

**Minutes**  
**Aurora Planning Commission Meeting**  
Tuesday, March 06, 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

**STAFF ABSENT:** Renata Wakeley, City Planner, EXCUSED

**VISITORS PRESENT:** Bill Graupp, Aurora  
Joe Fidanzo, Aurora  
Greg Taylor, Aurora

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

The meeting was called to order by Planning Chair Joseph Schaefer at 7:05 p.m.

**2. City Recorder Did Roll Call**

Chairman, Schaefer -	Present
Commissioner, Willman	Present
Commissioner, Gibson	Present
Commissioner, Graham	Present
Commissioner, Fawcett	Present
Commissioner, Braun	Absent

**3. Consent Agenda**

**Minutes**

- I. Aurora Planning Commission Meeting –February 07, 2012
- II. City Council – January 10 , 2012

**Correspondence**

**I. Public Hearing Notice on March 13, 2012 for DEQ**

A motion is made to approve the consent agenda as presented by Commissioner Gibson and seconded by Commissioner Graham. Motion Passes Unanimously.

**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 some of the history of the situation and conversations he has previously had with the City Council in regards to the drywells and or possible annexation of my property. Now I find out that if I do annex because of the flood plain overlay my property would not be buildable my question is why were homes built after the passage of the 2002 flood plain overlay ordinance in or around 2006 I believe some of them were constructed.

**Chairman Schaefer** explains briefly to Mr. Fidanzo that this situation is much more involved than just with the Aurora Municipal Code. This is closely monitored by FEMA and the flood plain regulations that are in place.

**Mayor Taylor** asks the Planning Commission and City Planner Wakeley if the overlay was done by ordinance or was it something created on our own without ordinance and did we simply try to follow what FEMA had done. Is this a situation that we created for ourselves?

**Chairman Schaefer**, the City would need to follow criteria guidelines in order to comply with FEMA and the floodplain regulations, they supply sample Ordinances for local government to follow if they so choose not to then a Biological Opinion from NMFS must be done and this is quite costly.

FEMA has not adopted new maps and they are not going to at this time, this is a huge project to map under the new rules. If they follow what is in WA then you would know generally what the practice will be. If you find out the channel migration area then add 50 feet to it, and anyone that is going to want to do any type of building will be required to make the mapping process happen and this is a huge project and undertaking and costly for the applicant. Until such time as FEMA does the mapping process it will be the applicant's process, local government will not be able to cover the cost.

**Mr. Fidanzo** asks why he was not notified of the zone change, he is told that ballot measure 56 requires local government regulations and notifications process however the Federal government has no such requirement.

**Bill Graupp**, this really is a situation that you would need to get your congressman involved and ask them to make some changes.

**Chairman Schaefer**, states that at this time he is unaware of any litigation in Oregon and his opinion is they will sit back and watch what happens in WA first this will be looked at by many local government agencies.

Conversations go on to discuss the North side park and whether or not this would be buildable under the new regulations or not and at this point the discussion is leaning towards it not being buildable.

## **5. New Business**

## **6. Unfinished Business**

- A. **Discussion and or Action on Transportation Planning Rule**, was drastically altered and they came up with a mixed use Multi Modal area.  
Graupp makes comment that he heard that if you overload the intersection and normally the developer does the intersection under this plan it could come back on the city to have to redo.
- 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. The members have been asked to look at the city of Salem's code because apparently it is much easier to understand. There has been a lot of discussion on who could handle the administrative review if they had decided to go that route however no decisions have been reached at this time. No real progress has been made from the board.

**7. Commission Action/Discussion**

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

- Jukin sign application approval (attached)
- City Council discussion on off premise signage based on Planning Commission recommendation.
- Adoption of street tree ordinance pending final Council approval.

**8. Adjourn 8:21 P.M.**

**A motion to adjourn the March 06, 2012 meeting is made by Commissioner Graham and seconded by Commissioner Gibson. Motion Passes Unanimously.**



Chairman, Schaefer

**ATTEST:**



Kelly Richardson, City Recorder