Minutes
Aurora Planning Commission Meeting
Tuesday, February 07, 2012 at 7:00 P.M.
Aurora Commons Room, Aurora City Hall
21420 Main St. NE, Aurora, OR 97002

STAFF PRESENT: Kelly Richardson, City Recorder
Renata Wakeley, City Planner

VISITORS PRESENT: Bill Graupp, Aurora
Joe Fidanzo, Aurora

1. **Call to Order of Planning Commission Meeting**

The meeting was called to order by Temporary Planning Chair Joseph Schaefer at 7:00 p.m.

2. **City Recorder Did Roll Call**

Chairman, Schaefer -	**present**
Commissioner, TBA	
Commissioner, Gibson	**absent**
Commissioner, Graham	**Present**
Commissioner, Fawcett	**Present, entered late**
Commissioner, Braun	**Present**

3. **Consent Agenda**

Minutes

I. Aurora Planning Commission Meeting –January 03, 2012
II. City Council – December 12 , 2011

Correspondence

I. **Mid-Willamette Council of Governments letter to Joseph Schaefer, re: taxlot 3100 and 3800**, City Planner Wakeley discusses her determination report.

- Determination was requested regarding whether the above referenced tax lots 3100 & 3800 zoned properly. Tax lot 3100 (C) with Historic Overlay, 3800 (R1) with a Historic Overlay and requires a minimum lot size of 10,000 and lot 3800 is 9,148.
- In 1980 a zone change application and variance contingent on property being partitioned, ORD 255, these two lots were never lawfully established units of land as there were applicable planning and partition ordinances and regulations in place that were required to be completed as a condition of approval see ORS 92.010.Biib
- 92.176 does allow a city to approve and application to validate a unit of land that was created by a sale if the unit of land could have complied with the criteria in effect that the unit of land was sold.
- Staff determination that the partition would have met the minimum zone requirements in place at the time of zone change approval, based upon the applicable staff report recommending approval.

Commissioner Braun made a correction to the minutes on page two from Concordia College to Concordia University.

A motion is made to approve the amended minutes with the change on page two by Commissioner Graham and seconded by Commissioner Fawcett.

4. Visitor

Anyone wishing to address the 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 Planning Commission could look into the matter and provide some response in the future.

Joe Fidanzo 15323 Ottaway Rd NE Aurora, 97002, explains to the Commission the drywell situation and possible annexation. I am wondering if,

- Annexation fee's could be waived
- What is the process
- Is there any reason Planning would not recommend to the Council.
- Wakeley advises the Commission that at this time we can only discuss with staff.
- Voter approval is required as stated in code 16.66.030

Councilor Graupp had been visiting in the Middle East and explains the Middle East has a completely different take on Planning in their country than we do and they are quite wealthy and build enormous cities and infrastructure.

1. New Business

A. Discussion and or Action on Staff Direction and review of City County Insurance Sign Code. Chairman Schaefer explains to the rest of the Commission the off premise sign situation and how if you determine whether or not we cannot allow because it is off premise you would indeed determine it by content.

Discussion between The City Planner and City Attorney both agree that content based defence could be quite costly to the city. Other cities in this situation have opted to change their sign code and at a later date this may be our option as well.

Wakeley is asking for guidance and recommendation from Planning to the City Council and has provided 3 options to choose from as follows,

1. Request City Council concurrence for continued enforcement of 16.44.070.K. prohibition for off-prem signage.

OR

2. Request City Council concurrence in directing staff to no longer enforce 16.44.070.K.

OR

3. Request City Council authorization for staff, legal counsel and/or Planning Commission amendment to AMC 16.44 to remove the prohibition of off-premise signage.

- Commissioner Fawcett asks if A boards are considered off premise signage.
- Commissioner Willman states that by reviewing our sign code there could be a compromise.
- City Planner Wakeley explains that this is a private residence and that the code revision process is lengthy and costly. Wakeley does agree that there are a few areas of the sign code that could benefit from a revision.
- The 3 options are then read from Chairman Schaefer, he does state that it is not uncommon to relax enforcement due to current case law.

- The document you are looking at currently comes from City County Insurance it is there model sign code and it gives a place to start when funds become available.

It is the consensus of the Planning Commission to recommend option number two to the City Council.

2. Unfinished Business

A. **Discussion and or Action on Transportation Planning Rule,** there is no action taken by the Planning Commission it is stated that the rule has been approved by LCDC and is now in writing and it basically loosens driveway access restrictions for entering a State Highway.

B. **Discussion and or Update on 99E Corridor Study.** There is no new information at this time for discussion.

C. **Discussion and or Update on Historic Review Board Design Guidelines Update.** There is no new updates however members of Planning have attended meetings and it appears to be moving slowly.

3. Commission Action/Discussion

A. City Planner Activity Sheet (in your packets)
Status of Development Projects within the City: Attached.

- Continue working with City Attorney Koho on street tree ordinance
- Airport Planning rule at this time I am working hard to keep staff time down.
- I have placed it back on the State staff to find out why they say it's a compliance issue.

Fidanzo does ask the Planning Commission about the vote for annexation and what currently is the percentage needed for passage.

8. Adjourn 8:21 P.M.

A motion to adjourn the February 07, 2012 meeting is made by Commissioner Braun and seconded by Commissioner Fawcett. Motion Passes Unanimously.

Chairman, Schaefer

ATTEST:

Kelly Richardson, City Recorder