

Minutes
Aurora Planning Commission Meeting
Tuesday, February 05, 2013 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

STAFF ABSENT:

VISITORS PRESENT: Bill Graupp, 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	Resigned
Commissioner, Sallee	Present

3. Consent Agenda

Minutes

- I. Aurora Planning Commission Meeting –December 04, 2012
- II. HRB Minutes
- III. City Council – November 13 , 2012

Chairman Schaefer, states a few clerical errors in the minutes and has given to City Recorder Richardson, the biggest item that I would like to talk about is my potential conflict of interest with the potential view corridor at Liberty Street since I do own property there. So I just want it to state it clearly, I have decided that because of that I will say my piece however I will not participate in any decisions on that issue. There were also a few routine edits with the discussion with title 17. Richardson has those so are there any other comments on the minutes hearing none. They move onto the other minutes as presented.

Correspondence

- I. **Information on LED light in Historic Districts**, I would like to discuss under title 17.
- II. **Agenda and Information on Mid-Willamette Valley Commission on Transportation MWACT**, I am planning to go to the meeting to give a 3 minute pitch there was a

meeting last month where the group went through some potential projects and they have decided that we are still in the running so Wakeley will put some paperwork together for me and I will speak about it. Wakeley informs PC what the information will be continuation of 99E curbs and sidewalks and Commissioner Graham worked on this application with me they have about 16 million but it is a situation where they are prioritizing those projects, and there is potential that some of the items on the list could be funded another way and you are competing with other entities and so it's from Bobs Ave going to Ottaway Rd is the proposal, it is not as much linear feet as the first proposal however they are basically identical.

- III. **Land Conservation and Development Commission Notice**, just a meeting notice for their January meeting I am not sure if there is any interest to anyone.

A motion is made by Commissioner Gibson to accept the consent agenda as stated with changes proposed and is seconded by Commissioner Sallee. 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.

Councilor Graupp is in the audience as the Council Liaison

5. New Business

A. Discussion and or Action on Marion County TSP Project list for Aurora, is asking where our issues may overlap, and we are providing to them our project list (pg 3 or 4). At this Point Karen Odenthal, Marion County Traffic Engineer is requesting input at this point; I don't think it would hurt to prioritize as well. So I think that we can take a look at our project list and see if there is any overlap at this point.

The view corridor did not make it on the agenda, City Recorder Richardson had forgotten to add it to the agenda and my fear is that in a few of these it may cause an interruption of our view corridor that we are working on. So I am wondering if we want to flag some of the issues associated with this project list as a potential view corridor interruption.

- There is a light proposed at Airport and Ehlen so I think a traffic signal might be ok but we are not in favor of anything erected high enough to impede the view.
- The second one is also on Ehlen Rd but a little further East; you have the view across the flood plain across the City skyline, From Ehlen Rd looking towards the right towards the southeast.
- The next location is on Liberty Street just south of Bobs Ave a location there where there is a flag lot and then a long drive way the other property driveway abuts it you have an area where you have two driveways with no development on them and so you have a straightforward view. Again Schaefer states that he owns a property on the west side of that liberty street view, so again I won't make any decision regarding this issue however I would like to point out that this is all private property. I think it is different that we regulate over private property verses property with that said I think we want to consider how to regulate because potentially the surrounding property owners could at anytime want to build on their property and disturb that though
- Although your code is very strict in the 100 year flood plain area as to what you can and cannot build in that area.

- Are there any comments on the view corridors hearing none from PC City Planner Wakeley states as follows;
- Wakeley states a concern of Chairman Townsend of the HRB Wakeley states she has made comment that the south Ehlen Rd, she has stated that nothing could go there and what does would be subject to HRB and although your code is very strict in the 100 year flood plain area as to what you can and cannot build in that area. It would be subject to HRB since it is in the district. However, since it is in the jurisdiction of the County It is not clear if they would have to obtain a certificate of appropriateness.
- Councilor Graupp states that SHPPO states that no city government can regulate outside of its boundaries however we could make a comment and they may listen or not. Wakeley is not sure of what Marion County requirements are on accessory structures and I do not think they have to even notify us often times they do. Wakeley I am not clear of what the County requires for building in the flood plain often times they allow and I do not think they have to notify us.
- Since we are reviewing or providing comment I (Wakeley) can certainly share our concerns with them at this time.
- Chairman Schaefer comments that he thinks that this is the best way to go.

B. Discussion and or Action on Aurora Speed Study Provided by ODOT, we are bumping up on a deadline so Council has asked us to provide comment. I am pleased that they have done such an extensive study.

The short version is that essentially that on the north side of town coming over the hill toward the river and approaching south of 4th street about 250 feet near The General Store ODOT is recommending a reduction in the speed zone. At or about the lone elder intersection to 40 and at bridge from 45 to 40 and after the bridge from 30 to 25 and leaving it at 25 to at about 250 feet south of 4th street. From there continuing south there is no recommendation of a speed reduction. However they do recommend an increase from 30 to 35 after the store and then from 35 to 50 once you get past Orchard Ave.

Chairman Schaefer is all in favor of this I am sorry to see that at the south of town they didn't see fit to reduce the speed limit on the south end of town which was what were really hoping for, but this north side drop is nice. No comments at this time from anyone.

I would point out that on the second page I noticed that their data doesn't mention storm drainage and I think this data should be forwarded to Bob Southard I think it will be a great resource.

Chairman Schaefer states my feelings are that half a lower age is better than nothing. I think that if we have more development in the south end of town then maybe we can revisit it.

Planning Commission consensus is to thank them for their research and study and accept it as is and we can revisit south end of town later when development occurs.

City Planner Wakeley there was one other matter concerning 99E either we can talk about it now or I can bring it up under my report. Let's talk about it now.

City Planner, Wakeley informs Planning Commission on the current corridor study and we talked about the items that they listed and we gave them to Dan Fricke and he stopped in and I received a letter and I provided them to Planning Commission and he states that he can remove recommendation 1 and 2 and we can keep option 3. We hear you on this and so do they want me to completely remove these options 1 & 2 he is willing to come out and speak to Planning Commission and Council and talk to them about these concerns. Do we leave the data in the report and just state that the city doesn't agree or completely remove the options? First response we don't like them let's remove them Councilor Graupp states I believe there was an option 4 was a low cost option. The consensus is to remove them altogether.

- ❖ I will let him know he doesn't need to come out but please thank him for his offer.
- ❖ Chairman Schaefer we are going to continue with title 17 and drop the guidelines review at this point.

6. Old Business

- A. **Discussion and or Action on Historic Review Board Guidelines**, as discussed briefly above.
- **Review of Title 17 revisions,**
 - I have changed some language on commercial windows it now reads that it needs to be wrapped in wood.
 - Roofing material on commercial district with sloping roof, 17;36;080 sub E is being tweaked..
 - Roofing material should be on comp roof (added slope roof is prohibited) it refers to all residential and commercial.
 - Chairman Schaefer comments sloping metal roofing currently our code reads 35 feet and in this it says 27 feet why would we want to lose 8 feet?
 - 16:20 and 16.22 Historic Overlay it would be my understanding that you were bringing in 16;20 and 16:22 into title 17 so I have been comparing as we go and I missed that and I am going to propose that we move 16;20 and 16;22 into the title 17 revision so everything regarding historic properties is in one place.
 - Through a short discussion it is decided to keep the 35 foot language.
 - Discussion ensues about a specific height of green house on the corner of liberty and it is tall currently its 5 to 6 feet below right of way. Wakeley states that currently the bldg goes with grade and some may remove it, there is always a way to go against the rules.
 - The whole point is to make it easy to use, you could use abutting right away, Wakeley concern is that we change the common and then the bldg dept has to remember to approve by our city standards which would be different from any other city standards. I think you convinced me that this won't work and I think that we should use the language currently in the code and not address these complications until they happen. I will check definition of story as well. Height to adjacent grade.
 - Wakeley asks questions, about the next steps Chairman Schaefer plans to make brief presentation to council at next meeting and show them a draft and inform them why we are moving items from the guidelines into title 17 to avoid confusion and overlapping documents.
 - Is Council going to want a work session yes , this is just a status report at this point I am proposing an open house so citizens can way in and ultimately Planning Commission and Council will need to have a public hearing. Short and sweet the 1920 concept and age of structure and contributing or non-contributing.
 - Appendix B will be a reference document and HRB will be able to amend this document when they want to but we need to reference it in the Comp Plan to see if they have their authority. Commissioner Sallee states a comment and it is clarified that appendix B is the guidelines and so we need to differentiate between the two.
 - Aside from that the key issue what year was the property built. There is also who has the authority to add a property to the list or inventory, contributing is 1920 or earlier. We have a document that states what is contributing or Non-Contributing because of the document that SHPPO prepared for us. .
 - We need to try to distinguish the differences from our list and SHPPO that is why pre 1920 works.

- Councilor Graupp has a copy of original document filed with SHPPO he points out the categories on file. Contributing, Non-Contributing.
- We are removing the regulatory effect of the guidelines and they are now a reference and advisory only so this is why we could give them the authority to change the document as needed because it's not the regulatory document.
- Chairman Schaefer is saying b is the inventory and A is the guidelines.
- No more discussion at this time.
- **LED Signs for Businesses**, the City Council and other parties have been looking at the sign code because of a recent business complaint about neon open signs, originally we had asked HRB to look at the sign code however we have not seen a draft and it is unclear if they are working on it or not. With that said I made changes in section 17.20.060 sub 5 to allow for a certain size LED open sign. The concern was that people could not identify whether or not the business was open or closed as follows;
 - ❖ I have stated that we allow one LED sign per business. Now in your packet you see information provided by Chairman Townsend against LED signage and I say that these areas mentioned are more of a walk through community and I say that Aurora is more of a drive through area so I say it's needed. Size limited to less than 3 square feet.
- Commissioner Fawcett states he is against lit signs I think we should just allow a larger white on black sign. The argument is that no one can see it. Commissioner Sallee states that on pg. 430 part of the introduction of the HRB guidelines reads that we want to be economically preserved, further reads that a balance be maintained.
 - There is some discussion on other alternatives rather than LED and to the fact that they would need to be already made so that they are affordable and readily available.

It is the consensus of the Planning Commission that they like the language as proposed for LED signage in the Historic District.

- **Windmills for Power Generation**, a lot of people are looking at windmills again, so do we want to address this now since we are reviewing it. Chairman Schaefer I don't know personally how prevalent they were in the 19th century. Now satellite dishes are now limited in size. What are your thoughts at this point, question is are they permitted outside of the district. No one really answers to this.
 - ❖ 35 feet is the height restriction you are looking at as regulated by FFA
 - ❖ Commissioner Fawcett raises the question about solar panels and Wakeley states that because of senate bill 3516 you cannot restrict them. This would be on a case by case basis.
 - ❖ They decide to change the wording pre 1920 is not allowed and 1921 or later there is a review process done during the building permit process.

7. **Commission Action/Discussion**

A. City Planning Activity (in Your Packets)
Status of Development Projects within the City.

A. City Planning Activity (in Your Packets) Status of Development Projects within the City.
I received a call about the old Harrison property and he expressed interest in turning it back into a trout pond.

- HRB going through sign code review and two of these properties do not conform anymore because they have changed ownership
- Beal family pre-app meeting review this conversation was about annexation. Along with current SDC charges and that they would be very high. If they were to annex that they would have to bring up the water line to a 10 inch pipe.
- Manufactured home and building permit for Fermin Ramirez.
- Ross food cart property actually currently in violation because of junk everywhere. Discussion about whether or not we should issue permit.

Schaefer we are still short members please tell your friends.

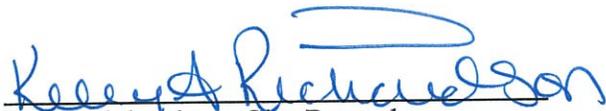
9. **Adjourn 9:05 P.M.**

A motion to adjourn the February 05, 2013 meeting is made by Commissioner Willman and seconded by Commissioner Graham. Motion Passes Unanimously.



Chairman, Schaefer

ATTEST:



Kelly Richardson, City Recorder