

**PLANNING COMMISSION**

**STAFF REPORT**

**HEARING DATE:** July 3, 2012

**TO:** Aurora Planning Commission

**FILE:** CPMA-12-01

**APPLICANT:** Anthony Fidanzo  
151 Main Street W  
Monmouth, OR 97361

**SUBJECT  
PROPERTY**

Map 4.1.W13 Lot 700 (subject parcel is located at the eastern terminus of Ottaway Road and is also identified as 15233 Ottaway Road NE in Aurora. See Exhibit A.

**REQUEST:**

The application applies to those portions of Lot 700 that are within the Urban Growth Boundary of the City of Aurora. The applicant has submitted an application requesting a Comprehensive Plan Map Amendment to remove the western 225 feet of the subject parcel from the Flood Hazard (FH) designation, established by the City of Aurora in 2002. If approved, the amendment would designate the western 225 feet of the property as Low-Density Residential under the Comprehensive Plan, or approximately 80,899 square feet. The remainder of Lot 700 within the Urban Growth Boundary would maintain as the Flood Hazard (FH) designation under the Comprehensive Plan Map. No change to the city limits or urban growth boundary is proposed at this time.

*Prior to application, factual data available to city staff at the time appeared to show that the subject application was outside of the 100-year Federal Emergency Management Agency (FEMA) floodplain designation. New information submitted to the City by the Department of Land Conservation and Development (DLCD) after submission of the application appears to show that portions of the property subject to this application are within the 100-year floodplain.*

**APPLICABLE  
CRITERIA:**

Oregon Revised Statutes (ORS) 197.610 through 197.651;  
Comprehensive Plan goals and policies; Aurora Municipal Code Section 16.80 and 16.76

**BACKGROUND:**

The City has received an application for redesignation of the western 225 feet of the subject parcel from a Flood Hazard (FH) Comprehensive Plan designation to a Low Density Residential (R-1) Comprehensive Plan designation. No change to the city limits or urban growth boundary is proposed at this time. The subject parcel contains approximately 93,544 square feet, or 2.15 acres, that are within the City of Aurora Urban Growth Boundary. The subject property within the UGB has a Marion County designation of Urban Transition (UT-20). The remainder of Lot 700, approximately 190,357 square feet or 4.37 acres, are outside the Aurora Urban Growth Boundary and under a Marion County zoning designation of Exclusive Farm Use (EFU). The portions of the subject property included within this land use application are located within the City of Aurora Urban Growth Boundary (UGB). The land use action will not change the current zoning of the property but will rather change the Aurora Comprehensive Plan Map designation which would apply upon annexation of the property and application to the City of Aurora for a zone change.

The subject parcel is shown in the Aurora Comprehensive Plan Map as having a Flood Hazard (FH) zone upon annexation into the city.

The property is located at the eastern terminus of Ottaway Road. The area to the west is zoned Low Density Residential and is within the Aurora city limits. The area to the north is within the Aurora Urban Growth Boundary with a Comprehensive Plan designation of Flood Hazard (FH) zone. The area to the east and south are located outside the city limits and urban growth boundary and are zoned Exclusive Farm Use (EFU) by Marion County.

**SUMMARY AND RECOMMENDATION:**

Based upon new information submitted to the applicant, the applicant has requested a continuation of his application. See Exhibit A. Based upon the applicant’s request, staff recommends the Planning Commission **CONTINUE** the application CPMA-12-01.

**PLANNING COMMISSION ACTION**

**Comprehensive Plan Map Amendment 12-01:**

- A. A motion to continue the comprehensive plan map amendment request to a date and time certain (state the date and time).
- B. A motion to recommend the City Council deny the request for Comprehensive Plan Map Amendment 12-01 stating the reason(s) for denial.
- C. A motion to recommend the City Council approve the request for Comprehensive Plan Map Amendment 12-01 stating the reason(s) for approval.

## Wakeley, Renata

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**From:** Jfidanzo@aol.com  
**Sent:** Tuesday, June 26, 2012 3:10 PM  
**To:** Wakeley, Renata  
**Subject:** application

I am requesting that the application be put on hold until the loma has been completed. The approximate time frame for completion is 2 -3 months. Thank you for your work on this project.

Joe Fidanzo