

Minutes
Aurora Planning Commission Meeting
Tuesday, October 6, 2015, 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: Kathy Kaatz, Aurora
Bill Graupp, Aurora

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Chairman Schaefer at 7:00 pm

2. CITY RECORDER DOES ROLL CALL

Chair Schaefer - Present
Commissioner McNamara- Present
Commissioner Fawcett - Present
Commissioner Gibson - Present
Commissioner Rhoden-Feely - Present
Commissioner Weidman - Present
Commissioner Ensign - Present

3. CONSENT AGENDA

- a) Planning Commission Minutes – September, 2015
- b) City Council Meeting Minutes – August, 2015
- c) Historic Review Board Minutes – August, 2015

Motion to approve the consent agenda as presented was made by Commissioner Gibson and is seconded by Commissioner Rhoden-Feely. 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 spoke at this time.

NEW BUSINESS

- a) Discussion and or Action on Orchard View Storm Water Tract. Chair Schaefer gives the background information to the Commission. This is a storm tract of land in the Orchard View subdivision which consists of 39 lots on the South end of Orchard Street. This tract of land is supposed to be maintained by the homeowners according to the CCR's. The property apparently is still owned by the contractor because things were not filed properly. Currently a neighboring property uses and maintains a portion of the tract and has contacted the city regarding the lack of maintenance and would like to discuss some various options with the city. The property owners of lot 8 the Kaatz's would like to purchase the land since they have been maintaining it since 2011 and add it to their lot as part of their yard. General discussion back and forth between members one thing Chair Schaefer points out is the city has an access easement that needs to be maintained whatever the decision for maintenance of the storm runoff pond and ultimately the Council will decide. Wakeley (City Planner) states that it would be a buildable piece of land however that doesn't appear to be the use proposed here.

Mayor Graupp is in attendance and informs the group that the storm water pond is not large enough to allow additional structures to be built and would like to see the CCR's formed and the tract be maintained by the homeowners as was the original intention.

Action; City Recorder Richardson is asked to invite all of the lot owners to the November meeting to discuss possible options.

- b) Discussion and or Action on UGB Stream lining Rules, no action just wanted to discuss this with everyone. City Planner Wakeley whom works for Council of Governments is concerned that the numbers they are using are to low the projection is off according to the league. The State says 5 employees an acre and currently we are just looking into the projections to make sure there accurate. The upshot to this is the lower the number the better for the smaller communities it would be saying we need more land. Recently Legislature passed a law regarding simpler rules. The COG felt if the rules were followed there would be less appeals filed. If Aurora grows this would likely be the policy to follow so please look it over.
- c) Discussion and or Action on Proposed Text for Code Update, There is a lengthy discussion regarding the various code changes which will be presented at the November meeting regarding recreational marijuana, shipping containers in the commercial zone and recreational vehicles. Various options were considered and City Planner Wakeley will work on the text for our next meeting.

6. OLD BUSINESS

- a) Discussion and or Action on Airport Growth, Commissioner Ensign wanted this on the agenda as a new member he wanted to learn some of the history regarding the airport. He is very excited as a new member and is interested in increasing our UGB . Chair Schaefer explains that it is not for lack of interest however it is a very costly endeavor. There was a buildable land study done in 2009 as part of the comp plan update and based on those

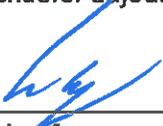
numbers there was no justification for it. These types of studies are done about every 10 years or so. Other avenues could be a industry specific EOA however again very costly. no decision were made just discussion.

7. COMMISSION/DISCUSSION

- a) City Planning Activity (in your packets) Status of Development Projects within the City. City Planner Wakeley reads her report as attached. Most of the discussion happened earlier in the meeting.

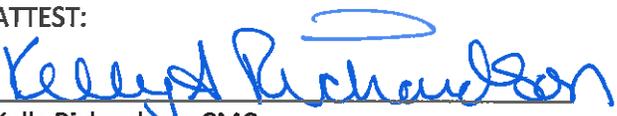
8. ADJOURN

Chair Schaefer adjourned the October 6, 2015 Aurora Planning Commission Meeting at 8:31 P.M.



Chair Schaefer

ATTEST:



Kelly Richardson, CMC
City Recorder