

AGENDA
Aurora City Council Meeting
Tuesday, September 13, 2016, 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 CITY COUNCIL MEETING

2. CITY RECORDER DOES ROLL CALL

Mayor Bill Graupp
Councilor Jason Sahlin
Councilor Tom Heitmanek
Councilor Bob Southard
Councilor Kris Sallee

3. CONSENT AGENDA

- a) City Council Minutes – August, 2016
- b) Planning Commission – July, 2016
- c) Historic Review Board Meeting Minutes – July, 2016

4. CORRESPONDENCE –

- a) **Congratulations Letter From Oregon State Parks and Recreation Regarding the CLG Grant For Historic Properties.**

5. VISITOR

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.

6. REPORTS

- a) Mayors Report
- b) Planning
- c) Public Safety
- d) Finance Officer
- e) Public Works
- f) Parks Committee
- g) City Recorder
- h) City Attorney

7. ORDINANCES, RESOLUTIONS AND PROCLAMATIONS

- a) Resolution Number 715 A Resolution to Increase Garbage Disposal Rates.

8. NEW BUSINESS

- a) Discussion and or Action on Republic Services Rate Increase
- b) Discussion and or Action on AMC Chapter 8 Noxious Vegetation.

9. OLD BUSINESS

- a) Discussion on Employee Manual
- b) Discussion on Council Procedures

10. FUTURE TOPICS

- a) IGA LIST

11. ADJOURN

Minutes
Aurora City Council Meeting
Tuesday, August 09, 2016, 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
Officer Bell, Marion County
Dennis Koho, Koho Law

STAFF ABSENT: NA

VISITORS PRESENT: Chris Green, 14643 Ottaway Building C
Scott Ross, Aurora
Kris Sallee, Aurora

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Mayor Bill Graupp at 7:11 pm

2. CITY RECORDER DOES ROLL CALL

Mayor William Graupp- Present
Councilor Jason Sahlin - Absent
Councilor Kris Sallee-Present
Councilor Robert Southard-Present
Councilor Tom Heitmanek - Present

3. CONSENT AGENDA

- a) City Council Meeting Minutes – July, 2016, City Recorder Richardson informs council there were a few sentence structure items that have been corrected.
- b) Planning Commission – NA
- c) Historic Review Board Meeting – June, 2016

ACTION ITEM: NA

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

4. CORRESPONDENCE –

- a) NA.

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.

- Scott Ross, 21200 Hwy 99E. I brought a matter to the council last month regarding a possible tort claim I would like a status. City Attorney Koho informs Mr. Ross the city is taking its insurance advice as there is no case and we have no intention to settle and if you want go ahead and file.
- Chris Green, 14643 Ottaway Rd building C, I received a cease and desist letter from the city regarding not having a business license. I currently lease the building from John Smets and I am not currently doing business however I would like an extension to apply for a code text amendment to remove the buffer zone or two make a deal with the other business to buy us out. Mr. Green states they submitted a letter to Joseph Schaefer today were beginning the process. Richardson informs council that this is the business that she was directed to send out the violation letter regarding the lack of permits and no site development review being approved for the lease of the building. Council consensus is to give Mr. Green until the next council meeting and discuss this issue again.
- Kris Sallee, addresses the council as a citizen who received a bill for services provided to her per the sign application that was applied for. Sallee has concerns regarding the bill and how it was handled. 1. Why am I receiving this so long after the fact? 2. Why is the attached showing my name and others I don't really care for other people seeing what I am doing, is this normal? 3. Due date was wrong. 4. Question regarding her check and the amount due.

6. REPORTS

- a) Mayor Bill Graupp, informs council that he attended the Mayors conference and received some good information regarding public meetings laws and because of what he learned feels we need to look at our email practices. City County insurance is working hard to address the recreational immunity law. CIS is offering a service to inspect playgrounds and I would encourage staff to take advantage of this service.

Council discussed. NA

ACTION ITEM: NA

- b) Planning, August meeting was cancelled.

ACTION ITEM: NA

- c) Public Safety, Officer Mike Bell our new deputy gives a bit of background and experience. He presents his report and informs council that currently approximately 90% of the citizens treat the stop sign on Liberty as a yield sign and soon he will be issuing cites. Currently were getting ready for the Colony Days events. Councilor Sallee asks for a yearend report. Mayor Graupp asks for deputy Bells reaction to the free lunch trailer in the park and deputy Bells think it's a great idea. There have been no issues in the park during the concerts either.

Council discussed, NA

ACTION ITEM: Yearend Report

- d) Finance,
- Everything is going great does council have any questions.

Council discussed, NA

ACTION ITEM: NA

- e) Public Works
- Presents his report and is happy to be in the new budget cycle as some areas were operating thin near the end.
 - The water leak at 21383 has been addressed and the leak was as earlier reported on the customer's side of the meter.
 - Yukon water leak has been addressed as well along with Bobs and Liberty.
 - We have cut back water usage in the park.
 - Working on the water rate study items.
 - Councilor Sallee ask about how many meters can be done in a day and Lockard states approximately 3-5.

Council discussed, various items regarding Colony Days.

ACTION ITEM: Get completed and updated contract.

- f) Parks Committee
- Mayor states that there has been a lot of good feedback from Aurora Colony Days committee regarding the addition of the farmers market.

ACTION ITEM: Web payment portal.

- g) City Recorder, gives her report and informs council 3violations went out last month and there are no questions from council.

- h) City Attorney
- During this time Councilor Sallee informs the group she contacted Tamara Jones the pre-loss attorney at the League of Oregon Cities and spoke to her about the Employee Manual. Staff informs Councilor Sallee that the Employee Manual originated from there and was adapted towards Aurora and went through the review process from City

County Insurance Services and the League of Oregon Cities that last time is was updated.

Council discussed, NA

ACTION ITEM: NA

7. ORDINANCES, RESOLUTIONS AND PROCLAMATIONS

- a) Resolution Number 713 A Resolution to Validate in Writing Heitmanek Appointment,

Motion to approve Resolution Number 713 and Validate Heitmanek Appointment is made by Councilor Sallee and is seconded by Councilor Southard. Passed by All.

- b) Resolution Number 714 A Resolution to Purchase a 2017 Ram Truck for Public Works Department as budgeted. , There is a brief discussion regarding what to do with the old trucks.

A motion is made by Councilor Heitmanek to approve Resolution Number 714 to purchase 2017 Truck for Public Works and is seconded by Councilor Southard. Passed by All.

8. NEW BUSINESS

- a) NA

9. OLD BUSINESS

- a) Discussion and or Action on Ordinance Violations/Nuisance Declared Property Location 21367 Hwy 99E Richard Reneau. Council discussion the safety issue at this property and various options. It is the consensus of the council to think about where they want to go with this and table until next month.

ACTION ITEM; Public Works needs to get a bid for cleaning up the lot.

- b) Discussion and or Action /Review of Council Procedures, leave as ongoing.
c) Discussion and or Action/Review of Employee Manual. Leave as ongoing.

10. FUTURE TOPICS

- a) **IGA List**
b) **Chapter 8 Noxious Vegetation**

11. ADJOURN,

Mayor Graupp adjourned the August 09, 2016 Council Meeting at 8:29 PM.

Bill Graupp, Mayor

ATTEST:

Kelly Richardson, CMC
City Recorder

Minutes
Aurora Planning Commission Meeting
Tuesday, July 5, 2016, 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: Tom Heitmanek, Aurora
J Guy, Aurora
Max Miller
Marilyn Weik, Aurora
Mathew Anderson, Aurora
Rick Schaefer, Aurora
Nathan Ellitot, Milwaukie
John Smets, Aurora
Larry Fritzie
Mary Hellake, Aurora

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Chairman Schaefer at 7:01 pm

2. CITY RECORDER DOES ROLL CALL

Chair Joseph Schaefer - Present
Commissioner Craig McNamara- Absent
Commissioner Bud Fawcett - Present
Commissioner Jonathan Gibson - Present
Commissioner Mercedes Rhoden-Feely - Present
Commissioner Tara Weidman - Absent
Commissioner Open

3. CONSENT AGENDA

- a) Planning Commission Minutes – June, 2016
- b) City Council Meeting Minutes – May, 2016
- c) Historic Review Board Minutes – May, 2016

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

4. CORRESPONDENCE –

a) NA

5. VISITORS

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

No one Speaks at this time.

6. PUBLIC HEARING, Opens at 7:06 PM

a) Discussion and or Action on CUP-2016-01 Building B 14643 Ottaway Rd. No ex-parte contact is declared by any of the Commissioners.

**CITY OF AURORA
PLANNING COMMISSION**

STAFF REPORT: Conditional Use Permit 2016-01 [CUP-16-01]
DATE: June 28, 2016 (for the July 5th Planning Commission meeting)

APPLICANT: Fortune Farms, Inc., c/o Todd Boren
220 NW 8th Ave. 1st Floor, Portland OR 97209

OWNER: Stems Property LLC, c/o Bob Smets
P.O. Box 560, Aurora OR 97002

REQUEST: Conditional Use Permit approval for a marijuana grow site and processing site on the subject property for 'Building B' only, measuring approx. 6,000 square feet in size.

SITE LOCATION: Map 041.W.13B Tax Lot 1700, commonly known as 14633 Ottaway Road NE,
Aurora, OR 97002

SITE SIZE: 72,310 square feet, or approx. 1.66 acres

DESIGNATION: Zoning: Industrial (I)

CRITERIA: Aurora Municipal Code (AMC) Chapters 16.16 Industrial and 16.60 Conditional Uses

ENCLOSURES: Exhibit A: Assessor Map
Exhibit B: Applicant's Variance Application
Exhibit C: Request for Comments Responses
Exhibit D: Structural permit approval for storage facility only

I. REQUEST

Conditional Use Permit approval for a marijuana grow site and processing site on the subject property for 'Building B' only, measuring approx. 6,000 square feet in size.

II. PROCEDURE

Conditional Uses are processed as Quasi-Judicial Decisions. Quasi-Judicial Decisions are conducted as stated in Chapter 16.76 of the AMC. Section 16.60 provides the criteria for processing Conditional Uses.

The application was received and fees paid on March 31, 2016. The application was initially determined incomplete by staff but the applicant submitted the additional information required on May 11, 2016 and the application was determined complete. Notice was mailed to property owners within 200 feet of the subject property on June 8, 2016. Notice of the Planning Commission hearing was published in the Canby Herald on June 15, 2016 (at least 10 days prior) in compliance with AMC 16.76. The City has until **September 8, 2016**, or 120 days from acceptance of the application to approve, modify and approve, or deny this proposal.

III. APPEAL

Appeals are governed by AMC 16.76.260. An appeal of the Commission's decision shall be made, in writing, to the City Council within 15 days of the Planning Commission's final written decision.

IV. CRITERIA AND FINDINGS

The applicable review criteria for Conditional Use Permits are found in AMC Chapter 16.60-Conditional Uses.

16.60 Conditional Uses

A. The planning commission may approve a conditional use permit only when the applicant has shown that all of the following conditions exist:

1. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features;

FINDING: The subject property is a flat site measuring approx. 72,310 square feet. The site has an existing flag pole connection to Ottaway Road NE on the southern property line. The subject property is zoned Industrial with Industrial zoned property to the north and west and a mix of Industrial and Commercially zoned property to the south and east. The site includes three storage buildings (see Exhibit D) which were approved for use as storage facilities related to the property/business to the west under the same ownership. No other structural, electrical, or plumbing permits have been approved or issued by the City of Aurora for the storage buildings. Staff finds the site meets the size, shape, and topography for Industrial uses as zoned in the AMC.

2. All required public facilities have adequate capacity to serve the proposal and are improved to the standards in Chapter 16.34;

FINDING: Request for Comments were submitted to and are included under Exhibit C. AMC section 16.34 addresses the following criteria:

Where public improvements are required, all public works facilities shall be designed to the City of Aurora Public Works Construction Standards (PWCS) plus the requirements of the Aurora Municipal Code (AMC). Where the PWCS are silent, the Marion County Public Works Standards shall apply, followed by the Oregon APWA/ODOT Standards.

Streets (16.34.030-060)

The subject property fronts/accesses Ottaway Rd NE via the southern property line and has 49 feet of frontage along Ottaway. According to the applicant, vehicular access to "Building B" will be via Lot 1702 of Map 041W13B. There is currently no access easement recorded across Lot 1702 to benefit Lot 1700. The existing access on Lot 1702 is not constructed to city standards and must be redeveloped to those standards prior to approval of future development or occupancy permits for the subject 'Building B'. The applicant shall show a recorded reciprocal access and maintenance easement from Lot 1702 to benefit Lot 1700 prior to any future development permit or occupancy permit approvals for 'Building B'. Prior to recording, the easement shall be reviewed and approved by the City of Aurora. These access requirements are included as recommended conditions of approval.

Ottaway Road has a right-of-way width of 60 feet along the frontage of the subject property. According to the Aurora TSP (2009), Ottaway is designated as a Collector Street west of Highway 99E. Collector Streets require 65 feet of right-of-way, 6 foot sidewalks on both sides of the street, 7.5 feet planter strips, and 36 feet of pavement width. Staff has determined that the proposed change of use/conditional use permit is subject to a Site Development Review (SDR) application and this is included as a condition of approval. Frontage improvements will be reviewed as part of the SDR application. The applicant requested that the Conditional Use Permit application and Site Development Review application be processed as separate applications. An SDR application has yet to be submitted to the City.

The Aurora TSP also identifies a new Collector Street to be located between Lots 1700 and 1702 of Map 041W13B traveling to the north and back east toward highway 99E (see Aurora TSP, Figure 3). At the time of future development or division of these lands, additional right-of-way dedication may be required, or the applicant shall obtain approval for an amendment to the Aurora Transportation System Plan to eliminate the planned new street.

As the subject conditional use permit application applies to a new development/change of use and occupancy of 'Building B', staff has determined that the proposed use is subject to Site Development Review approval in compliance with AMC 16.58. This is included as a condition of approval. Structural permit applications shall not be accepted until the requirements of the Site Development Review application and approval and the requirements of AMC 16.58 are met for the subject property- such as additional right-of-way dedication, frontage improvements, etc. Based upon Site Development Review criteria, the applicant will likely be required to improve the Ottaway Road frontage and right-of-way to city standards prior to future development permit application or approval.

Sewer (16.34.080)

According to the Aurora Public Works, the sewer line is not correctly placed (see Exhibit C). Engineered drawings for the connection/provision of sewer service to 'Building B' from existing mains in accordance with the provisions set forth by the City's public works design standards shall be submitted for review and approval by the City. In accordance with 16.34.080.B., the applicant shall submit to the City an engineered sanitary sewer plan conforming to the public works design standards prior to issuance of development permits.

Storm Water (16.34.090)

The Aurora Public Works has concerns with the lack of pervious surface. However, the applicant has shown that landscaping will be installed on site in their application which meets the minimum landscaping requirement for the zone. Landscaping shall be installed prior to occupancy permit approvals in order to bring the subject property into compliance with the zone and the conditional use permit. Public Works also expressed concern regarding maintaining storm water from flowing off site. In compliance with AMC section 16.34.090.A., the Planning Director, City Engineer and Public Works Director shall issue permits only where adequate provisions for storm water and floodwater runoff have been made. Prior to approval of any future development permits related to "Building B", applicant shall submit to City for review and approval a storm water management and drainage study.

Water (16.34.100)

According to the Aurora Public Works, new water line connections from Ottaway Road and each building will need to have their own water meters (see Exhibit C). The City Engineer notes that City utility mapping indicate an 8" water line runs through the property and a public water easement for the water main and hydrant are required, if not already in place. This will be reviewed as part of the SDR application.

Prior to any future development permit approvals related to 'Building B', the applicant shall submit for Public Works Director and City Engineer review and approval engineered plans for water extension/connections in compliance with the public works design standards. As part of SDR, the applicant will be required to provide the City with a site utility map that reflects all existing utilities on site and needed system improvements. Prior to structural permit approvals, applicant shall submit to City for review and approval engineer water system plans conforming to public works design standards, as well as backflow prevention devices in compliance with Oregon Health Authority- Drinking Water Program (OHA-DWP) requirements.

3. The requirements of the zoning district are met;

FINDING: The property is zoned Industrial (I). Medical marijuana grow sites and processing sites are listed as a permitted use under AMC 16.16.030.F, contingent upon conditional use permit approval. Conditional use permit approval is contingent upon the Planning Commission determining the following zone code criteria are met:

AMC 16.16.040 Development standards.

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

B. There is no minimum lot width or depth.

C. Unless otherwise specified, the minimum setback requirements are as follows:

1. There is no minimum front yard setback except as required for buffering of off street parking in accordance with Section 16.38.050.

2. On corner lots, the minimum setback for the side facing the street shall be ten (10) feet.

3. No additional side or rear yard setback shall be required except fifty (50) feet screened and buffered in accordance with Chapter 16.38 shall be required where abutting a residential zoning district.

D. No building shall exceed fifty (50) feet in height. Within one hundred (100) feet of a residential zone, no building shall exceed thirty-five (35) feet in height. All buildings greater than thirty-five (35) feet in height are subject to Chapter 16.24.

E. Landscaping shall be in accordance with Chapter 16.38. All outside storage areas require buffering and screening as defined in Chapter 16.38.

F. Parking shall be in accordance with Chapter 16.42.

AMC 16.16.030.F.

1. Buffers which shall only be measured at the initial land use application and not subsequent annual renewals:

a. Elementary, middle or high school, public or private: 1000 feet

b. Day care: 1000 feet

c. Other marijuana businesses: 1000 feet

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

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

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

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

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

6. Waste materials containing any amount of marijuana or by products must be locked in a secure container on-site.

7. Hours of operation are limited to 10 am to 5 pm.

8. Drive through windows are prohibited.

FINDING: The use is proposed to be within a permanent enclosed structure. However, previous structural permit approvals for the structure were for an ST-2 type (storage) building based upon previous information submitted by the applicant/property owner (see Exhibit D). City of Aurora structural permit reviews for the proposed change of use shall be required after all site plan approval conditions are satisfied and prior to occupancy permit approval. This is included as a recommended condition of approval.

Staff finds the application meets the minimum lot size, width of depth of the zone. No minimum front, side or rear yard setbacks apply as the subject property does not abut a residential zone and staff finds setback requirements are met. Landscaping and parking requirements are addressed in criteria 16.60.A.5 and 16.60.A.6 below. The existing structure is less than 50 feet in height and staff finds this criterion is met.

If approved, conditional use permit approval shall start the one-year timeline from the date of mailing of final decision of the conditional use permit approval. Suggested conditions of approval include limitations on hours of operation in conformance with zone code requirements and submission of background check approvals at the time of business license application for all on-site employees are included below.

The applicant has stated that the proposed site and use meet all criteria under 16.16.030.F. Staff finds the application/subject property meet the buffering requirements outlined under 16.16.030.F.1 for schools; daycares; residential zones, parks or churches; or any known/other marijuana businesses approved/licensed by the City of Aurora.

Evidence of applicant and employee background checks shall be submitted to the City of Aurora at the time of business license application.

Hours of operation shall be limited to 10 am to 5 pm and drive through windows are prohibited. The applicant confirmed in their application that hours of operation shall be limited to between 10 am and 5 pm. Retail sales of marijuana and marijuana products are prohibited in the Industrial zone.

Staff finds this criteria can be met, with conditions.

4. The use is compatible with surrounding properties or will be made compatible by imposing conditions;

FINDING: Property to the north and east are zoned Industrial. Properties to the south and west are a mix of Industrial and Commercial. Staff finds the proposed use is compatible with surrounding property zones and uses, pending conditional use permit approval and the recommended conditions of approval.

5. All parking and loading areas are designed and improved in accordance with the requirements set forth in Chapter 16.42;

FINDING: The application shows ten (10) parking spaces along the northern structural wall of 'Building B', one of which is an ADA parking space. For 'Building B', measuring 6,000 square feet (120' x 50'), In compliance with AMC 16.42.030.D, one (1) space per employee on two largest shifts is required for industrial manufacturing and warehousing. According to the applicant, page SP1.1, 1 shift with a maximum of ten (10) employees is proposed. Loading areas for industrial uses less than 25,000 square feet in size are not required. Staff finds this criteria is met.

16.42.050 requires all parking to have a durable hard surface, with bumper rails or curbing at least four (4) inches in height. The applicant has provided measurements and curbing on page A.1.1 of the application. These shall be installed prior to occupancy permit approval. Any exterior lighting shall conform to AMC 16.42 and shall be submitted to the City for review and approval.

6. All landscaping is designed and improved in accordance with the requirements set forth in Chapter 16.38;

FINDING: AMC 16.38.020.C.2, requires properties larger than twenty thousand (20,000) square feet to have at least ten (10) percent of the total area landscaped. The applicant shows 30% landscaping on site on application page SP1.1. Landscaping shall be installed prior to occupancy permit approvals. Additional buffering or screening is not required as the property does not abut residential zones. The applicant proposes a 5' chain link fence along the east property line. Staff finds chain link fencing up to 6' in height is permitted on Industrial zoned properties. Staff finds this criteria is met.

7. *All public improvements are designed and constructed in accordance with the requirements set forth in Chapter 16.34;*

FINDING: This criterion is addressed under section 16.60.AS.2, above.

8. *All facilities for the handicapped are designed in accordance with the requirements set forth in the ADA requirements;*

FINDING: The applicant shows the provision of one (1) ADA parking space on page A1.1 of the application. Structural permit review and approval by the City of Aurora shall be required prior to occupancy of "Building B". This is included as a recommended condition of approval. Staff finds this criterion can be met, with conditions.

9. *The provisions of all applicable chapters of this title are satisfied; and*

FINDING: The applicant is able to meet the setback requirements of the base zone as submitted. The criteria for 16.13-Accessory Buildings are discussed below.

10. *Properties located in the historic commercial or historic residential overlay comply with the requirements set forth in Title 17 of the Aurora Municipal Code. A certificate of appropriateness approved by the historic review board shall satisfy this requirement.*

FINDING: The subject property is not located within the historic commercial or historic residential overlay zone. Staff finds this criterion does not apply.

B. In reviewing an application for a conditional use, the commission shall consider the most appropriate use of the land and the general welfare of the people residing or working in the neighborhood. In addition to the general requirements of this title, the commission may impose any other reasonable conditions deemed necessary. Such conditions may include, but are not limited to:

1. *Limiting the manner in which the use is to be conducted, including restrictions on the hours of operation;*
2. *Establishing additional setbacks or open areas;*
3. *Designating the size, number, location and nature of vehicle access points;*
4. *Limiting or otherwise designating the number, size, location, height and lighting of signs;*
5. *Requiring fences, sight-obscuring hedges or other screening and landscaping to protect adjacent properties;*
6. *Protecting and preserving existing soils, vegetation, wildlife habitat or other natural resources.*

FINDING: As included in the subject application, hours of operation shall be limited to between the hours of 10 am and 5 pm. In addition, the applicant has stated a limitation of ten (10) employees on site at any one time.

A business license application and fee shall be required prior to approval of occupancy permits. In addition, there are a number of documented structural and plumbing permit violations that have not been

resolved on site at the time of processing of this application. Due to the documented violations on site, Staff recommends the Planning Commission condition approval of the conditional use permit as follows:

Occupancy permit cannot be issued until the business license fees and approval have been issued.

A certificate of occupancy cannot be issued until structural, electric, mechanical and plumbing permit applications, fees, inspections and final approvals have been issued for 'Building B'.

Structural permit applications cannot be accepted for review or issued until review and approval of a Site Development Review application for 'Building B', and/or the entire Lot 1700 of Map 041W13B, in compliance with AMC 16.58, and satisfaction of all conditions of approval for same.

V. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings in the staff report, staff recommends that the Planning Commission **approve** the application for a Conditional Use Permit (file no. CUP-16-01) based upon the following:

- 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. Where public improvements are required, all public works facilities shall be designed to the City of Aurora Public Works Construction Standards (PWCS) plus the requirements of the Aurora Municipal Code (AMC). Where the PWCS are silent, the Marion County Public Works Standards shall apply, followed by the Oregon APWA/ODOT Standards.
- 3) In compliance with AMC 16.16.030.F., all uses must be located within a permanent, enclosed structure; applicant and all employees must pass a criminal background check; waste materials containing any amount of marijuana or by products must be locked in a secure container on-site; hours of operation are limited to 10 am to 5 pm; and drive through windows are prohibited.

Evidence of applicant and employee background checks shall be submitted to the City with the application for a business license. Retail sales are prohibited in the Industrial zone.

As the subject conditional use permit application applies to a new development/change of use and occupancy of 'Building B', staff has determined that the proposed use is subject to Site Development Review approval in compliance with AMC 16.58. Structural permit or other development permit applications shall not be accepted until the requirements of the Site Development Review application and approval and the requirements of AMC 16.58 are met for the subject property, including satisfaction of all conditions of approval.

- 4) Parking as shown in the application and in compliance with AMC 16.42.050 shall be installed prior to acceptance of structural permit applications. Any exterior lighting shall conform to AMC 16.42 and shall be submitted to the City for review and approval.
- 5) The applicant shall improve the existing drive access to City standards and show a recorded reciprocal access and maintenance easement from Lot 1702 to benefit Lot 1700 prior to any future development permit or occupancy permit approvals for 'Building B'. Prior to recording, the easement shall be reviewed and approved by the City of Aurora.

- 6) Engineered drawings for the connection/provision of sewer service to 'Building B' from existing sewer mains in accordance with the provisions set forth by the City's public works design standards shall be submitted for review and approval by the City. In accordance with 16.34.080.B., the applicant shall submit to the City an engineered sanitary sewer plan conforming to the public works design standards prior to issuance of development permits.
- 7) Prior to approval of any future development permits related to 'Building B', applicant shall submit to City for review and approval a storm water management and drainage study. Landscaping shall be installed prior to occupancy permit approvals in order to bring the subject property into compliance with the zone and the conditional use permit.
- 8) Prior to any future development permit approvals related to 'Building B', the applicant shall submit for City review and approval engineered plans for water extension/connection in compliance with the City public works design standards. Prior to structural permit approvals, applicant shall submit to City for review and approval engineer water system plans conforming to public works design standards, as well as backflow prevention devices in compliance with Oregon Health Authority- Drinking Water Program (OHA-DWP) requirements.
- 9) In compliance with 16.16.030.F. and 16.76.360 for expirations, the term of a conditional use approval may not exceed one year. The expiration of the CUP-2016-01 shall be one year from the date of mailing of the final decision (if approved). The applicant should apply for renewal of the conditional use approval at least 90 days prior to expiration of the one year period in order to allow for notification requirements for hearings.

VI. PLANNING COMMISSION ACTION

- A. Approve the conditional use permit for a marijuana grow site and marijuana processing site on the subject property (CUP-2016-01):
 1. As recommended by staff, or
 2. As determined by the Planning Commission stating how the application satisfies all the required criteria, and any revisions to the recommended conditions of approval, or
- B. Deny the request for a conditional use permit for a marijuana grow site and processing site on the subject property (CUP-2016-01) stating how the application does not meet the applicable approval criteria.
- C. Continue the hearing to a time certain or indefinitely (considering the 120-day limit on applications).

Applicant, Jay Guy General Manager with Fortune Farms, states that they had purchased an existing marijuana business. We are currently licensed through the state. We realize now that the existing business was not permitted properly and so we are now trying to get everything correctly permitted with the City. Since plants grow 24/7 our hours of operation are continual we are not proposing drive through or retail.

Larry Fritzie, Architect we are currently working with Fortune Farms to get everything corrected and in compliance with the City code.

Max Miller, Council for the applicant as stated in exhibit B 1-12 it is stated that SDR was not applicable and or needed however as the applicant now states we will not contest it either.

NO one spoke in favor at this time and no one opposed either.

Rick Schaefer 14653 Ottaway Rd, I have concerns regarding the odor and security cameras. Applicant states we are strictly regulated and have to meet Federal and State guidelines. We don't want to speak to security directly as it will appear in a public document but just know it will be very secure.

Marilyn White 14603 Ottaway Rd thanked everyone for their efforts in this endeavor. Also had a concern that a stop sign would be needed with added site visits. City Planner Wakeley said that would be addressed in the SDR.

No more people spoke at this time, hearing no questions from the Commission Chair Schaefer closed the public hearing at 8:16 pm.

Commissioner Fawcett confirms that that this is in the industrial zone.

Commissioner Gibson comments that this is going to be difficult since the existing business was not allowed and in violation of the zone how do we approve this? Chair Schaefer very carefully.

Commissioner Feely had no comment at this time.

City Planner Wakeley states that this is an application just like any other that we need to look at as a separate matter from the property owner's violations and issues with the city. We can condition it to reflect some of those issues.

Chair Schaefer makes motion to adopt findings in the staff report and approve the CUP application as recommended by staff with the following amendments:

- a) Amend findings on page 5 of staff report and reference to Aurora Municipal Code (AMC) section 16.16.030.F(1)(7) for hours of operation and remove limitation on hours of operation from 10 am to 5 pm from condition of approval #3 as hours of operation should not apply to a grow operation in the industrial zone, and
- b) Planning Commission concurs with staff and finds that a Site Development Review land use application is necessary for the site, and
- c) Planning Commission finds and the applicant and the applicants attorney have agreed to waive AMC section 16.58.020(G) and not to assert that approval of a Conditional Use Permit exempts an applicant from a Site Development Review application, and
- d) Planning Commission finds that, in the absence of the completion of a SDR land use application and review, CUP criteria 1, 2, and 3 could not be found to be satisfied and therefore the CUP could not be approved.

Motion is seconded by Fawcett. All passed.

7. NEW BUSINESS

None

8. OLD BUSINESS

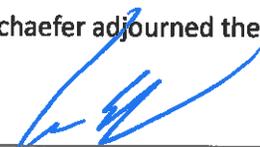
- a) Discussion Regarding additional information from FEMA Notice of Federal Land Use Change for Biological Opinion. Chair Schaefer circulated a memo from the Attorney General and would like to get everyone's opinion at the August meeting. There are varied opinions on whether FEMA have the authority of what you can do to be in compliance or not towards the Endangered Species Act and until a Judge renders a decision nobody knows.

9. COMMISSION/DISCUSSION

- a) City Planning Activity (in your packets) Status of Development Projects within the City.

10. ADJOURN

Chair Schaefer adjourned the July 5, 2016 Aurora Planning Commission Meeting at 8:45 P.M.



Chair Schaefer

ATTEST:



Kelly Richardson, CMC
City Recorder

Minutes
Aurora Historic Review Board Meeting
Thursday, July 28, 2016, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT Kelly Richardson, CMC City Recorder

STAFF ABSENT: None

VISITORS PRESENT: Tim Corcoran, 21283 Liberty
Aaron Randels & Steve Reimer Architects Historical Society
Spud Sperb, 21261 Main

1. CALL TO ORDER OF THE HISTORIC REVIEW BOARD MEETING

The meeting of July 28, 2016 was called to order by Vice Chair Townsend at 7:01 pm

2. CITY RECORDER DOES ROLL CALL

Chair Gayle Abernathy – Absent
Member John Berard - Present
Member Mera Frochen – Present
Member Mella Dee Fraser – Present
Member Karen Townsend - Present

3. CONSENT AGENDA

- a) Historic Review Board Meeting Minutes – June, 2016,
- b) City Council Minutes – None
- c) Planning Commission – None

A motion to approve the Historic Review Board minutes of June 23, 2016 as presented was made by Member Berard and is seconded by Member Frochen. Passed by all.

4. CORRESPONDENCE –

- a) **Goal 5 State Administrative Rules Update.** Vice Chair Townsend suggest to the rest of the group that they read these changes as it could affect everyone in the future.

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.

There were no visitors that spoke during this time.

6. NEW BUSINESS

- a) Discussion and or Action on Sign Application for The Leathers Gas Station 21687 Hwy 99E. There is a discussion with members as signs are presented Member Townsend states that there are circumstances out of the applicants control regarding the Shell station logo. Townsend also informs the group that the original service station had a back lit sign so in order to keep it original, I believe this could come under relief from sign standards 17.24.130. The Board has worked long and hard with shell so I think there is a compromise that can be met. Other members of the board agree with the circumstances.

Motion to approve and accept the recommendation and granting a relief from sign standards 17.24.130, find this is in keeping with the original service station which did have back lit signs and logo so therefore allowing back lit signage is made by Member Berard and is seconded by Member Frochen. Passed by All.

Just as the applicant was leaving they asked for an additional sign on the north side of canopy along Ehlen Rd as it is hard to see the Shell station. Member Townsend agrees that it is hard to see when approaching from Ehlen Rd. So Member Townsend asks for a compromise and the applicant agrees to keep the temporary banners and signage very little if any to obtain there Ehlen Rd pecton on the canopy.

A motion is made by Member Berard to allow an additional pecton sign on the north facing side of the canopy along Ehlen Rd and is seconded by Member Frochen.

- b) Discussion and or Action on Project Application for New Roof Cover Over Porch and New Sign Application for Aurora Family Health 21348 Hwy 99E. Tim Corcoran the applicant presents his concept to the Board he states the porch cover will have the same reveal as the main building and the siding will match the George Miller House for style and trim. Member Townsend discussed with the applicant that he didn't come before the board for his railing and states that it doesn't really match. Mr. Corcoran again apologizes to the board for not making application and states we turned the railing to match the George Miller House. Townsend well it doesn't really match the proposed porch cover. Townsend asks him to take a closer look.

A motion is made to approve the porch as presented by Member Berard and is seconded by Member Fraser citing code for approval 17.40.120, 17.40.130 and 17.40.170. Approved by all.

A motion is made by Member Berard to approve the sign as presented and is seconded by Member Frochen and citing code for approval 17.24.170 and 17.24.100 F. Approved by All.

- c) Discussion and or Action/Presentation for Aurora Colony Historical Society at 21561 Main Street. (Member Berard states a possible conflict as his wife sits on the Historical Society Board) Guy Sperb, Vice President Aurora Colony Historical Society presents the application to the board. Also in attendance is Ken Hartly and Jessica Island the Architect. This is for new construction of a 5700 square foot research and preservation facility. We have attempted

to layer the new construction as to not be to obtrusive. We are trying to minimize the appearance of the building along Main Street as this building will not be open to the public. The traffic impacts should be minimal as only staff will be at this location.

Member Townsend has a few concerns regarding the windows as the reset of the project meets code. Townsend asks about a landscaping plan since the South side will be exposed. Townsend states the colors are certainly acceptable per code without landscaping could collect a lot of dust. Townsend asks about the barn door and the applicant states it was for aesthetics to break up a large space. They briefly discuss the tubular stair railing really we are used to seeing either wood or wrought iron. There is a concern with the south side looking too modern so the applicant agrees to make it simpler.

There is discussion regarding the barn that is on site and the need for it to be dated and documented prior to a demo permit being given.

The applicant is fine with all of the comments and suggestions however we don't need a lot of flash simple is better and we have to keep the windows to a minimum and higher to avoid UV Rays damaging effects on the artifacts.

The applicant is asked to bring any changes back to the board and the board requests to see landscaping plan and roof samples.

It is consensus of the board to accept and recommend the application to the Planning Commission as presented and to ask for a landscaping plan and roofing samples at a later date and to make comments regarding railing and the barn as part of the recommendation.

7. OLD BUSINESS

- a) Discussion and or Action on the CLG Grant, City Recorder Richardson states that the document has been sent for review. Ian Johnson with the State Historic Preservations office requests a change in the inventory to include NP (not in period) instead of noncontributing. The Board accepts the changes as suggested and request staff to make the changes. Member Townsend suggests purchasing some books with the additional funds left over to start a library and the rest of the group agree.

Action: Purchase books and send letter to Colony Pub regarding their banners.

8. ADJOURN

Vice Chairman Townsend adjourned the meeting of July 28, 2016 at 8:45 pm.



Karen Townsend, Vice Chairman

ATTEST:



Kelly Richardson, CMC
City Recorder



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



August 30, 2016

Kelly Richardson
City of Aurora
PO Box 100
Aurora, OR 97002

RE: Grant OR-15-01

Dear Kelly:

Enclosed please find the reimbursement check for the following grant:

2015 Certified Local Government Grant to City of Aurora

Current Reimbursement:	\$9,415	Grant History:	Grant Amount: \$11,000
			Payments:
			8/23/2016 \$9,415
			Balance: \$1,585

Start Date: 3/9/2015 **End Date:** 8/31/2016

Project Summary Update, make available online and distribute the Aurora Guidelines for Historic Properties. Compile the information from Aurora's two historic surveys into one document. Develop a design and review process assistance program and implement it for up to 6 applicants. Grant administration.

Congratulations on your fine work. Please be sure to publicize your good work through press releases, your newsletter and website, and to local officials. Also, if you feel your project is eligible, please consider nominating it for the Oregon Heritage Excellence Award or other award programs. You can find out more by visiting our website at www.oregonheritage.org. Please feel free to contact us if you have questions or need assistance.

Sincerely,

Tracy Zeller
Grants Assistant
(503) 986-0690
tracy.zeller@oregon.gov



Encl.



Staff Report Regarding Planning Reimbursement Invoices

Prepared by Mary Lambert – Finance Officer

Current procedure:

- A spreadsheet to track charges and payments is created when an application is submitted to City Hall.
- Spreadsheets are updated as invoices for expenses related to the application are received.
- Spreadsheets are reviewed quarterly for current charges. If there are none, they are reviewed with the City Recorder to determine completeness.
- When an application is deemed complete, an invoice or refund check is prepared and mailed along with copies of the spreadsheet and charges.
- Prior to our financial software upgrade in February 2016, invoices were written notifications of charges due. I am now using Springbrook to create and track invoices.

Proposed changes to current procedure:

- Review spreadsheets monthly. If the application is still not complete but charges have exceeded the deposit amount, ask the City Recorder to contact the applicant for additional funds to continue the process.
- Ask the City Recorder to forward application approvals received from the City Planner to me. This will alert me to the fact that an application may be complete.

Seeking Council recommendation:

- I would like Council's recommendation regarding backup documentation sent with invoices.

Addressing the concerns of Kris Sallee, business owner, brought to council on August 9, 2016 regarding her invoice for planning fees exceeding her deposit fee:

1. *Questioned disbursement of her ck # 2541* - Original sign application dated 12-15-2015, deposit paid with ck #2541. Ck #2541 was in the amount of \$90.00, \$30.00 of which paid for a seasonal business license and \$60.00 paying the application deposit fee.

2. Stated several times the invoice she received was billed 8 months after the application *was approved* – After approval of the initial application on December 29, 2015, the City Planner was continuing to work with Ms. Sallee on an additional sign. On March 1, 2016, Ms. Sallee brought another application and deposit fee to the city. An updated approval was issued from the City Planner on March 3, 2016. As is current procedure, because there were charges assessed to the application for March, it was held one more month to determine no further charges were billed for this application. That April bill was received on May 11, 2016. Again, current procedure was to bill quarterly. Proposed procedure would have had this invoiced in May, 2016. As it was, the invoice she received was billed within 3 months of being deemed complete (not the City Planner's approval date), not 8 months.
3. *Concerned about backup documentation with City Planner activity being mailed out to others* – The City Planner's invoices to the City are an open public document and can be viewed by anyone. I have asked for Council recommendation on this matter.
4. *Pointed out an error in the due date* – This was obviously a typo. There was also an inconsistency with the spreadsheet totals as one cell had been left out of the sum calculation. I will try to review invoices more closely to ensure accuracy.

City Council
Public Works Activity Report
September 2016

Waste Water:

- Working on return line from pump station 6 to head works, isolating from influent meter. (on-going)

Water: Routine operation and maintenance.

- Wells are running 15 hours daily producing an average 260,000 gal per day. Total water production in May 8,059,000 Gallons. Well 5 is on.
- Production is up 40,00 per day from last year.
- 5 Water service line leaks were repaired and new meters installed and replaced.
- Water Rate Study
- Plan for future water supply

Streets: Routine operation and maintenance.

- Marking out storm water lines for master plan 70% complete
- Monitoring street lights.
- Catch basins cleaning.
- Trees are an issue in the business area for height over curbs.(will address after the growing season Late Aug)

Park:

- Preparing for Concerts and Days in the park.
- Hazardous trees to be removed (more will be taken down after Aug.).
- Park sprinklers are off.

Notice for Council

Administration

Public Works scheduling and planning for staff.

Budget on track for current 2016-2017

Respectfully: Darrel Lockard PWS

Public works project list

Storm water master plan (in process).

Waste water irrigation system (summer) in process.

Wastewater Ras return line to be installed

Street grant application

Fix tennis net

Water meters replacement (ongoing)

Memo

To: City Council
From: Kelly Richardson
CC: None
Date: 9/8/2016
Re: Recorders Report Month of August 2016 report

Activities and ongoing projects are as follows:

- ❖ Ongoing secretarial duties for the City Council and Planning and Historic Review Board, along with attending the meetings once a month.
 - CLG Grant is finished and we received a check in the amount of 9,400 for all of our costs incurred. We also will get 300 copies of the Guide done and delivered to property owners.
- ❖ Attending Conference Committee And Records Committee Meetings
- ❖ Records Request update
 - 1 pending request
- ❖ Ongoing needs of the City, discussion items.
- ❖ Working on various items requested from last month meeting
 - **Council Procedures samples**
 - **Employee manual**
 - **IGA List**
- ❖ Working on various code violations;
 - **3 Letters went out in August**
- ❖ Web-Payment portal is up and running successfully, however we have had some negative feedback regarding the fee.

RESOLUTION NUMBER 714

A RESOLUTION AUTHORIZING A GARBAGE COLLECTION RATE INCREASE AND ESTABLISHING A NEW RATE SCHEDULE AND REPEALING RESOLUTION NUMBER 685:

Under Ordinance Number 439 for the City of Aurora, REPUBLIC SERVICES INC., has the exclusive franchise to provide Solid Waste Management in the City, including collecting, transporting, and conveying Solid Waste over the streets of the City, disposal of said waste, or recovery of materials or energy from said Solid Waste.

The Franchisee has applied to the City for a Rate Increase and has submitted satisfactory evidence to the City Council to justify the requested Rates.

NOW, THEREFORE, BE IT RESOLVED that the maximum rates charged by REPUBLIC SERVICES, INC., in the City of Aurora shall be those Rates set forth in the attached “Exhibit A” which is incorporated by a rate sheet that is attached to this Resolution. These new Rates shall become affective after the close of business on October 1, 2016.

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ADOPTED by the Aurora City Council at a regular meeting of the City Council
on the 13th day of May, 2014.

Bill Graupp, Mayor

ATTEST:

Kelly Richardson, City Recorder

EXHIBIT A
RATE SHEET

RESIDENTIAL RATES ON MONTHLY BASIS:

1 STOP PER WEEK FOR 20 GALLON	1 CAN PER WEEK \$26.80
1 STOP PER WEEK FOR 35 GALLON	1 CAN PER WEEK \$30.10
1 STOP PER WEEK FOR 65 GALLON	1 CAN PER WEEK \$33.90
1 STOP PER WEEK FOR 90 GALLON	1 CAN PER WEEK \$39.95
DRIVE IN CHARGE	\$9.50
RETURN FEE	\$14.00
ON-CALL PICK-UP	\$14.00
EXTRA GARBAGE CAN/BAG/BOX	\$7.00

COMMERICAL RATES ON MONTHLY BASIS:

1 STOP PER WEEK
FOR 35 GALLON

1 CAN PER WEEK
\$24.50

EXTRA TRIP (EXT)
\$24.15

1 STOP PER WEEK
FOR 65 GALLON

1 CAN PERWEEK
\$36.50

EXTRA TRIP (EXT)
\$27.15

1 STOP PER WEEK
FOR 90 GALLON

1 CAN PER WEEK
\$48.70

EXTRA TRIP (EXT)
\$30.20



Environmental Services

funding a safe and responsible solid-waste system

What Environmental Services Does

Environmental Services oversees a nationally recognized integrated solid waste system that promotes waste reduction and recycling activities in the county, as well as ensures the safe and sanitary disposal of solid waste.

Environmental Services owns two active disposal sites in the county, the North Marion County Disposal Facility located northwest of Woodburn and the Brown's Island Demolition Landfill in southwest Salem. The county staffs the scale house at these facilities as well as two contracted facilities, the Covanta Energy-from-Waste Facility in Brooks and the Salem-Keizer Recycling and Transfer Station. The Household Hazardous Waste Facility located at the Salem-Keizer Recycling and Transfer Station is also owned by Marion County.

The county maintains one of the highest recycling rates in the state, and our communities recycled 59.7% of all waste generated in 2014. The division sponsors many programs to reduce, waste which helps satisfy the educational and promotional requirements for cities set by the State of Oregon. Some of the more notable programs include: the Master Recycler/Composter training program, which trains citizens how to be better stewards of the environment; the Paint Recycling program, which recycles latex paint for use by anyone in the community; and the Save the Food campaign that promotes food waste reduction.

Environmental Services Funding

The solid waste portion of the division is funded primarily from disposal fees that are charged to customers who dispose of their waste at county-owned and contracted facilities. Revenue is also generated from garbage hauler franchise fees, the sale of electrical power produced at the Covanta Energy-from-Waste Facility, and metal recovered at Covanta.

Funding Changes

Economic impacts to Environmental Services programs include declining revenues and increased expenses. It has been more than 20 years since the last tipping fee increase in 1992. There has been a recent change in the way electrical markets are valued, and metal prices have also dropped sharply in the last two years.



Energy From Waste

75% of Marion County's garbage is processed at the Energy-from-Waste Facility in Brooks, which creates enough electricity to power a city the size of Woodburn.

59.7%

RECOVERY RATE

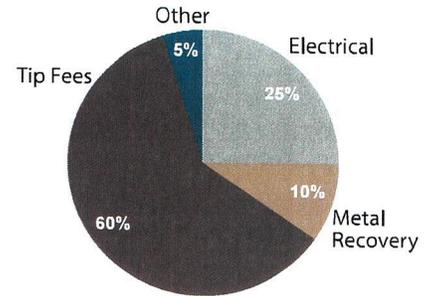
Marion County continues to lead the way nationally in recovery and recycling.



Marion County's Cost Reduction Efforts

Marion County has reacted to these economic changes by reducing non-essential services. Some projects and programs that were suspended include: a metal recovery project, the school coordinator position, waste reduction community grants, a summer intern/scholarship program, and reducing the advertising budget by more than half.

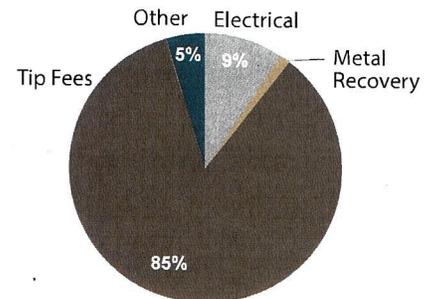
Marion County has reduced operational and program costs, however there are mandatory reserves required for the two active disposal sites in the county. There are also fixed costs to manage solid waste that are essential to the safety and sanitation of the county.



Revenue by Source
FY 13-14

Proposed Rate Increase

Under consideration are proposed increases in solid waste disposal fees including a \$20 increase in the per ton tip fee for franchised garbage haulers at the Energy-from-Waste Facility and transfer stations. The proposal would increase the fee for the garbage haulers from \$67.45 per ton to \$87.45 per ton and for the transfer stations from \$87.45 per ton to \$107.45 per ton, effective October 1, 2016.



Revenue by Source
FY 15-16

Proposed Tip Fees:

Salem-Keizer Recycling & Transfer Station and North Marion Transfer Station

WASTE TYPE	CURRENT RATE	PROPOSED RATE
Solid Waste	\$87.45/ton	\$107.45/ton
Yard Waste	\$47.00/ton	\$47.00/ton
Wood Waste*	\$47.00/ton	\$47.00/ton
Appliances with Freon	\$5.50 each	\$20.00 each
Appliances w/out Freon	\$5.50 each	\$5.50 each
Tire (small)	\$1.25 each	\$2.00 each
Tire on Rim (small)	\$2.75 each	\$4.00 each
Tire (Medium)	\$10.00 each	\$10.00 each
Tire on Rim (Medium)	\$11.50 each	\$20.00 each
Licensed Contractor Waste	\$75.45/ton	\$95.45/ton

* Wood waste is accepted at the Salem-Keizer Recycling & Transfer Station only.

Browns Island Demolition Landfill

WASTE TYPE	CURRENT RATE	PROPOSED RATE
Asbestos (non-friable)	\$30.00/yard	\$75.00/yard
Asbestos (friable)	\$75.00/yard	\$75.00/yard
Demolition Material	\$10.15/yard	\$13.00/yard
Sheetrock	\$5.00/yard	\$7.00/yard
Government Yard Debris	\$3.00/yard	\$5.00/yard

Covanta Energy-from-Waste Facility

WASTE TYPE	CURRENT RATE	PROPOSED RATE
Franchised Compacted	\$67.45/ton	\$87.45/ton
Cannery Waste	\$10.12/yard	\$13.00/yard
Drop Box Loose	\$10.12/yard	\$13.00/yard
Medical Waste (In County)	\$67.45/ton	\$87.45/ton
Medical Waste (Out-of-County)	\$300.00/ton	\$400.00/ton

City of Aurora

Tons Collected - 2015

1,080

Covanta Per Ton Increase

\$ 20.00

Increase in Disposal Cost (required PI)

\$ 21,600

Total Revenue - 2015

183,573

Percentage Increase to Cover Disposal Increase

11.8%



AURORA RATE SHEET

Proposed rates

COMMERCIAL RATES

**Mixed Recycle and Yard Debris Carts are serviced Bi-Weekly.

SIZE	CART	EXTRA TRIP (EXT)	Request to change or switch container: \$45.00 Contaminated yard or recycle cart: \$15.00/cart Additional Recycle Cart (after 1st one): \$6.00 Container re-delivery/re-start due to non-payment: \$35.00 1-90g RC CART available with weekly garbage service - no BIN service Cardboard: Container available with weekly service for NO CHARGE Recycle Return Trip Fee: \$18.00/cart Garbage cart off-route return: \$18.00
35 gallon	\$24.50	\$24.15	
65 Gallon	\$36.50	\$27.15	
90 Gallon	\$48.70	\$30.20	
CBB	\$6.00		
YARD CART	\$11.50		

*Extra Trip (EXT)-OFF ROUTE: 1/4 MONTHLY RATE + \$18 (round to nearest \$.05)

SIZE (loose)	ONE X/WEEK	TWO X/ WEEK	EXTRA TRIP (EXT)	EXTRA YARDAGE (EXY): \$29.10 per yard
1 yard	\$141.50	\$297.15	\$47.38	*Compacted containers: 3 x's the loose rate
1.5 yard	\$192.30	\$403.83	\$60.08	
2 yard	\$244.20	\$512.82	\$73.05	
*3 yard	\$367.50	\$771.75	\$103.88	
*4 yard	\$487.80	\$1,024.38	\$133.95	
*5 yard	\$611.30	\$1,283.73	\$164.83	
*6 yard	\$733.10	\$1,539.51	\$195.28	
*8 yard	\$977.90	\$2,053.59	\$256.48	
Manual Service Rate: 1-2 empties per week: \$20.00/month/container 3-6 empties per week: \$25.00/month/container				

TEMPORARY/SPECIAL CONTAINERS

SIZE	TOTAL*	DELIVERY	DISPOSAL	EXTRA YARDAGE (EXY):
*3 yard	\$146.15	\$50.00	\$96.15	\$29.15 per yard
RENT (charges apply 7 days from delivery date); Day: \$9.00 Month: \$95.00				

FRF (Fuel Recovery Fee): Baseline rate is \$3.75, increases with each .25 cent increment of the average fuel rate for the most recent fiscal quarter. This increase is .78 per .25 increase in fuel rate. Only applies to garbage services, this is a monthly fee.

Proposed rates

INDUSTRIAL-DROP BOX RATES

***All boxes C.O.D**

Rent Charge (applies 4 days from delivery date):

<u>Temporary:</u>	<u>Permanent:</u>
Day: \$15.00	Day: \$9.00
Month: \$140.00	Month: \$95.00

Screen box, per haul: \$18.00
Relocate, per box: \$55.00
Dry run: \$55.00
Box liner: \$55.00
Overweight: \$135.00 (per box)

SIZE	TOTAL	DELIVERY	HAUL	DISPOSAL
*weight limit is 10 tons/ 20,00 pounds				
GARBAGE				
10 yard	\$312.44	\$45.00	\$154.30	\$113.14
20 yard	\$445.98	\$45.00	\$174.70	\$226.28
30 yard	\$581.82	\$45.00	\$197.40	\$339.42
40 yard	\$716.47	\$45.00	\$218.90	\$452.57

Unacceptable items:

Hazardous materials, televisions, computer monitors and modems.

Tires and appliances will incur additional disposal costs (per item);

Passenger without rims	\$5.00
Passenger with rim	\$6.00
Truck without rims	\$10.00
Truck with rims	\$17.00
Tractor-falls under hourly labor rate	

Large appliances that contain Freon	\$35.00
Large appliances <i>without</i> Freon	N/C

COMPACTOR HAUL

*Disposal: 111% of
WTEF rate (\$87.45)

15 yard

\$141.00

Haul + Disposal

20 yard

\$170.00

Haul + Disposal

30 yard

\$195.00

Haul + Disposal

40 yard

\$282.00

Haul + Disposal

FRF (Fuel Recovery Fee): Baseline rate is \$3.75, increases with each .25 cent increment of the average fuel rate for the most recent fiscal quarter. This increase is \$1.09/haul per .25 increase in fuel rate--*this is a per haul fee, every commodity.*



AURORA RATE SHEET

Proposed rates

RESIDENTIAL RATES

Pick-up dates: Thursday
Included with service weekly: Garbage
Bi-weekly: 90G Mixed Recycle Cart, 90G Yard Debris Cart and Glass Bin

SIZE	PKG PRICE	NO REC or YARD CARTS	ADD'L YARD CART
20 gallon			
REGULAR	\$26.80	\$18.00	\$8.00
HANDICAPPED	\$27.80		
35 gallon			
REGULAR	\$30.10		\$8.00
HANDICAPPED	\$31.10		
65 gallon			
REGULAR	\$33.90		\$8.00
HANDICAPPED	\$34.90		
90 gallon			
REGULAR	\$39.95		\$8.00
HANDICAPPED	\$40.95		

Contaminated yard or recycle cart: \$15.00/cart
 Return fee: \$14.00/cart
 On-call pick-up: \$14.00
 Sharps: \$17.50
 Recycle only: \$12.00, Cart & Bin (Bi-weekly)
 Extra can/bag/box: \$7.00
 Request to change or switch container: \$20.00
 (after allowed one change @ n/c)
 Senior discount upon approval: N/A
 Premium drive-in service (per cart): \$10.00/cart *garbage only & select addresses.

MFC Apts & Mobile Home Parks:

(4 or more adjoining units under one billing)

SIZE	GARB. ONLY	PKG PRICE
20 Gallon	\$25.00	\$26.00
35 Gallon	\$27.00	\$28.00
65 Gallon	\$35.00	\$36.00
90 Gallon	\$40.00	\$41.00

FRF (FUEL RECOVERY FEE):

Baseline fuel rate is \$3.75, increases with each .25 cent increment of the average fuel rate for the most recent fiscal quarter. This increase is .09 cents per .25 cent increase in fuel rate, *only for garbage service, this is a monthly fee.*

8.08.120 Trees, shrubs and bushes.

A. No owner or person in charge of property shall permit trees, shrubs, bushes, or other vegetation on their property to interfere with street or sidewalk traffic or with overhead utility lines.

B. It shall be the duty of an owner or person in charge of property abutting the right-of-way of an opened public street or a sidewalk to:

1. Keep all trees and shrubs on the premises trimmed so that any overhanging portions are at least eight feet above the sidewalk if it exists, or at least twelve (12) feet above the vehicular travel surface;
2. Keep tree limbs from blocking stop signs, street signs, or other signs;
3. Keep shrubs from growing out over the sidewalk or curb; and
4. Keep all vegetation within the vision clearance area specified for traffic safety in the zoning ordinance, or by the city police department, no more than three feet above the street level.

C. No owner or person in charge of property shall allow a dead or decaying tree stand that is a hazard to the public or to persons or property on or near the site of the hazardous tree. It shall be the duty of an owner or person in charge of property that abuts upon a public right-of-way to contact the city public works department and follow the city's instructions prior to trimming or removal of any tree in the right-of-way adjacent to that property. (Ord. 396 § 12, 1999)

8.08.130 Noxious vegetation.

A. As used in this section, the term "noxious vegetation" means vegetation left unmanaged which creates traffic visibility problems at intersections or poses a threat of conflagration that may endanger the safety and welfare of the community. Noxious vegetation includes:

1. Poison oak, poison ivy, night shade, and tansy;
2. Blackberry bushes, except when maintained as prescribed in subsection B of this section;
3. Any vegetation, including grass and weeds that:
 - a. Poses a fire hazard because it is dry and more than ten (10) inches high; and within one hundred (100) feet of a structure or opened public right-of-way, or within thirty (30) feet of other types of combustibles,
 - b. Encroaches onto an opened public right-of-way or across a property line,
 - c. Poses a traffic hazard because it impairs the view of a public thoroughfare or otherwise makes use of the thoroughfare hazardous,
 - d. Creates an unsafe area to which children may be attracted,
 - e. Is used for habitation by trespassers, or
 - f. Harbors rodents or other animals that pose a health threat to humans.

B. The term "noxious vegetation" does not include vegetation that constitutes an agricultural crop unless that vegetation is determined to be a health, fire, or traffic hazard as defined above.

C. It shall be the duty of the owner or person in charge of property to cut down or destroy any noxious vegetation as often as needed to prevent the health and safety hazards described above.

D. No owner or person in charge of property abutting the right-of-way of an opened street or public sidewalk (whether part of a street easement or right-of-way or located on public land) shall permit vegetation to interfere with adjacent street or sidewalk traffic. In addition, vegetation shall not be permitted to impair the view of a public thoroughfare, extend into the sight triangle at any intersection, or otherwise make use of a thoroughfare hazardous. It shall be the duty of an owner or person in charge of such property to keep all vegetation trimmed so that any overhanging portions are at least twelve (12) feet above the vehicular travel surface (roadway). No person shall maintain vegetation in an opened public right-of-way within five feet of the travel surface, which hinders pedestrian traffic adjacent to the roadway, provided that the trimming or removal of trees on public property, easements or rights-of-way shall be the responsibility of the city. (Ord. 396 § 13, 1999)