan Map Amendment (CPMA-2015-01) Zone Change (ZC 2015-01) 21348 Hwy 99E.

CITY OF AURORA PLANNING COMMISSION STAFF REPORT

FILE NUMBER: ZC-2015-01 and CPMA-2015-01
HEARING DATE: August 4, 2015

APPLICANT: City of Aurora
OWNER: Timothy & Susan Corcoran, PO Box 73, Aurora, OR 97002
REQUEST: Zone Change and Comprehensive Plan Map Amendment
SITE LOCATION: 21348 Hwy 99E, Aurora, OR 97002
Property ID R98010, Map 041.W.12BA, Tax Lot 3000
SITE SIZE: 0.166 acres
ZONING: Low Density Residential (R-1) Zone with Historic Residential (HR) Overlay
COMP PLAN DESIGN: Low Density Residential with Historic District Overlay
CRITERIA: Aurora Comprehensive Plan Chapter IX. Policies
Aurora Municipal Code (AMC)
Chapter 16.76 Procedures for Decision Making -Quasi-Judicial
ENCLOSURES: Exhibit A: Assessor Map

I. REQUEST

Applicant has requested the following two actions:

- 1) Zone change from Low Density Residential (R-1) with Historic Residential (HR) Overlay to Commercial (C) with Historic Commercial (HC) Overlay; and
- 2) Comprehensive Plan map amendment from Low Density Residential with Historic District to Commercial with Historic District

II. PROCEDURE

Procedures and standards dictating review of map amendments and zone changes are provided in AMC

16.80.30. Quasi-judicial amendments shall be in accordance with the procedures set forth in Chapter 16.76. The Council shall decide the applications on the record. A quasi-judicial application may be approved, approved with conditions or denied.

The decision on an amendment to the Comprehensive Plan Map must precede the decision on a proposed zone change. Plan map amendments are not subject to the one hundred twenty (120) day decision making period prescribed by state law and such amendments may involve complex issues. The applicant requested consolidation of the plan map amendment and a zone change and waived the one hundred twenty (120) day time limit prescribed by state law for zone change and permit applications.

Notice of the August 4, 2015 and August 11th hearings was provided on July 23, 2015 to the applicant, owners of the subject property, and all owners of property within 200' of the subject property. Notice was also mailed to the Department of Land Conservation and Development and Aurora Public Works.

Appeals are governed by AMC 16.76.260 and 16.78.120 and 16.80.030.

ID. CRITERIA AND FINDINGS

Subchapter 16.80030 provides the criteria for amendments to the Code, Comprehensive Plan, and Maps and states quasi-judicial amendments shall be in accordance with the procedures set forth in 16.76. The City Council shall decide the applications on the record. A quasi-judicial application may be approved, approved with conditions, or denied.

FINDINGS: Aurora Municipal Code (AMC) sections 16.76.020 through 16.76.110 outline the procedures for the application process, noticing requirements, approval authorities, and hearings procedures. Noticing requirements are summarized above. The Planning Commission makes a recommendation to the City Council for final decision. Staff finds the criteria under 16.76.020 through 16.76.110 are met.

Aurora Comprehensive Plan, Chapter IX. POLICIES

J. Historic Resource Policies (Goal 5)

Objective: Protect the community's historic character and sense of identity by conserving buildings and sites of historic significance and increasing the zone of control to include more of the original colony property.

FINDINGS: Staff finds the proposed rezone will maintain the historic overlay zone and, based upon input from the property owner, will conserve buildings and properties of historic significance.

K. Economic Policies (Goal 9)

2. The City will encourage the preservation and enhancement of the community's historic character.

FINDINGS: The proposed rezone and map amendment affects property located in the City's historic district. The zone change and map amendment will allow a dilapidated residential structure in the historic district to be refurbished and used for commercial purposes. On February 26, 2015, the Historic Review Board (HRB) heard and subsequently approved the property owners request to refurbish the roof, paint, windows, foundation, and doors of the existing structure. Based on the proposed use and the approval of the HRB, Staff finds the request will encourage the preservation and enhancement of the community's historic character.

3. *The City will promote the retention and expansion of existing business activities while promoting the recruitment of new businesses.*

FINDINGS: The property abutting the subject property to the north currently houses the Aurora Family Health Clinic. The proposed rezone and map amendment will allow the health clinic to expand into the subject property. Preliminary renderings submitted by the property owner show an expansion and remodel of the existing residential structure on the subject property for the purpose of accommodating the Aurora Family Health Clinic. Upon approval of a rezone and map amendment, the construction and change in use would be subject to Site Development Review. Staff finds the request will promote retention and expansion of existing business activities.

Aurora Municipal Code (AMC)

16.76 Procedures for Decision Making - Quasi-Judicial

16.76.120 Standards for the decision. An application for quasi-judicial comprehensive plan map amendment or zone change shall be based on proof by the applicant that the application fully complies with:

1. *Applicable policies of the city comprehensive plan and map designation; and*

FINDINGS: Applicable Comprehensive Plan policies are addressed above. Staff finds the request complies with applicable Comprehensive Plan policies and this criteria is met.

2. *The relevant approval standards found in the applicable chapter(s) of this title, the public works design standards, and other applicable implementing ordinances, including but not limited to, the Aurora Design Review Guidelines for Historic District Properties.*

FINDINGS: As stated above, on February 26, 2015, the HRB heard and subsequently approved the property owners request to refurbish the roof, paint, windows, foundation, and doors of the existing structure. Upon approval of the proposed rezone and map amendment, Historic District overlays will continue to apply, and any commercial development will be subject to Site Development Review and the Public Works Design Standards. Staff finds the request meets the criteria.

1. *In the case of a quasi-judicial comprehensive plan map amendment or zone change, the change will not adversely affect the health, safety and welfare of the community.*

FINDINGS: The proposed rezone and map amendment will result in Commercial (C) zoning of the subject property with Historic Commercial Overlay (HCO) zone, which will allow the dilapidated dwelling currently on site to be refurbished and used for commercial purposes. The redevelopment of a vacant and dilapidated structure will remove a potential safety and welfare hazard. Furthermore, preliminary plans for the subject property include an expansion of the neighboring Aurora Family Health Clinic. Notice of the proposed zone change and comprehensive plan map amendment was also mailed to property owners within 200 feet and provided to Aurora Public Works. At the writing on this staff report, Staff had no received written testimony regarding the subject application. Consequently, Staff finds the request will not adversely affect the health, safety, and welfare of the community. Staff finds this criteria is met.

B. Consideration may also be given to:

- 1. Proof of a substantial change in circumstances or a mistake in the comprehensive plan or zoning map as it relates to the property which is the subject of the development application; and*
- 2. Factual oral testimony or written statements from the parties, other persons and other governmental agencies relevant to the existing conditions, other applicable standards and criteria, possible negative or positive attributes of the proposal or factors in subsections (A) or (B)(l) of this section.*

FINDINGS: Properties to the north, south and west of the subject property are zone Commercial (C) with a Historic Commercial Overlay (HCO) zone. The property owner and Staff were able to locate documentation regarding the property zoning which conflicts with the current Residential zone shown on City maps and County assessor records. Staff believes that, at some point in the past during a map update, the City inadvertently mislabeled the subject property as Residential with a Historic Residential Overlay as previous land use applications for the subject property have identified it as Commercial with no evidence that the property was rezoned to Residential.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings in the staff report, Staff recommends that the Planning Commission approve the request, subject to the following conditions of approval:

- 1) Future development shall occur in accordance with plans approved by the city.
- 2) Future development shall comply with all City of Aurora and State of Oregon development, building and fire codes.

V. PLANNING COMMISSION OPTIONS / SAMPLE MOTIONS

- 1) Recommend the City Council approve the request for Comprehensive Plan Map Amendment and Zone Change (File ZC-2015-01 and CPMA-2015-01) and adopt the findings and conditions contained in the Staff Report.
- 2) Recommend the City Council approve the request for Comprehensive Plan Map Amendment and Zone Change (File ZC-2015-01 and CPMA-2015-01), with findings/conditions as amended by the Planning Commission (stating revised findings/conditions).
- 3) Recommend the City Council deny the request for Comprehensive Plan Map Amendment and Zone Change (File ZC-2015-01 and CPMA-2015-01), with amended findings that the request does not meet the applicable approval criteria.
- 4) Continue the hearing (to a date and time certain) if additional information is needed to determine whether applicable standards and criteria are sufficiently addressed.

Public Hearing Closes at 7:23 PM

There is a brief discussion regarding clarification of setbacks and square footage.

Motion is made to approve and Recommend to City Council (ZC 2015-01 and CPMA 2015-01) as recommended by staff in sample 1 by Commissioner McNamara and is seconded by Commissioner Fawcett. Motion passes by all.

7. New Business

- a) Discussion and or Action on Code Sections 16.36.50, 16.52.040, 10.08.040, 10.08.100 along with Oregon Vehicle Code referencing parking, storage and RV parking and storage.

There is a brief discussion regarding various issues in and around town regarding parking and storage of Recreational Vehicles and using them as an accessory structure. During the discussion they came up with three items; no more than 1 RV, not to be used as a shed or accessory structure, and a parked RV must be mobile and cannot have a porch up to it. No decision was made.

Action Item; put this back on the agenda for the September meeting.

8. OLD BUSINESS

- a) Discussion and or Action on Recreational Marijuana, there has been several laws passed regarding recreational marijuana, local jurisdictions have more options than they did before Chair Schaefer states he would like Council direction before we pursue this further. Time, space and manner are much the same as during MMD. There are a few options Council can consider.
- b) Discussion and or Action on Aurora Corridor Study, ODOT made some changes and this is just for review and FYI.

9. COMMISSION/DISCUSSION

- a) City Planning Activity (in your packets) Status of Development Projects within the City. Chair Schaefer discusses with the group the container that was recently approved in the commercial zone, I personally don't feel we should have storage containers being installed in the commercial zone, and Chair Schaefer states he thinks it's more an industrial zone use. I (Schaefer) admit it is painted and has a window but I am surprised to see it. I suggest tightening the code regarding these.

10. ADJOURN

Chair Schaefer adjourned the August 4, 2015 Aurora Planning Commission Meeting at 7:59 P.M.



Chair Schaefer

ATTEST:



Kelly Richardson, CMC
City Recorder

TO: Aurora Historic Review Board
FROM: John Berard 
SUBJECT: Review of Lutheran Church application for height variance
DATE: August 28, 2015
Copies: Kelly Richardson

As we agreed at last evening's meeting, I have reviewed the documents filed by Architecture Community on behalf of the Christ Lutheran Church at 15029 2nd Street, NE, Aurora, Oregon. The documents detail a request for a variance from the City's 35-foot height restriction in the remodel of the building.

The documents were filed with the Planning Commission and came to our attention in what seemed more a courtesy than an official filing. This, even though, the HRB has jurisdiction.

At the least, again as we agreed, the request should be presented to the HRB in person either at its next meeting on Thursday, September 24 or a special session before that date.

To advance our discussion, I wanted to offer some comments based on my reading of the petition and a visit to the site.

The motivation seems to be to "reestablish the Neo-Gothic architectural features" of the Church. It is in designing the slender steeple that additional height is required not just to accommodate the existing bell, but allow useful access to it.

The documents make the case that the 13-foot variance (from the 35-foot limit to the proposed 48-foot height) will not appear out of place, either by standing alone above the street (it notes a number of trees that are taller) or over its neighbors (it notes a review that found the steeple "would cast no shadow" on neighboring structures).

Among the questions posed by the application are:

1. Why seek the variance now and not at the time of the original design? What has changed?
2. Were alternatives that met the height requirement explored? What was reason they were rejected?
3. Will it change the project timeline? Or increase noise & dislocation in the historic area?

On balance, the mass created by the height of the steeple may be offset by its slender profile. And the design drawings do show a distinctive Gothic Revival building that fits the mid-19th century time period of the Colony.



Oregon

Kate Brown, Governor



September 17, 2015

Lexie Costic
AC+Co Architecture|Community
363 State Street
Salem, OR 97301

3040 25th Street, SE
Salem, OR 97302-1125
Phone: (503) 378-4880
Toll Free: (800) 874-0102
FAX: (503) 373-1688

Subject: Oregon Department of Aviation comments regarding alteration of existing Church Structure 55' in height located in Aurora, Oregon.

Aviation Reference: 2015-ODA-876-OE

The Oregon Department of Aviation (ODA) has conducted an aeronautical study of these proposed alteration/new structure and has determined that notice to the FAA is not required. The structure does not exceed Obstruction Standards of OAR 738-70-0100.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes to the original application will void this determination. Any future construction or alteration to the original application will require a separate notice from ODA.

This determination will expire (12) months from the date of this letter if construction has not been started.

Mitigation Recommendation:

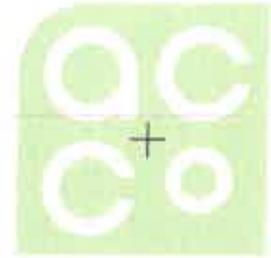
- We do not object with conditions to the construction described in this proposal. This determination does not constitute ODA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.
- Marking and lighting are necessary for aviation safety. We recommend it be installed and maintained in accordance with FAA Advisory Circular AC70/7460-1K Change 2
- The proposed obstruction should be lower to a height that is no longer a hazard to the airport primary and horizontal surface FAA FAR 77
- The proposed obstruction should be relocate outside the airport primary and horizontal surface FAA FAR 77

Sincerely,

Jeff Caines, AICP – Land Use Planner

August 12, 2015

City of Aurora
Planning Commission
Renata Wakeley
Community Development Director
Mid-Willamette Valley Council of Governments
100 High Street SE, Suite 200
Salem, Oregon 97301



ARCHITECTURE
COMMUNITY
363 State Street
Salem, OR 97301-3533
P: 503.581.4114
www.accoac.com

RE: Christ Lutheran Church – Aurora
15029 2nd Street NE
Building/Zoning Variance Application
Architect's Project no. 2014.0044

renatac@mwvcoq.org

Dear Renata:

We wish to express our appreciation for the City of Aurora's review of the Christ Lutheran Church Property, specifically in reference to the request for Building/Zoning Variance for the new Bell/Entry Tower to the church.

In reference to the Ordinances on Variances (attached), please refer to the Applicant's Narrative (attached).

As demonstrated herein, the Request for Height Variance for the Christ Lutheran Church Bell/Entry Tower is appropriate for the subject property. Based upon the presented supportive findings and conclusions, the proposed request is consistent and in compliance with applicable Ordinances on Variances. We look forward to your approval of the attached requests. Should you have any questions, please contact us at your convenience.

Sincerely,

Richard Rothweiler, AIA
Partner

RR:er

Encl.

cc: Pastor Craig Johnson, Christ Lutheran Church

August 12, 2015

Applicant's Narrative

Building/Zoning Variance Application for Property located at 15029 2nd Street, Aurora, Oregon

Applicant: Christ Lutheran Church, 15029 2nd Street, Aurora, OR 97002

Representative: Richard Rothweiler, AIA of AC + Co. Architecture | Community, 363 State Street, Salem, OR 97301

Section 16.64.010 Purpose of the Application

This proposal letter is to request a Variance from the maximum height requirement in the Historic Low Density Residential Overlay Zone for a proposed Bell/Entry Tower addition to the Christ Lutheran Church building at 15029 2nd Street. The church was built at this location in 1900 and its original design included a Gothic Revival bell tower over the entrance (see sketch from 1907). When the church was modified in the 1950's, the bell tower was demolished and replaced with a mid-century modern red brick tower with an above grade height of 32'-2". The current building bears no resemblance to its original architectural style or scale and is therefore listed as a noncontributing structure in the Aurora Historic District.

As part of a series of remodel work proposed to improve building and site accessibility, Christ Lutheran Church would like to construct a 12'x12' bell tower exceeding the 35 feet maximum height allowed per development standards in Chapter 16.22.040 and Historic Preservation design guidelines in Chapter 17.40.110. The proposed tower would reestablish the Neo-Gothic architectural features of the historic bell tower, develop the appropriate space and access to the existing bell, creating a structure that is 48'-0" in height; therefore a 13'-0" variance is requested. Christ Lutheran Church submits the following information and justification for compliance of the above reference application with the approval criteria of the City of Aurora.

Section 16.64.030 Criteria for Granting a Variance

- A. The proposed bell tower will replace the existing red brick bell tower and be located entirely within the bounds of the existing entry to Christ Lutheran Church. At 48'-0" in height, the 12'x12' tower structure would not cast shadows on any neighboring structures during any time of the year, nor would it exceed the height of the tallest trees on the property and surrounding area. Given the 90'-0" width of 2nd Street and the considerable distance to neighboring structures (minimum distance of 58'-10" to the house to the west), a 48'-0" tower would not create an excessive or disproportionate change to the dimensions of existing open space, nor negatively impact neighboring views. The proposed height is also below the Oregon Department of Aviation's 50'-0" height restriction. The 48'-0" height will not adversely affect the visual character of the historic Aurora Colony, rather it will enhance it by restoring Neo-Gothic architectural features and materials compatible with historic precedent and complement to Aurora's historical landscape.
- B. Built in 1900, Christ Lutheran Church's original bell tower was constructed before the adoption of height restrictions. While an exact replica of the historic tower is not possible,

Christ Lutheran Church wishes to achieve as much accuracy as possible in the restoration of the original bell tower's scale and Gothic Revival style, which includes a slender, steeply pitched roof, pointed arched-windows, and a bell. Design alternatives for a 35'-0" bell tower have not been able to provide adequate space for a bell, and the lower height sacrifices the historic proportions and architectural features of the historic tower.

- C. The proposed variance will not change the use of the property. Under the Historic Residential Overlay zone Section 16.20.030A of the Aurora Municipal Code, churches are permitted as a Conditional Use; refer to attached Decision File No. CUP 15-01 dated March 6, 2015.
- D. The proposed variance does not encroach on the City right-of-way and will have no adverse impact on site drainage or surrounding natural systems.
- E. The proposed variance allows for the minimum achievement of the scale and stylistic proportions characteristic of the historic Gothic Revival tower and not a precise full historic restoration. The proposed bell tower complies with all other design standards per Chapter 16.20 and 17.40.
- F. The current members of the Christ Lutheran congregation are not responsible for the demolition of the historic tower. Local and political support for historic preservation was not established in Aurora until the 1960's and 70's, after the demolition of the historic bell tower. No other special conditions exist that directly relate to the variance requested.
- G. Per Section 17.40.160 of the Aurora Municipal Code, the setback for additions to structures within the Aurora Historic District shall not exceed 4 feet more or less than the average front setback of adjacent structures. The nearest adjacent structure to the west of the church is setback 12'-0" from the street; therefore the minimal setback distance for the church bell tower addition is 8'-0". The proposed bell tower is setback 6'-10" from this 8'-0" minimum setback, creating a total setback from the 2nd Street property line of 14'-10". A minimum of 6'-6" is needed for the addition of 13'-0" to the 35'-0" height restriction. The proposed 48'-0" tower complies.

Chapter 16.64

VARIANCES

Sections:

- 16.64.010 Purpose.
- 16.64.020 Administration and approval process.
- 16.64.030 Criteria for granting a variance.
- 16.64.040 Application submission requirements.

16.64.010 Purpose.

The purpose of this chapter is to provide standards for the granting of variances from the applicable zoning requirements of this title where it can be shown that, owing to special and unusual circumstances related to a specific piece of the land, the literal interpretation of the provisions of the applicable zone would cause an undue or unnecessary hardship, except that no use variances shall be granted. (Ord. 415 § 7.140.010, 2002)

16.64.020 Administration and approval process.

A. The application shall be filed and processed in accordance with Chapter 16.76. Following a public hearing, the commission may authorize variances from the requirements of this title where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, the literal interpretation of this title would cause an undue or unnecessary hardship.

B. No variance shall be granted to allow the use of property for purposes not authorized within the zone in which the proposed use would be located.

C. In granting a variance, the commission may attach conditions which it finds necessary to protect the interests of the surrounding property owners or neighborhood and to otherwise achieve the purposes of this title. The planning commission shall apply the standards set forth in Section 16.64.030 when reviewing an application for a variance. (Ord. 415 § 7.140.020, 2002)

16.64.030 Criteria for granting a variance.

The commission may grant a variance only when the applicant has shown that all of the following conditions exist:

A. The proposed variance will not be materially detrimental to the purposes of this title, be in conflict with the policies of the comprehensive plan, to any other applicable policies and standards, and to other properties in the same zoning district or vicinity.

B. Special conditions exist which are peculiar to the land or structure involved and are not applicable to lands and structures in the same zone and over which the applicant has no control.

C. The use proposed will be the same as permitted under this title and city standards will be maintained to the greatest extent that is reasonably possible while permitting some economic use of the land.

D. Existing physical and natural systems, such as but not limited to traffic, drainage, dramatic land forms, or parks will not be adversely affected any more than would occur if the development were located as specified in this title.

E. The variance granted shall be the minimum necessary to make possible a reasonable use of the land and structures.

F. The special conditions which are peculiar to the land or structure involved were not caused or created by the applicant and/or current or previous property owners.

G. For variances to height requirements, six inches shall be added to the required setbacks for the front, side and rear yards, for every foot of height allowed by the commission beyond the established limit. (Ord. 415 § 7.140.040, 2002)

16.64.040 Application submission requirements.

A. All applications shall be made on forms provided by the city and shall be accompanied by:

1. A narrative which explains how the proposal conforms to Section 16.64.030;
2. A copy of all existing and proposed restrictions or covenants;
3. A vicinity map showing the proposed site and surrounding properties;
4. Three copies of site plan containing the information drawn to a standard engineering scale. One copy must be no larger than eleven (11) inches by seventeen (17) inches. The site plan shall show the following, as applicable:
 - a. The site size and its dimensions,
 - b. The location, dimensions and names of all existing and platted streets and other public ways and easements on the site and on adjoining properties,
 - c. The location, dimensions and names of all proposed streets or other public ways and easements on the site,
 - d. The location and dimension of all proposed entrances and exits on the site, parking and traffic circulation areas, loading and services areas, pedestrian and bicycle facilities, and utilities,
 - e. The location, dimensions and setback distances of all 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
 - f. The location, dimensions and setback distances of all proposed structures, improvements, and utilities on the site;

B. In the case of a request for a variance to the building height provisions, the following additional information is required:

1. An elevation drawing of the structure and the proposed variance; and
2. A drawing(s) to scale showing the impact on adjoining properties. (Ord. 415 § 7.140.050, 2002)

MAR 09 2015

RECEIVED

CITY OF AURORA
NOTICE OF DECISION FOR APPLICATION FOR CONDITIONAL USE
PERMIT APPROVAL FOR CHRIST LUTHERAN CHURCH

File No. CUP 15-01

March 6, 2015

APPLICANT/OWNER: Christ Lutheran Church
15029 2nd Street NE, Aurora OR 97002

REQUEST: Conditional Use Permit approval for church uses, religious classes, and daycare and associated uses.

SITE LOCATION: 15029 2nd Street NE, Aurora OR
Map 041.W.12CD, Tax Lot 2600

SITE SIZE: 9,602 square feet or 0.45 acres

DESIGNATION: Zoning: Residential (R-1) with Historic Residential Overlay (HRO)

CRITERIA: Aurora Municipal Code (AMC) Chapters 16.20 Historic Residential Overlay and 16.60 Conditional Uses

I. CRITERIA AND FINDINGS

The applicable review criteria for conditional use permit applications are found in AMC Chapter 16.60 Conditional Uses and the staff report dated February 25, 2015.

II. NOTICE OF DECISION

NOTICE IS HEREBY GIVEN THAT THE CITY OF AURORA PLANNING COMMISSION APPROVED THE APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL FOR THE CHRIST LUTHERAN CHURCH WITH THE FOLLOWING CONDITIONS OF APPROVAL. THE FINDINGS AND CONCLUSIONS ON WHICH THE DECISION IS BASED ARE CONTAINED IN THE STAFF REPORT AND MINUTES FROM THE MARCH 3, 2015 MEETING.

The decision shall become final after the 15 day appeal period, subject to the following conditions of approval:

- 1) The applicant cannot increase non-conforming setbacks, as required by the AMC 16.20.030.A, as part of their conditional use permit approval.
- 2) If additional or revised signage is proposed, the applicant shall be required to submit a sign permit application.
- 3) The Conditional Use permit approve shall be remain valid with the property but may be revoked upon suspension of use as a church for more than two years or noncompliance with any of the

conditions of approval as part of this application, pursuant AMC 16.60.090. Additional development or uses on Lot 2600 not included with this application may subject the property to additional land use requirements or applications.

- 4) The on-street parking fronting upon Lot 2600 and the on-site parking area to the east of the existing structures shall be improved to meet the Aurora public works design standards for parking areas as well as AMC 16.42.050.L. to provide curb bumpers along the portions of the private parking lot that abut residential properties and the on-street parking that abuts the public sidewalks. Final inspection of the improvements by the City of Aurora shall be required prior to final occupancy approval.
- 5) The flat roof shall be screened with a parapet.
- 6) If landscaping improvements exceed \$2,500, review and approval by the Historic Review Board (HRB) is also required in conformance with AMC 17.04.050.B.2

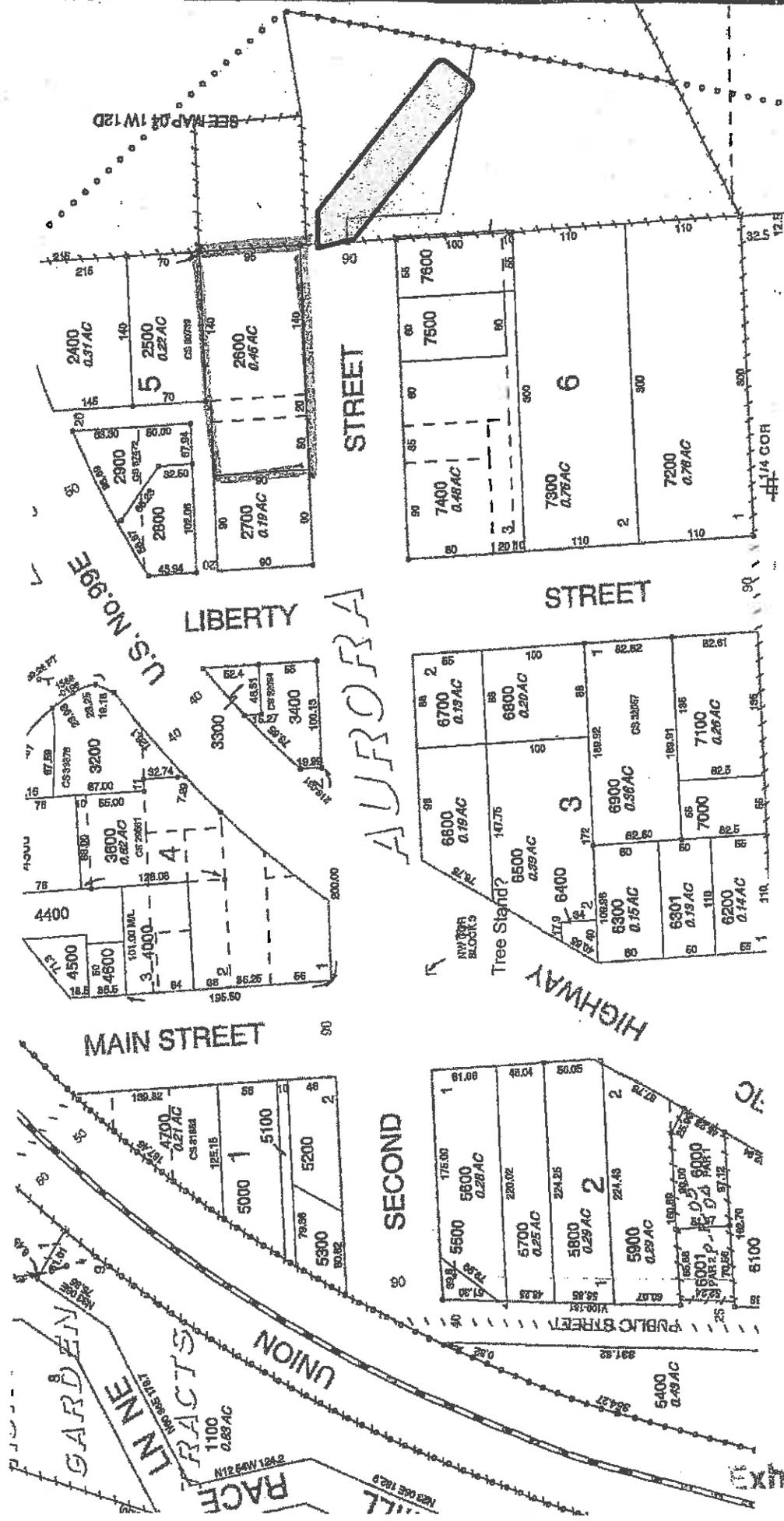
THE PLANNING COMMISSION'S DECISION IS FINAL ON THE DATE THE NOTICE OF DECISION IS MAILED. THIS DECISION BECOMES EFFECTIVE AND NOT SUBJECT TO APPEAL AS OF MARCH 24, 2015 UNLESS A TIMELY APPEAL APPLICATION IS FILED WITH APPEAL FEE PAID NOT LATER THAN 5:00 p.m. ON MARCH 23, 2015.

Any party with standing may appeal the final decision in accordance with the City of Aurora Municipal Code 16.78 which provides that a written appeal, together with the required fee, shall be filed with the City Recorder within fifteen (15) calendar days of the date the Notice of Decision was mailed. The appeal fee schedule and forms are available from the City Recorder at City Hall, 21420 Main Street NE, Aurora, Oregon, 97002.



Joseph Schaefer, Planning Commission Chair

Attachments: Exhibit A Assessor Map



A

Highway

Highway

Highway

Highway

Highway

Highway

CITY OF AURORA
NOTICE OF DECISION FOR APPLICATION FOR SITE DESIGN REVIEW
FOR CHRIST LUTHERAN CHURCH

File No. SDR 15-01

March 6, 2015

APPLICANT/OWNER: Christ Lutheran Church
15029 2nd Street NE, Aurora OR 97002

REQUEST: Site Development Review approval for modification to the existing structure to improve pedestrian circulation and ADA improvements, such as to the restrooms, stairs, and front entrance. The proposal also includes the addition of a new entry tower.

SITE LOCATION: 15029 2nd Street NE, Aurora OR
Map 041.W.12CD, Tax Lot 2600

SITE SIZE: 9,602 square feet or 0.45 acres

DESIGNATION: Zoning: Residential (R-1) with Historic Residential Overlay (HRO)

CRITERIA: Aurora Municipal Code (AMC) Chapters 16.20 Historic Residential Overlay and 16.58 Site Development Review

I. CRITERIA AND FINDINGS

The applicable review criteria for site design review applications are found in AMC Chapter 16.58 Site Development Review and the staff report dated February 25, 2015.

II. NOTICE OF DECISION

NOTICE IS HEREBY GIVEN THAT THE CITY OF AURORA PLANNING COMMISSION APPROVED THE APPLICATION FOR SITE DESIGN REVIEW FOR THE CHRIST LUTHERAN CHURCH WITH THE FOLLOWING CONDITIONS OF APPROVAL. THE FINDINGS AND CONCLUSIONS ON WHICH THE DECISION IS BASED ARE CONTAINED IN THE STAFF REPORT AND MINUTES FROM THE MARCH 3, 2015 MEETING.

The decision shall become final after the 15 day appeal period, subject to the following conditions of approval:

- 1) Develop the subject property in accordance with plans approved by the city.
- 2) Comply with all City of Aurora and State of Oregon development, building and fire codes.
- 3) A lighting plan in conformance with AMC 16.58.100.I. shall be submitted for City review and approval prior to business license approval. The lighting plan shall also show that lighting shall not reflect onto surrounding properties. A lighting plan in conformance with criteria 16.58.100.C.2. and

I.3-4. shall be submitted for City review and approval prior to final occupancy permit approval and in order to keep the conditional use permit application valid. The lighting plan shall show that lighting shall not reflect upon surrounding properties.

- 4) The on-street parking fronting upon Lot 2600 and the on-site parking area to the east of the existing structures shall be improved to meet the Aurora public works design standards for parking areas as well as AMC 16.42.050.L. to provide curb bumpers along the portions of the private parking lot that abut residential properties and the on-street parking that abuts the public sidewalks. Final inspection of the improvements by the City of Aurora shall be required prior to final occupancy approval.
- 5) If landscaping improvements exceed \$2,500, review and approval by the Historic Review Board (HRB) is also required in conformance with AMC 17.04.050.B.2.

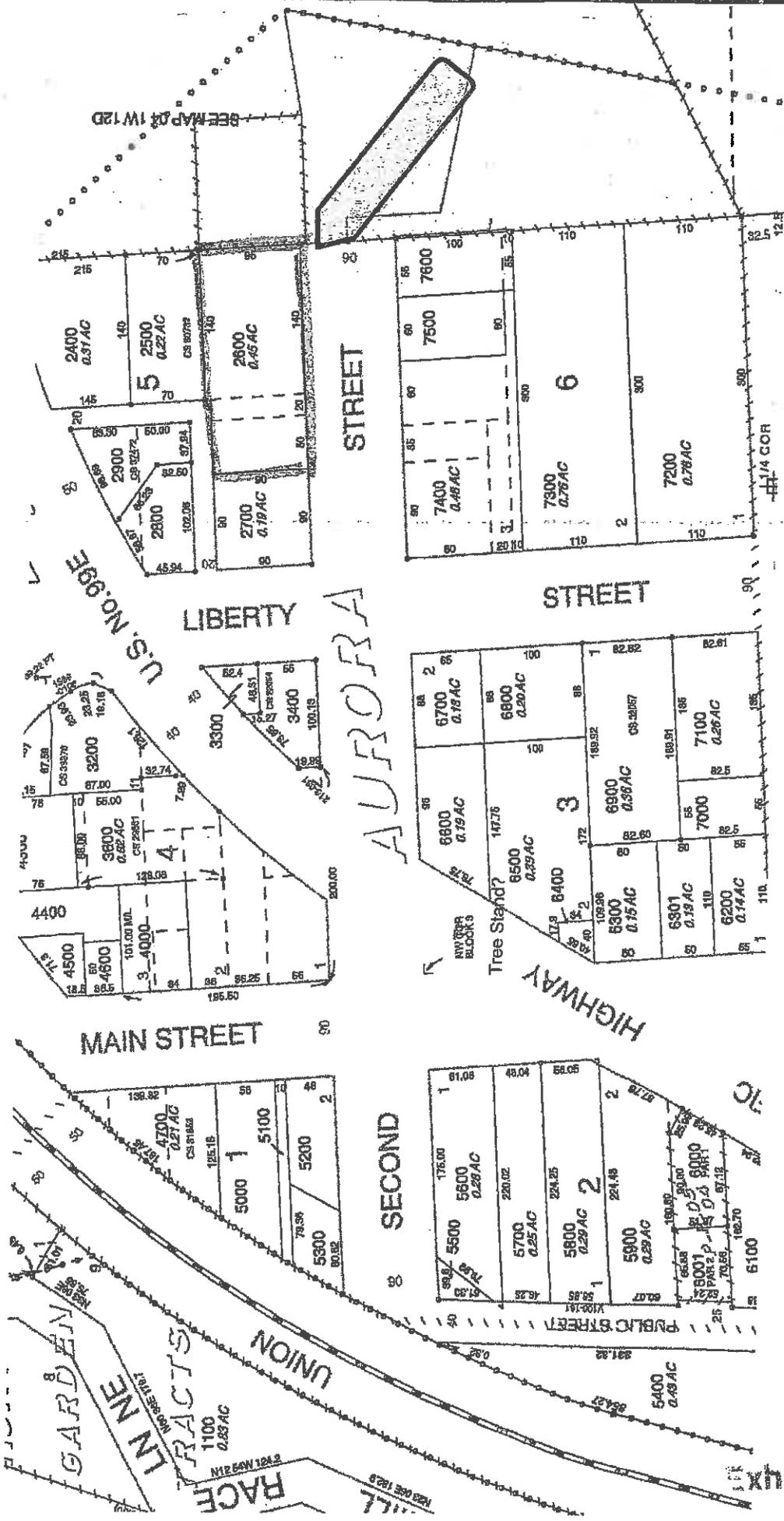
THE PLANNING COMMISSION'S DECISION IS FINAL ON THE DATE THE NOTICE OF DECISION IS MAILED. THIS DECISION BECOMES EFFECTIVE AND NOT SUBJECT TO APPEAL AS OF MARCH 24, 2015 UNLESS A TIMELY APPEAL APPLICATION IS FILED WITH APPEAL FEE PAID NOT LATER THAN 5:00 p.m. ON MARCH 23, 2015.

Any party with standing may appeal the final decision in accordance with the City of Aurora Municipal Code 16.78 which provides that a written appeal, together with the required fee, shall be filed with the City Recorder within fifteen (15) calendar days of the date the Notice of Decision was mailed. The appeal fee schedule and forms are available from the City Recorder at City Hall, 21420 Main Street NE, Aurora, Oregon, 97002.



Joseph Schaefer, Planning Commission Chair

Attachments: Exhibit A Assessor Map



A

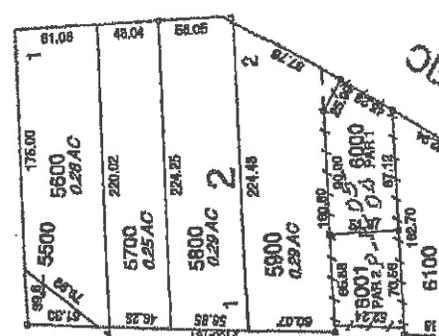
Highway

1120 ONE 1825

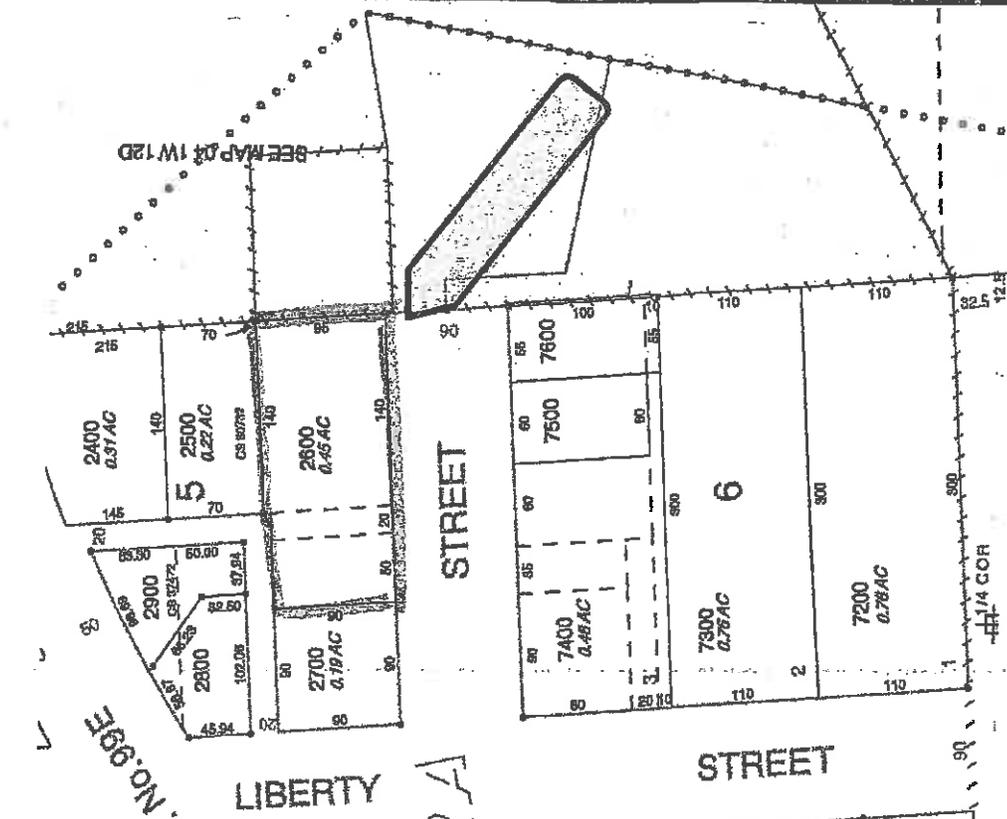
FACE

GARDEN
IN NE
FACTS
UNION
SECOND

PUBLIC STREET

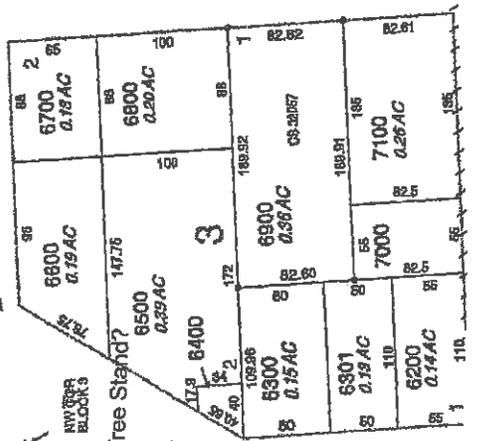


MAIN STREET



AURORA STREET

STREET



U.S. No. 99E

SEE MAP OF W12D

COPY

JOHN A. RANKIN
Planning Consultant / Attorney at Law
22151 S.W. 55th Avenue
Tualatin, Oregon 97062
Phone(503) 638-2428 / Fax(503) 638-7059

NOTICE OF DECISION

June 17, 1996

Ms. Heather Wechter
Christ Lutheran Church
P.O. Box 220
Aurora, OR 97002

Re: Notice of Decision for Conditional Use Application; CU 96-4-9659.

Dear Ms. Wechter:

Please accept this notice of decision as preliminary Planning Commission approval for the Conditional Use Application, as approved on June 4, 1996.

After the 15 day appeal period, Planning Commission approval will be official subject to the following conditions of approval:

1. The applicant/owner shall comply with all applicable City and County ordinance standards and limitations of the R-1 zone relative to the location and placement of the any future improvements. Any future improvements on the subject property may be subject to city design review and/or public works approval as well as DEQ, ODOT and Marion County review. (Contact: John Rankin @ 638-2428).
2. The applicant/owner shall be allowed to conduct child day care activities in the existing church and parsonage residence subject to the State of Oregon Department of Human Resources - Children's Services Division approval and certification, and Marion County Sanitarian.
3. The applicant/owner shall comply with the applicable requirements regarding signage.
4. The applicant/owner shall install sight obscuring fencing or hedge along property lines abutting existing residences. (Contact: John Rankin @ 638-2428).
5. The applicant/owner shall agree to not remonstrate

against the formation of a local improvement district or other assessment district or the assessment for the construction of any infrastructure improvements, including right-of-way dedication, paving, curbs, sidewalks and bikepaths, sanitary sewer and water lines, and storm drainage improvements along the entire Second Street frontage of the subject property. The applicant/owner shall agree to pay that portion of the cost of such improvement which is applicable to the property's frontage on the improved road when the improvements are completed, and which benefits the property in any other way. The applicant/owner's share of project costs shall be based on the method of assessment selected by the City to distribute costs to other benefitted users of the project. (Contact: John Rankin @ 638-2428)

6. The decision rendered on the subject application by the Planning Commission may be appealed by the filing of a written notice of appeal with the city recorder within fifteen (15) days from the date of this approval.

If you have any questions, please contact me.

Thank you.

Very truly yours,



John A. Rankin
Planning Consultant

pc: Melody Thompson, City Recorder ✓

COPY

JOHN A. RANKIN
Planning Consultant/City Attorney
22151 S.W. 55th Avenue
Tualatin, Oregon 97062
(503) 638-2428 • Fax (503) 638-7059

June 17, 1996

Ms. Heather Wechter
Christ Lutheran Church
P.O. Box 220
Aurora, OR 97002

Re: Approval Letter, Development Agreement and Final Order
Conditional Use Application, File No. CU 96-3-9659.

Dear Ms. Wechter:

Please accept this letter as preliminary City of Aurora approval for the above described application.

Enclosed please find the Development Agreement required by this approval of your application.

Please following the steps outlined below to secure final approval:

1. Read the improvement conditions carefully and sign the original Development Agreement in the presence of a notary public and have the notary acknowledge the signature in the spaces provided.
2. Attach to the Development Agreement a copy, marked as "Exhibit A", of the legal description for your property.
3. Return the original Agreement to Melody Thompson, City Recorder, at City Hall, P.O. Box 100, Aurora, Oregon 97002, for the mayor's signature and attestation. The City will then return it to you for recording.
4. Record the original Agreement with the Marion County Clerk's office, and send a copy of the recorded Agreement to City Hall at the above address.
5. Construct the required public improvements or provide assurance as described in the conditions of approval.

To speed the processing of any future building permit applications, please be prepared to:

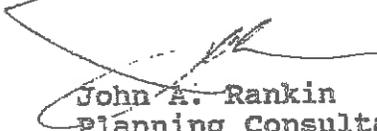
1. Submit the recorded copy of the Development Agreement,

2. Pay all development fees, including any design review, and system development charge, and normal building permit fees,
3. Prepare preliminary construction drawings and specifications for all required public improvements, and submit them to Dick Johnson, Superintendent of Public Works, for his review.
4. Pay any outstanding planning review fees, and
5. Check all conditions of your approval for any additional requirements necessary before issuance of your building permit.

If you have any questions or we can help further, please contact me.

On behalf of the City, I wish you well in your future plans.

Very truly yours,



John A. Rankin
Planning Consultant

Enclosure: Development Agreement and Final Order.

cc: Guy Spurb, Planning Commission Chairperson
Dick Johnson, Public Works Superintendent
Melody Thompson, City Recorder ✓

After Recording, Return to:

Recording Sticker Here

City of Aurora
P.O. Box 100
Aurora, OR 97002

DEVELOPMENT AGREEMENT

CITY OF AURORA

THIS AGREEMENT, made this _____ day of _____,
19_____, by and between CHRIST LUTHERAN CHURCH
("APPLICANT/OWNER"), and the CITY OF AURORA, ("CITY").

WITNESSETH

WHEREAS, the APPLICANT/OWNER is the owner of certain real property, identified as Tax Lot 900, Tax Map No. 4-1W-12D and Tax Lot 2600, Tax Map No. 4-1W-12CD, and is more particularly described as being at the east end of Second Street in Aurora, Marion County, Oregon with the address of 15029 Second Street. Please see the attached map for more detailed information, and attached "Exhibit A" for the legal description.

WHEREAS, the APPLICANT/OWNER submitted a Conditional Use Application, File No. CU 96-4-9659 ("Application") to the CITY for approval, which Application and respective files are hereby incorporated by this reference. The application received preliminary approval from the Planning Commission on June 4, 1996.

WHEREAS, the CITY is willing to provide final approval for the Application upon the condition that the APPLICANT/OWNER undertakes and maintain certain improvements and satisfy certain requirements as specified below.

NOW, THEREFORE, IN CONSIDERATION of mutual covenants and

agreements herein contained as conditions precedent to the granting of final approval for said Application by the CITY, the APPLICANT/OWNER hereby agrees as follows:

IMPROVEMENT AND MAINTENANCE PROVISIONS:

1. The applicant/owner shall comply with all applicable City and County ordinance standards and limitations of the R-1 zone relative to the location and placement of the any future improvements. Any future improvements on the subject property may be subject to city design review and/or public works approval as well as DEQ, ODOT and Marion County review. (Contact: John Rankin @ 638-2428).
2. The applicant/owner shall be allowed to conduct child day care activities in the existing church and parsonage residence subject to the State of Oregon Department of Human Resources - Children's Services Division approval and certification, and Marion County Sanitarian.
3. The applicant/owner shall comply with the applicable requirements regarding signage.
4. The applicant/owner shall install sight obscuring fencing or hedge along property lines abutting existing residences. (Contact: John Rankin @ 638-2428).
5. The applicant/owner shall agree to not remonstrate against the formation of a local improvement district or other assessment district or the assessment for the construction of any infrastructure improvements, including right-of-way dedication, paving, curbs, sidewalks and bikepaths, sanitary sewer and water lines, and storm drainage improvements along the entire Second Street frontage of the subject property. The applicant/owner shall agree to pay that portion of the cost of such improvement which is applicable to the property's frontage on the improved road when the improvements are completed, and which benefits the property in any other way. The applicant/owner's share of project costs shall be based on the method of assessment selected by the City to distribute costs to other benefitted users of the project. (Contact: John Rankin @ 638-2428)
6. The decision rendered on the subject application by the Planning Commission may be appealed by the filing of a written notice of appeal with the city recorder within fifteen (15) days from the date of this approval.

ENFORCEMENT OF THIS AGREEMENT:

1. If the APPLICANT/OWNER fails to keep and execute the terms of this agreement, the CITY may, after 30 days written notification, perform the terms and conditions including, but not limited to, the improvement and maintenance of the provisions described above, and may charge the same as a valid and enforceable lien upon the property described above. In enforcing this agreement, the City Council of the CITY may use any of the remedies proscribed in the General Ordinances of the City of Aurora or may make a determination of the probate cost of the improvement and/or maintenance and shall give the APPLICANT/OWNER a period of 30 days in which to complete said improvements and/or maintenance. If the APPLICANT/OWNER does not execute such improvements and /or maintenance within the time limit, then the City Council may pass an ordinance requiring the same to be let out for bid by the lowest responsible bidder. The cost, plus any additional costs incurred by the CITY in enforcing performance shall be charged as a lien against the property described above, and shall be collectable as other CITY liens.

2. This agreement shall be binding upon the heirs, executors, administrators and assigns of both parties, and is a condition and covenant running with the land and binding upon the above described real property.

3. If suit or action is brought to maintain or enforce any of the rights or obligations of either party arising out of or in connection with this agreement, the prevailing party in such suit or action shall be entitled to recover its reasonable attorney's fees, including attorney's fees on appeal.

FOR THE APPLICANT/OWNER:

FOR THE CITY OF AURORA:

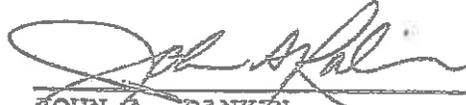
MS. HEATHER WECHTER
CHRIST LUTHERAN CHURCH
Applicant/Owner

LORETTA SCOTT, MAYOR
CITY OF AURORA

ATTEST:

Melody Thompson
City Recorder

APPROVED AS TO FORM:



JOHN A. RANKIN
City Attorney

Mailing Addresses:

Christ Lutheran Church
P.O. Box 220
Aurora, OR 97002

City of Aurora
P.O. Box 100
Aurora, OR 97002

C:\WP51\AURORA\9659DEV.AGR

STATE OF OREGON
COUNTY OF MARION

)
) ss.
)

THIS INSTRUMENT IS PERSONALLY ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 1996.

NOTARY PUBLIC SEAL:

Notary Public State of Oregon.
My commission expires: _____

BEFORE THE
PLANNING COMMISSION
OF THE CITY OF AURORA

IN THE MATTER OF THE CONDITIONAL)	FINAL FINDINGS AND ORDER
USE APPLICATION FOR THE CHRIST)	File No. CU 96-4-9659
LUTHERAN CHURCH)	

I. APPLICABLE CRITERIA:

The following criteria are applicable to the subject application:

- A. Section 9.10 of the Development Code Ordinance 315 (Ord. 315), Single-Family Residential District (R-1),
- B. Section 11.00 of Ord. 315, General Regulations and Standards,
- C. Section 11.50 of Ord. 315, Parking, Loading and Access,
- D. Section 12.90 of Ord. 321, Child Day Care,
- E. Section 14.00 of Ord. 315, Conditional Uses, and
- F. Article 7 of Ord. 315, Administration.

II. FINDINGS OF FACT:

- A. Location: Property identified as Tax Lot 900, Tax Map No. 4-1W-12D and Tax Lot 2600, Tax Map No. 4-1W-12CD, and is more particularly described as being at the east end of Second Street in Aurora, Marion County, Oregon with the address of 15029 Second Street. Please see the attached map for more detailed information.
- B. Comprehensive Plan Designation: The land use plan designation of the subject property is Low Density Residential. All adjacent property to the north, west, east, and south is designated Low Density Residential.
- C. Zoning: The zoning designation of the subject property is Single-family Residential (R-1). All adjacent property to the north, west, east, and south is of the same designation.
- D. Existing Improvements: The subject property currently contains the Christ Lutheran Church parsonage residence.
- E. Availability of Public Services: The subject property

presently contains an individual well and existing septic tank and drainfield systems. The property does have direct access to Second Street, a local public street maintained by the city.

- F. Proposed Application: The applicant/owner is requesting a Conditional Use Application to allow the use of the daylight basement in the existing house as a day care, and use part of the existing church building for a pre-school. Both the existing house and day care/pre-school programs are church owned and sponsored. The pre-school/day care facilities shall be named the Christ Lutheran Church Early Child Development Center.
- G. Adjacent Land Uses: All adjacent property to the west, east and north contains single family residential uses. Adjacent property to the south contains a single family residence which is being used for the Aurora Inn/Bed and Breakfast.

III. AGENCY RECOMMENDATIONS:

Agency referrals were mailed to all affected agencies and organizations as well as adjacent property owners within 300 feet of the subject property.

The Public Works Director visited the site and addressed needed changes, in a letter to Heather Wechter of Christ Lutheran Church dated April 24, 1996, as follows: "for the safety of the children, there needs to be a second exit, on the south wall, to the outside. For the room where the exit is, the door needs to be removed and an exit sign over the doorway".

All notified agencies and organizations and adjacent property owners either had no objection or failed to comment before the drafting of this administrative decision/staff report.

IV. REVIEW CRITERIA AND EVALUATION

A. PERMITTED USES

Section 9.10 of the City of Aurora Development Code describes permitted uses under the R-1 zone designation.

Findings:

Single-family dwellings are an out-right permitted use in the R-1 zone. "Child day care facilities licensed

by the State of Oregon" are permitted as a conditional use in the R-1 zone and shall be addressed under that criteria stated below.

- B. Section 11.00 of Ordinance 315, General Regulations and Standards, describes standards for minimum lot area; width and depth; setbacks; percentage of coverage; and building height requirements for each zone.

Findings:

The following general regulations are required for buildings in the R-1 zone: Minimum lot area of 7,500 square feet; minimum lot width of 70 feet and depth 90 feet; maximum lot coverage of 40%; front yard setbacks of 20 feet, side yard setbacks of 5 feet, and rear yard setbacks of 10 feet; and maximum height of buildings of 35 feet.

The subject application satisfies all of the above requirements with the existing residence placement. No changes to the exterior of the existing residence shall occur with this development application.

- C. Section 11.50 of Ordinance 315, Parking, Loading and Access, states the requirements for off-street parking for places of public assembly such as child day care facilities.

Findings:

Required off-street parking for pre-school, nursery or kindergarten day care facilities is one (1) space per employee plus one (1) space per four (4) children. The subject day care facility will be caring for approximately ten (10) pre-school age children, and 10 to 15 day care children on any given business day which will require, per Section 11.50, approximately two (2) off-street parking spaces for employees and twelve (12) spaces for customers. The subject application complies with this requirement because the existing parsonage residence contains approximately two (2) off-street parking spaces, and the remainder of the needed parking space can be provided by the adjoining church property parking lot where a portion of the pre-school facilities will be situated.

- D. Section 12.90 of Ord. 321, Child Day Care, adopts the Children's Services Division's "Rules for the Certification of Group Day Care Homes" which regulates all child day care facilities with more than six (6) children being cared for during business hours.

Findings:

The applicant/owner shall be required to make application and gain approval for their proposed child day care facility through the State of Oregon Department of Human Resources - Children's Services Division.

E. CONDITIONAL USES

In addition to the general requirements of this Ordinance, Section 14.00 lists other reasonable conditions which are required by the Commission.

Findings:

The Commission may require the following conditional use standards for the subject application: limiting the manner in which the use is to be conducted, including restrictions on the hours of operation; establishing additional setbacks; designating the size, number, location, and nature of vehicle access points; limiting or otherwise designating the number, size, location, height, and lighting of signs; requiring fences, sight-obscuring hedges or other screening and landscaping to protect adjacent properties; and protecting and preserving existing trees, vegetation, wildlife habitat or other natural resources.

The subject property contains an existing church and parsonage residence which has wire fencing around the north and east sides, and a portion of the south side of the property. Proposed hours of operation for the proposed use are as follows:

Church:

Monday - Friday 8:30 am - 11 am

Monday, Wednesday,
and Friday 1 pm - 3:30 pm

Parsonage House:

Monday - Friday 7 am - 6 pm

Conclusion: With the appropriate conditions of approval, the proposed conditional use appears to have satisfied all of the above review criteria.

IV. RECOMMENDATION.

Based upon the findings contained in this staff report, the application packet submitted by the applicant and testimony before the Planning Commission, approval is hereby recommended for the Conditional Use Application submitted by Christ Lutheran Church, subject to the following conditions of approval:

1. The applicant/owner shall comply with all applicable City and County ordinance standards and limitations of the R-1 zone relative to the location and placement of the any future improvements. Any future improvements on the subject property may be subject to city design review and/or public works approval as well as DEQ, ODOT and Marion County review. (Contact: John Rankin @ 638-2428).
2. The applicant/owner shall be allowed to conduct child day care activities in the existing church and parsonage residence subject to the State of Oregon Department of Human Resources - Children's Services Division approval and certification, and Marion County Sanitarian.
3. The applicant/owner shall comply with the applicable requirements regarding signage.
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5. The applicant/owner shall agree to not remonstrate against the formation of a local improvement district or other assessment district or the assessment for the construction of any infrastructure improvements, including right-of-way dedication, paving, curbs, sidewalks and bikepaths, sanitary sewer and water lines, and storm drainage improvements along the entire Second Street frontage of the subject property. The applicant/owner shall agree to pay that portion of the cost of such improvement which is applicable to the property's frontage on the improved road when the improvements are completed, and which benefits the property in any other way. The applicant/owner's share of project costs shall be based on the method of assessment selected by the City to distribute costs to other benefitted users of the project. (Contact: John Rankin @ 638-2428)
6. The decision rendered on the subject application by the Planning Commission may be appealed by the filing of a

written notice of appeal with the city recorder within fifteen (15) days from the date of this approval.

ORDERED this Tenth day of July, 1996.

Guy Sperb
Planning Commission Chairperson

Motion: I move that the Planning Commission adopt the Final Findings and Order for the Conditional Use Application as submitted by Christ Lutheran Church as approved on June 4, 1996.

C:\wpwin\aurora\9659fin.ord

City of Aurora Building / Planning Application

(Check appropriate box)

- | | |
|---|---|
| <input type="checkbox"/> SITE DEVELOPMENT REVIEW (AMC 16.58)
<input type="checkbox"/> FLOOD PLAN DEV. PERMIT (AMC 16.18)
<input type="checkbox"/> HISTORIC OVERLAY DISTRICT (AMC 16.20-16.22)
<input type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Sign Review
<input type="checkbox"/> MANUFACTURED HOME PARK (AMC 16.36)
<input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT (AMC 16.80)
<input type="checkbox"/> Text <input type="checkbox"/> Map
<input type="checkbox"/> ZONING ORDINANCE AMENDMENT (AMC 16.80)
<input type="checkbox"/> Text <input type="checkbox"/> Map | <input type="checkbox"/> CONDITIONAL USE (AMC 16.60)
<input checked="" type="checkbox"/> VARIANCE (AMC 16.64)
<input type="checkbox"/> HOME OCCUPATION (AMC 16.46)
___ Type I ___ Type II
<input type="checkbox"/> NON-CONFORMING USE (AMC 16.62)
<input type="checkbox"/> LAND DIVISION
<input type="checkbox"/> Subdivision (AMC 16.72)
<input type="checkbox"/> Partition (AMC 16.70)
<input type="checkbox"/> Property Line Adjustment (AMC 16.68)
<input type="checkbox"/> APPEAL TO _____ (AMC 16.74-16.78)
<input type="checkbox"/> OTHER _____ |
|---|---|

APPLICANT GENERAL INFORMATION

Applicant Christ Lutheran Church (Pastor Craig Johnson) Phone (503) 678-5135
 Mailing Address 15029 2nd Street NE / Aurora, OR 97002
 Property Owner Christ Lutheran Church Phone (503) 678-5135
 Mailing Address 15029 2nd Street NE / Aurora, OR 97002
 Contact person if different than applicant Richard Rothweiler (architect), AC+Co. Phone (503) 581-4114
 Mailing Address 363 State Street / Salem, OR 97302

PROPERTY DESCRIPTION

Address 15029 2nd Street NE / Aurora, OR 97002 Tax Map # 041W12CD Tax Lot # 02600
 Legal Description (attach add'l sheet if necessary) The subject property is noncontributing to the Aurora Colony Historic District and is developed with a 7,266 square-foot church and gravel parking lot owned by members of Christ Lutheran
 Total Acres or Sq. Ft. 0.45 acres Existing Land Use Lutheran church
 Existing Zoning Low-Density Residential Proposed Zoning (if applicable) N/A
 Proposed use Lutheran church

ACTION REQUESTED: (use additional sheets as needed)

Request for a variance from the thirty-five foot height restriction listed in Municipal Code Chapter 17.40.100 to allow the addition of a fifty-foot bell tower to the entrance of Christ Lutheran Church.

ATTACHMENTS

C-48 FOOT TALL

- A. Plot plan of subject property- show scale, north arrow, location of all existing and proposed structures, road access to property, names of owners of each property, etc. Plot plans can be submitted on tax assessor maps which can be obtained from the tax assessor's office in the Marion County Courthouse, Salem OR.
- B. Legal description of the property as it appears on the deed (metes and bounds). This can be obtained at the Marion County Clerk's office in the Marion County Courthouse, Salem OR.

ADDITIONAL INFORMATION

In order to expedite and complete the processing of this application, the City of Aurora requires that all pertinent material required for review of this application be submitted at the time application is made. If the application is found to be incomplete, review and processing of the application will not begin until the application is made complete. The submittal requirement relative to this application may be obtained from the specific sections of the Aurora Municipal Code pertaining to this application. If there are any questions as to submittal requirements, contact the City Hall prior to formal submission of the application.

In submitting this application, the applicant should be prepared to give evidence and information which will justify the request and satisfy all the required applicable criteria. The filing fee deposit must be paid at the time of submission. This fee in no way assures approval of the application and is refundable to the extent that the fee is not used to cover all actual costs of processing the application.

I certify that the statements made in this application are complete and true to the best of my knowledge. I understand that any false statements may result in denial of this application. I understand that the original fee paid is only a deposit and I agree to pay all additional actual costs of processing this application, including, but not limited to, all planning, engineering, City attorney and City administration fees & costs. I understand that no final development approval shall be given and/or building permit shall be issued until all actual costs for processing this application are paid in full.

Signature of Applicant _____ Date _____

Signature of Property Owner _____ Date _____

Office Use Only: Received By: _____ Date: _____ Fee Paid \$ _____
Receipt # _____ Case File # _____ Planning Director Review _____ Date: _____

04 1W 12CD
AURORA

MARION COUNTY, OREGON
SE 1/4 SW 1/4 SEC 12 T4S R1W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Block Boundary
 - Historical Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plot Boundary
 - Waterline - Block Body
 - Waterline - Non Body
 - Easement
 - Railroad Centerline
 - DIC Line
 - Map Boundary
 - Waterline - Non Body
- SYMBOL TYPES**
- Survey Monument
 - Road Station
 - R DIC Corner
 - 1/16TH Section Cor.
 - 1/4 Section Cor.
 - 1/2 Section Cor.
 - Section Corner

NUMBERS

Tax Code Number
000 00 00 0

Acreage
0.26 AC

All acres listed are list acres, excluding any portions of the taxer within public ROWs

NOTES

Tick Marks: If a tick mark is indicated on the end of a line, then the dimension goes to the tick mark. This is used when dimensions extend into public right-of-way.

CANCELLED NUMBERS

901
1001
3700
3800
3900
4100
4200
4300
4400
4500
7100A1

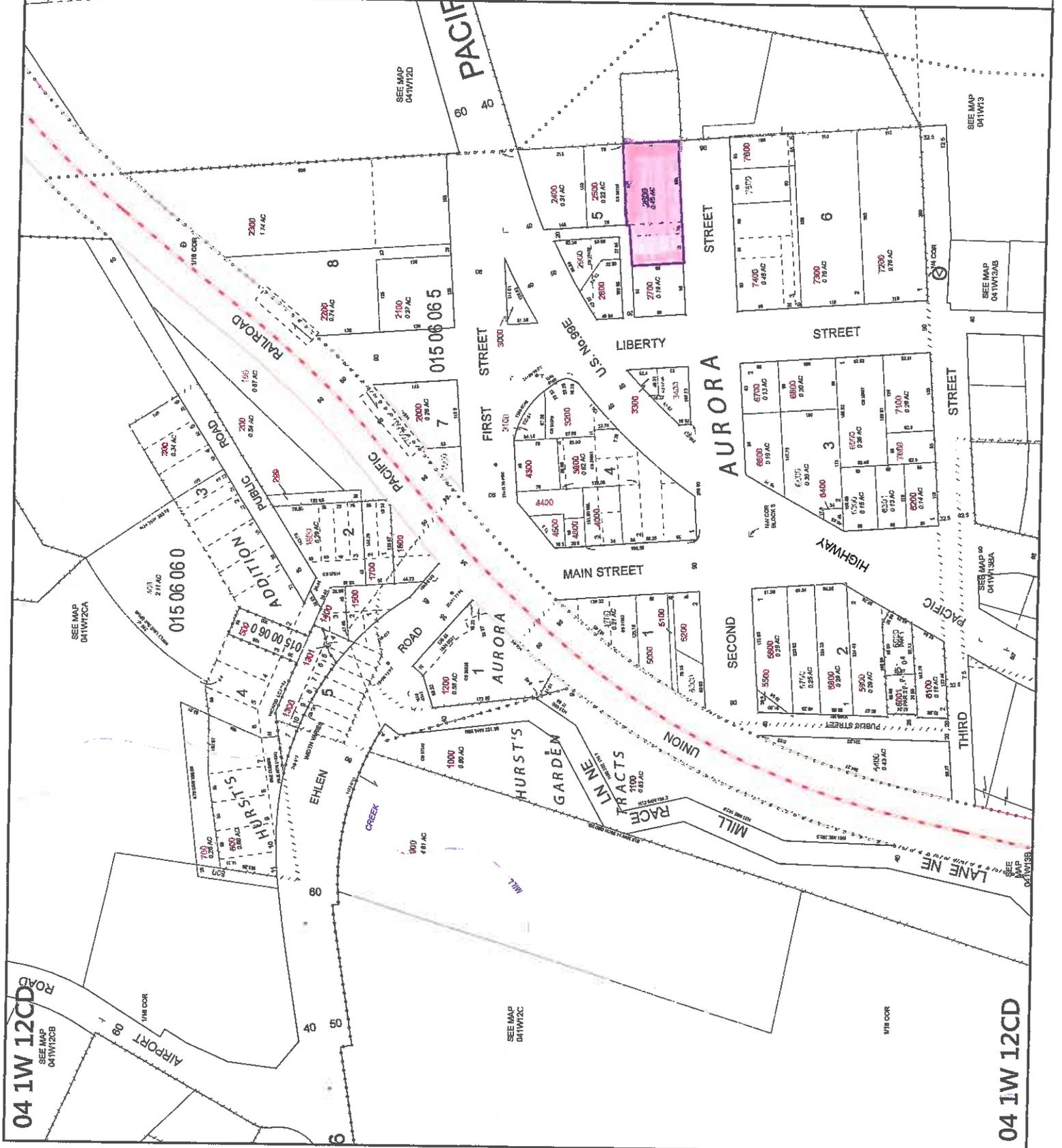
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 4/15/2015

AURORA
04 1W 12CD



04 1W 12CD
SEE MAP 041W12CB

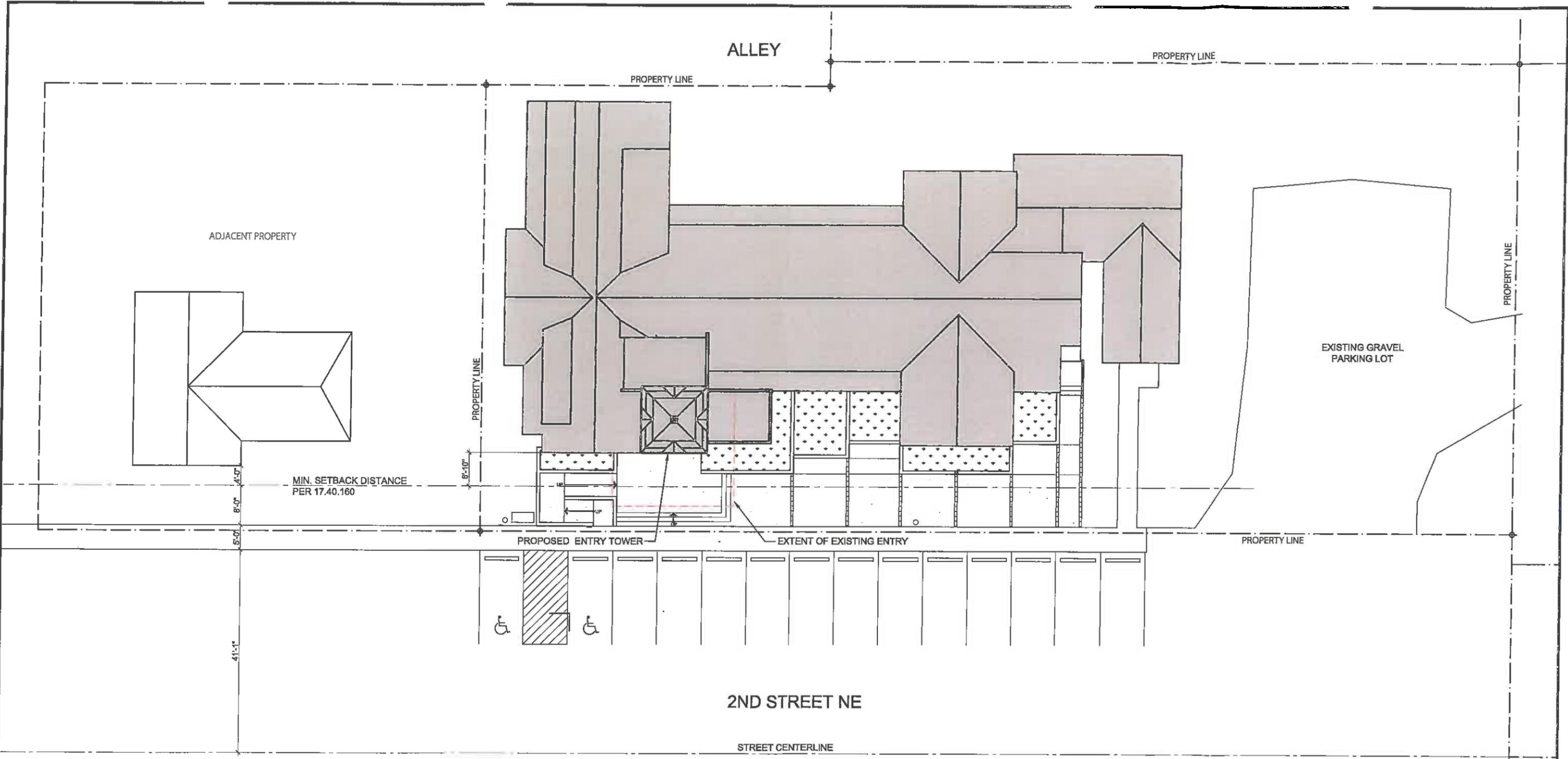
04 1W 12CD
SEE MAP 041W12CB

SEE MAP 041W12CA

SEE MAP 041W12BA

SEE MAP 041W12B

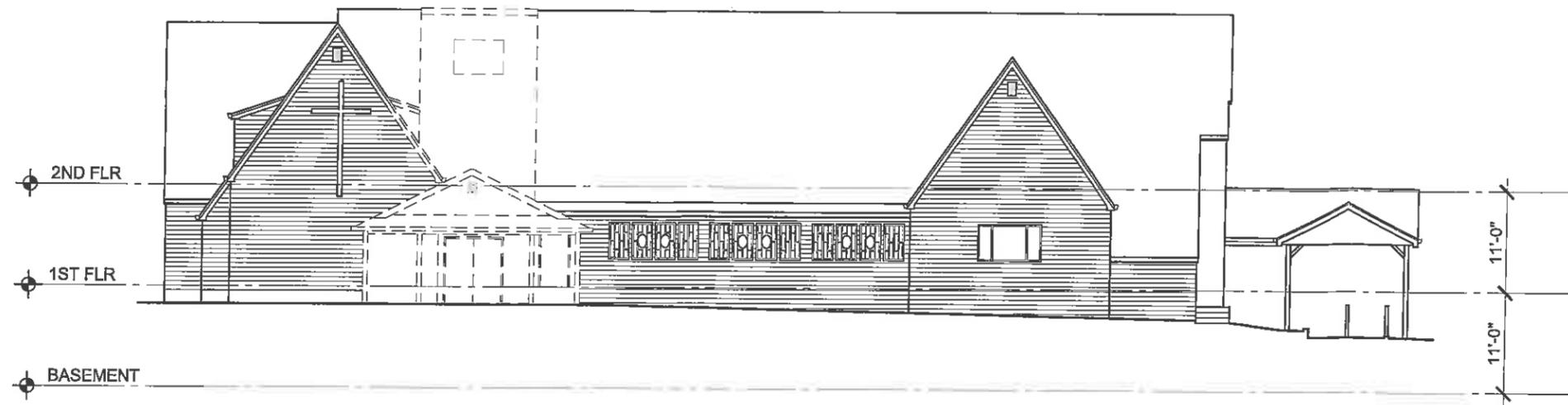
SEE MAP 041W12A



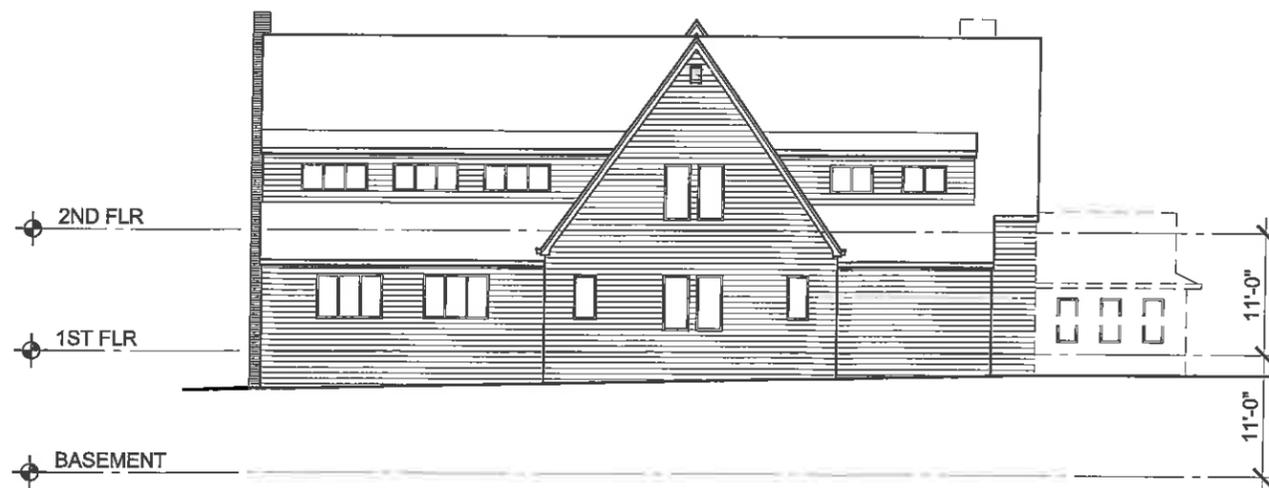
1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

CHRIST LUTHERAN CHURCH
AURORA, OREGON

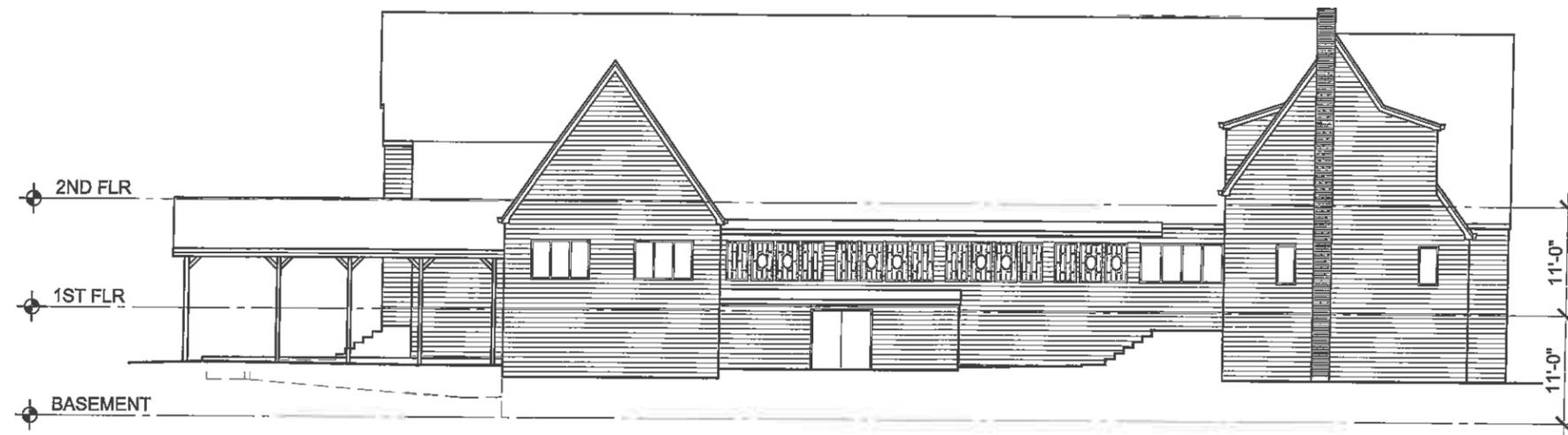
ac
co ARCHITECTURE
COMMUNITY
363 State Street
Salem, OR 97301-3633
P: 503.681.4114
www.accoac.com



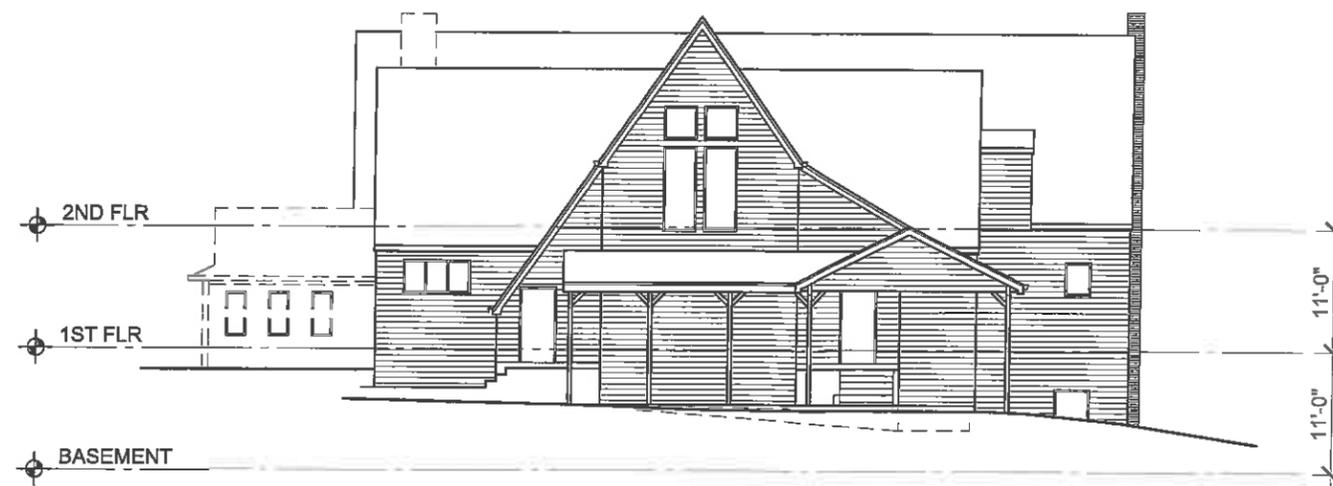
1 SOUTH ELEVATION - EXISTING
SCALE: 1/16"=1'-0"



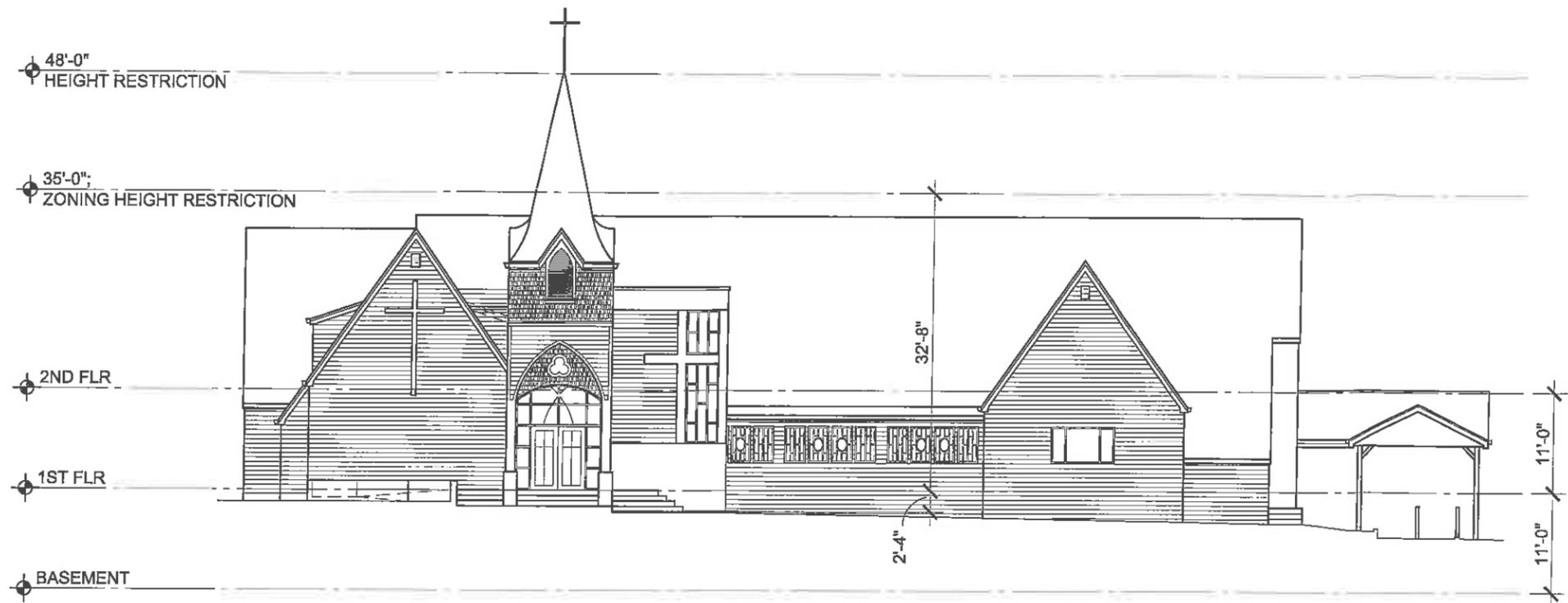
2 WEST ELEVATION - EXISTING
SCALE: 1/16"=1'-0"



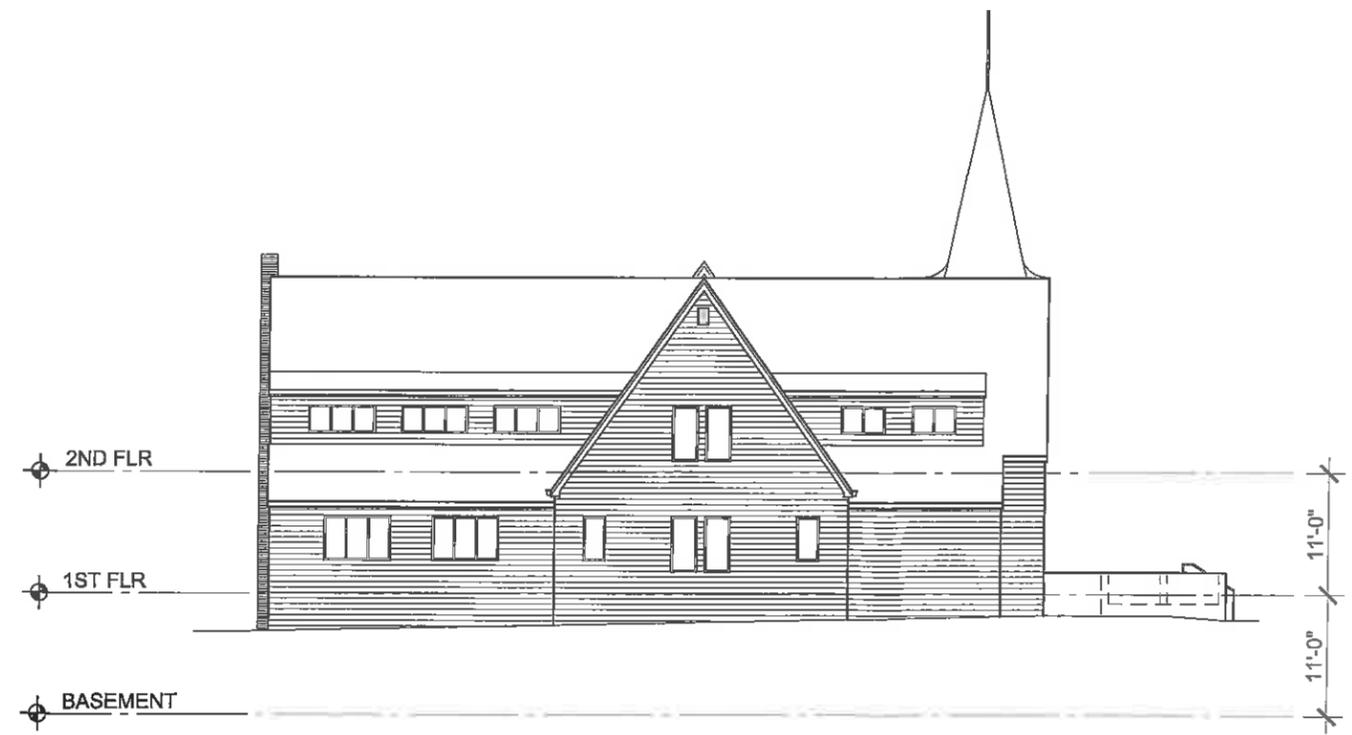
3 NORTH ELEVATION - EXISTING
SCALE: 1/16"=1'-0"



4 EAST ELEVATION - EXISTING
SCALE: 1/16"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 WEST ELEVATION
SCALE: 1/16"=1'-0"

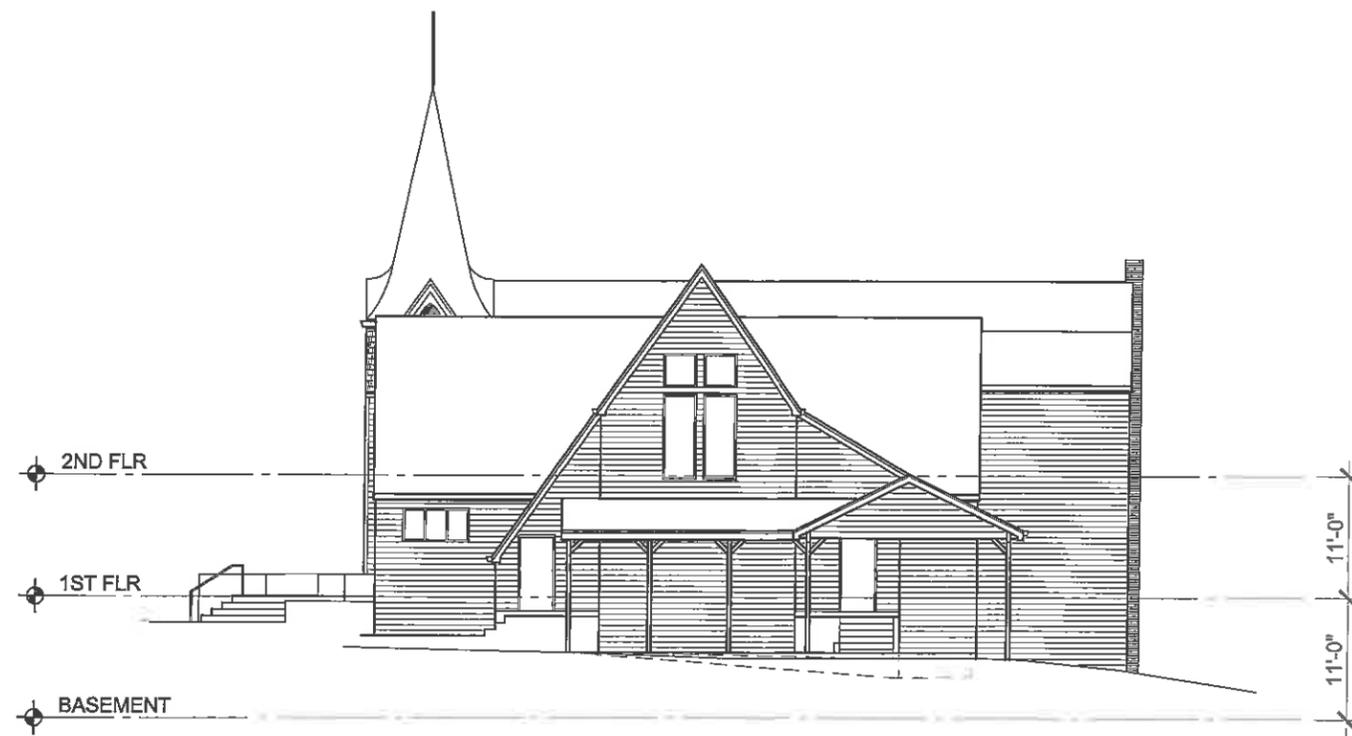
CHRIST LUTHERAN CHURCH
AURORA, OREGON



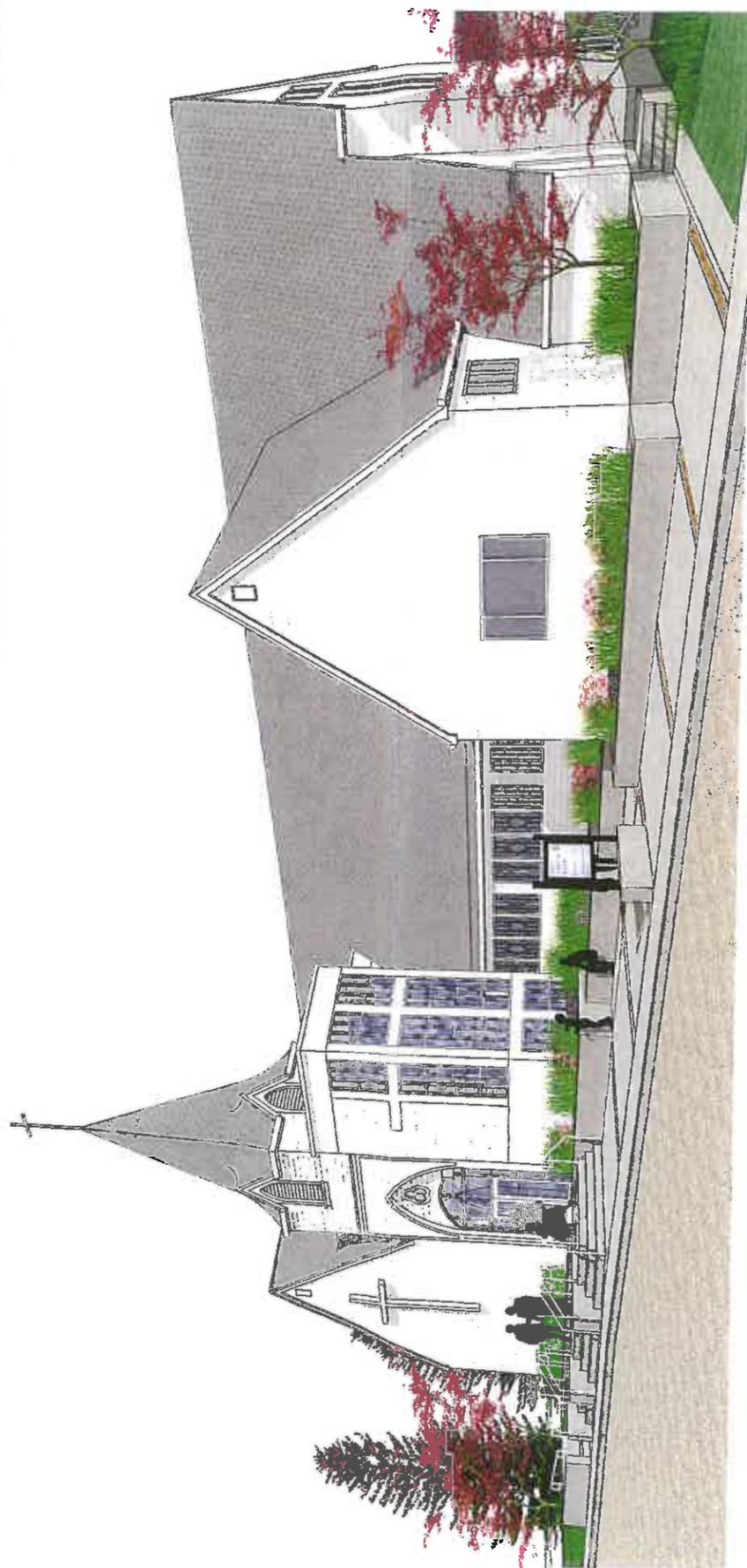
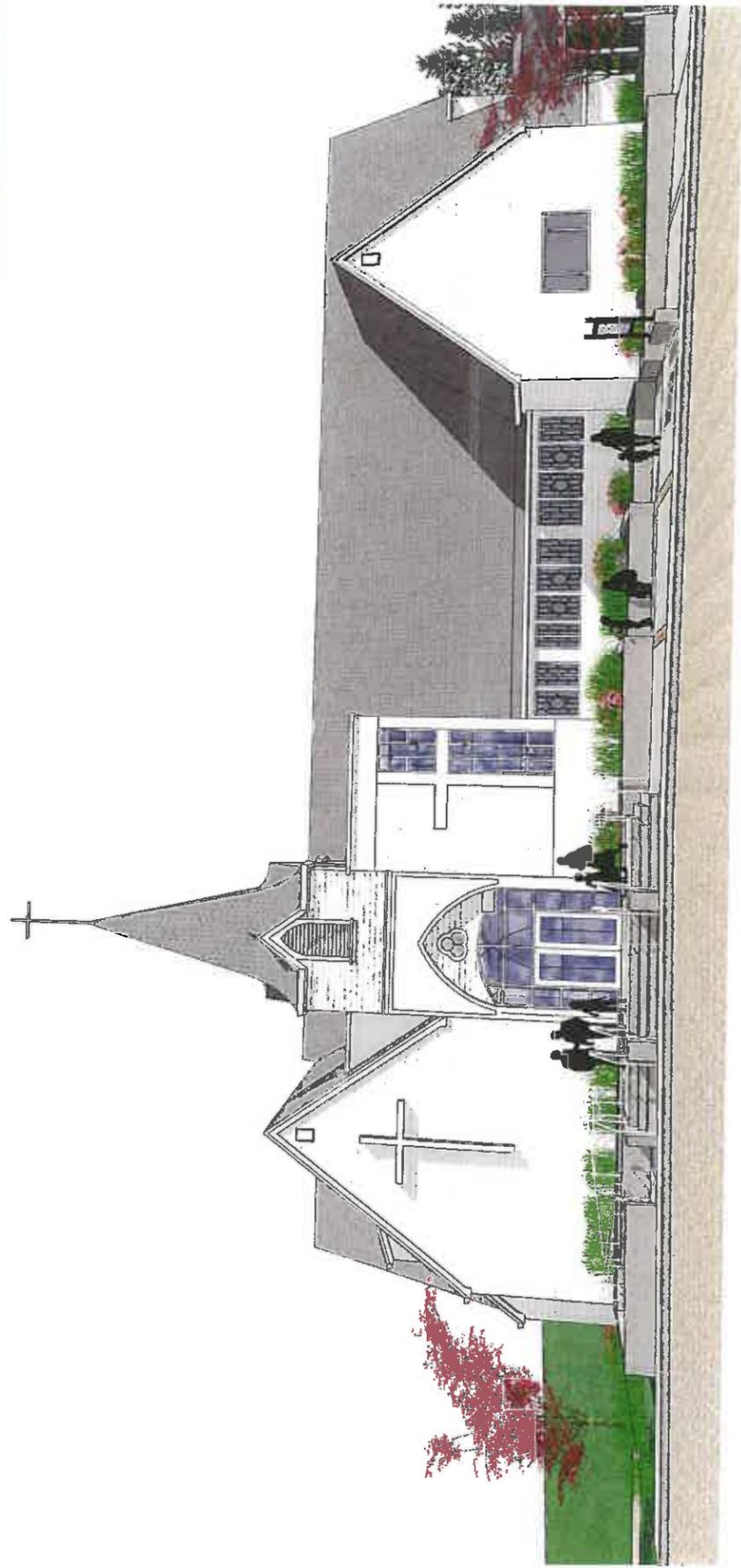
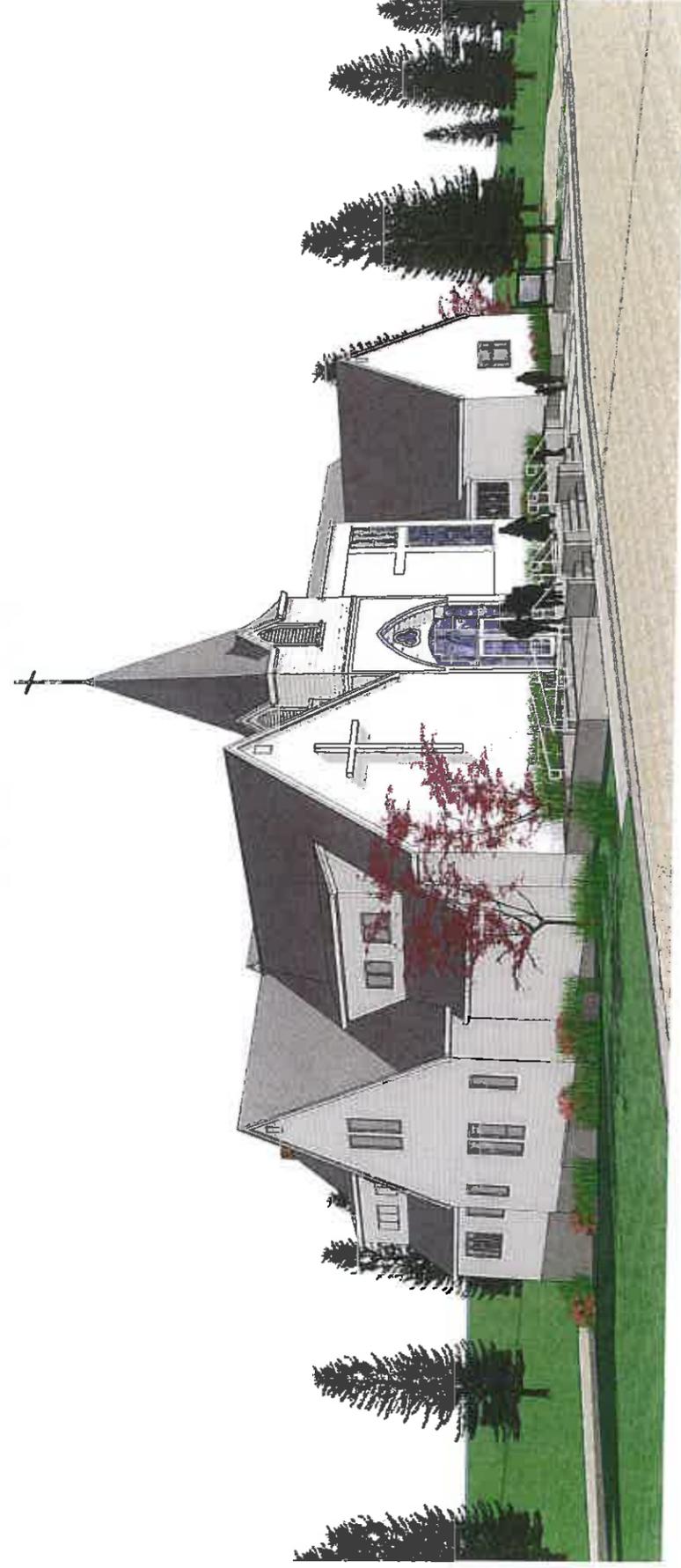
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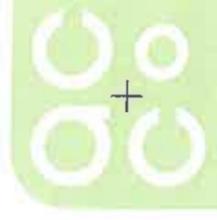
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4 EAST ELEVATION
SCALE: 1/16"=1'-0"

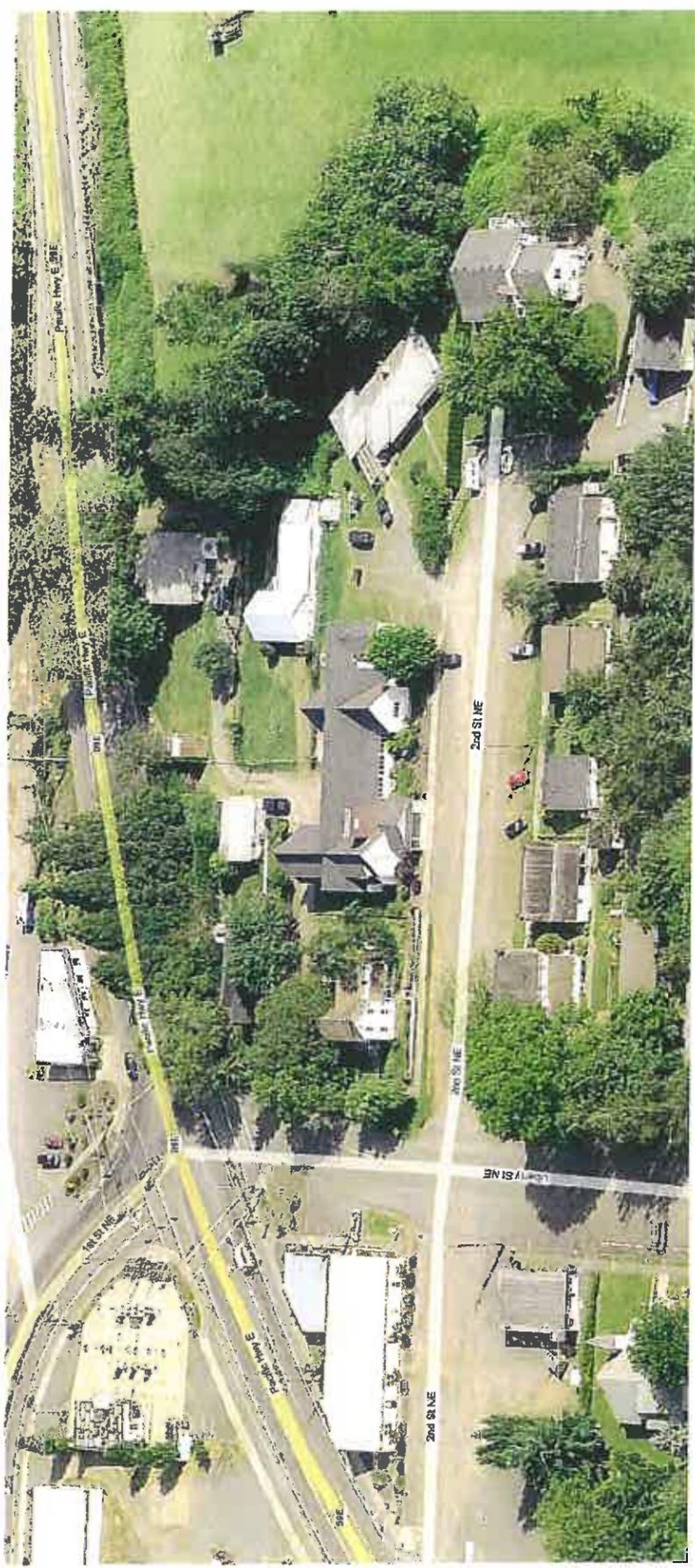


PROPOSED NEW ENTRY AND STAIR
CHRIST LUTHERAN CHURCH
AURORA, OREGON



ARCHITECTURE
COMMUNITY

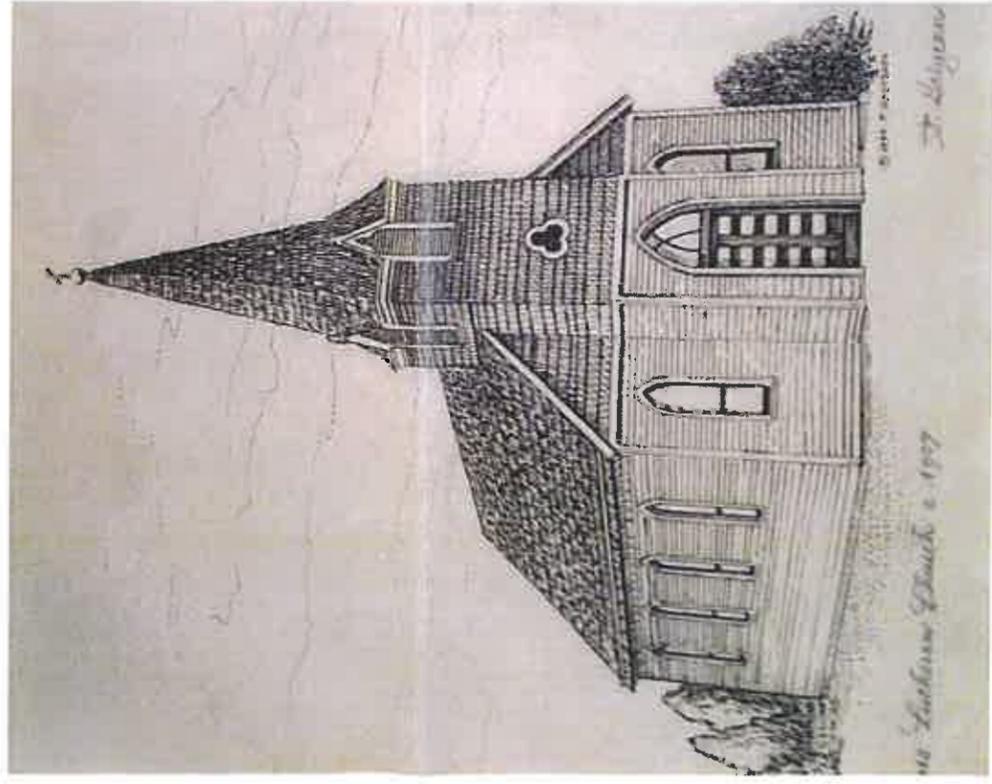
363 State Street
Salem, OR 97301-3533
P: 503.581.4114



AERIAL OF EXISTING BUILDING



ASSESSOR PHOTO OF EXISTING BUILDING



SKETCH OF ORIGINAL BUILDING, 1907



EXISTING ENTRY