

AGENDA
Aurora Planning Commission Meeting
Tuesday, July 7, 2015, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

1. CALL TO ORDER OF THE AURORA PLANNING COMMISSION MEETING

2. CITY RECORDER DOES ROLL CALL

3. CONSENT AGENDA

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

4. CORRESPONDENCE –

- a) Supreme Court Commercial Sign Decision

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.

6. NEW BUSINESS

- a) Discussion and or Action on Bixler Project

7. OLD BUSINESS

- a) None

8. Commission Action/Discussion

- a) City Planning Activity (In Your Packets) Status of Development Projects within the City.

9. ADJOURN

Minutes
Aurora Planning Commission Meeting
Tuesday, June 2, 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: None

VISITORS PRESENT: None

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Chairman Schaefer at 7:01 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 - Absent
Commissioner TBA

3. CONSENT AGENDA

- a) Planning Commission Minutes – May, 2015
- b) City Council Meeting Minutes – April, 2015
- c) Historic Review Board Minutes – April, 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.

City Recorder Richardson informs the group that she will be leaving on vacation July 1st items for the July meeting will need to be in early.

Chair Schaefer informs the group that Aaron Ensign might be interested in joining Planning Commission.

4. CORRESPONDENCE –

- a) NA

5. Public Hearing, Hearing opens at 7:05 pm

- a) Discussion and Home Occupation 15-01 at 21424 Liberty Street Black Star Studio, City Planner gives her staff report,

**CITY OF AURORA
PLANNING COMMISSION**

STAFF REPORT: Home Occupation, Type II, 2015-01 (HO-15-01)
DATE: May 26, 2015

APPLICANT/OWNER: Susan Black
21424 Liberty Street NE
Aurora, OR 97002

REQUEST: Type II Home Occupation permit approval to operate an art studio, work rooms, and classroom to teach individual students associated with Black Star Studio.

SITE LOCATION: 21424 Liberty Street NE at the intersection of 4th Street NE and Liberty Street NE in Aurora. Map 041.W.13AB, Tax Lot 300

SITE SIZE: 0.33 acres, or approximately 14,375 square feet

DESIGNATION: Zoning: Low Density Residential (R1)

CRITERIA: Aurora Municipal Code (AMC) Chapters 16.10 Low Density Residential and 16.46 Home Occupations and 16.60 Conditional Uses

ENCLOSURES: Exhibit A: Assessor Map
Exhibit B: Applicant's Home Occupation Application

I. REQUEST

Type II Home Occupation permit approval to operate an art studio, work rooms, and classroom to teach individual students associated with Black Star Studio.

II. PROCEDURE

Type II Home Occupations are processed as Quasi-Judicial Decisions. Quasi-Judicial Decisions are conducted as stated in Chapter 16.76 of the AMC. Section 16.46 provides the criteria for reviewing Home Occupations. Type II Home Occupations are listed as a Conditional Use under the R-1 zone.

The application was received and fees paid on March 23, 2015. The application was determined complete by staff on April 20, 2015 and notice was mailed to surrounding property owners on May 8, 2015 and a newspaper of general circulation in the City. The City has until **July 21, 2015**, or 120 days from acceptance of the application to approve, modify and approve, or deny this proposal.

III. APPEAL

Appeals are governed by AMC 16.76.260. An appeal of the Commission's decision shall be made, in writing, to the City Council within 15 days of the Planning Commission's final written decision.

IV. CRITERIA AND FINDINGS

The applicable review criteria for Home Occupations are found under 16.46 -Home Occupations of the Aurora Municipal Code (AMC) for Conditional Uses.

16.46.050.B.1.

The Planning Commission shall approve, approve with conditions, or deny any application for a Type II home occupation. The decision to approve, approve with conditions, or deny an application for a Type II home occupation permit shall be made by the planning commission upon findings of whether or not the proposed use:

- a. Is in conformance with the standards contained in this chapter.

FINDING: The property currently meets the standards for Low Density Residential (R1) zoning, including height and accessory structures. The applicant is not proposing new construction or building permit approval but rather use of an existing studio structure in the NE corner of the property and the second floor/attic of the existing garage for the home occupation, if permitted. The studio structure and garage are setback 13 feet and 11 feet, respectively, from the rear property line. Rear setbacks in the zone are ten (10) feet for single story structures and twenty (20) feet for two story structures. The Marion County Assessor shows the 280 square foot multi-purpose building as permitted/constructed in 1988 and the 220 square foot improved attic space over the garage as permitted/constructed in 2003.

Type II home occupations are a permitted use under the zone, pending home occupation permit approval by the Planning Commission under AMC 16.46.

The Home Occupations standards identified in AMC 16.46 include: 16.46.020.D.1., "properties located outside the historic commercial and historic residential overlays shall be permitted one (1) non-illuminated sign, not exceeding one hundred forty-four (144) square inches, which shall be attached to the residence or accessory structure or placed in a window. This is included as a recommended condition of approval.

16.46.020.D.2. limits daily customer or client visits to five (5) per day. Customers and clients may not visit the business between the hours of ten (10) p.m. and eight (8) a.m. and shall not generate excessive traffic or monopolize on-street parking. This is included as a recommended condition of approval.

16.46.020.D. 3. states storage of materials, goods and equipment which is screened entirely from view by a solid fence is permitted. Storage shall not exceed five percent of the total lot area and shall not occur within the front yard or the required side yard setback. Any storage of materials, goods, and equipment

shall be reviewed and approved by the city and the fire department. This is included as a recommended condition of approval.

16.46.040 includes additional conditions for all home occupations, including: prohibition of outside employees to be engaged in the business activity other than persons principally residing on the premises; no more than three (3) deliveries per week to the residence by suppliers; limiting the total square footage of the business activity to use more than 700 square feet of the structure; and/or prohibiting storage, use, or distribution of toxic or flammable materials. Staff recommends the applicant be required to acknowledge that they have read all of AMC section 16.46 for Home Occupations and shall maintain a signed copy acknowledging understanding of and conformance with the provisions of AMC 16.46. This is included as a recommended condition of approval.

AMC 16.46.090. requires a business license to operate a home occupation. A business license shall be on file with the City of Aurora at all times that the Home Occupation is in operation. A home occupation permit shall become invalid if the applicant moves his or her residence. These are listed as conditions of approval below.

- b. Will be subordinate to the residential use of the property.

FINDING: According to Marion County Assessor records, the owner of the property is the applicant. Staff has determined the proposed home occupation/business is subordinate to the primary residence and residential use and this criteria is met.

- c. Is undertaken in a manner that is not detrimental nor disruptive in terms of appearance or operation to neighboring properties and residents.

FINDING: The applicant proposes use of an existing, permitted accessory structure and attic space above the permitted garage, which are both subordinate to the primary residential structure. The proposed use will be contained within the existing accessory structure and does not appear to be one that would create excessive noise, odors, or disruptions to neighbors. The subject property measures 0.33 acres. The studio structure measures 13 feet from rear property line (which is also land outside of the current urban growth boundary) and 21 feet from the northern property line/nearest residential use. The garage measures 11 feet from the rear property line (which is also land outside of the current urban growth boundary) and 32 feet from the southern property line/nearest residential use.

Property owners within 200 feet of the subject property were mailed notice of the proposed home occupation and public hearing. At the time of writing of the staff report, the City not received testimony regarding the application from interested parties. Staff finds this criteria is met.

V. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings in the staff report, staff recommends that the Planning Commission **approve** the application for a Type II Home Occupation (HO-15-01) based upon the following:

- 1) Develop the subject property in accordance with plans approved by the city.

- 2) Comply with all City of Aurora and State of Oregon development, building and fire codes.
- 3) One (1) non-illuminated sign, not exceeding one hundred forty-four (144) square inches, which shall be attached to the residence or accessory structure or placed in a window. This is included as a recommended condition of approval.
- 4) Customer and client visits shall be limited to no more than five (5) per day. Customers and clients may not visit the business between the hours of ten (10) p.m. and eight (8) a.m. and shall not generate excessive traffic or monopolize on-street parking.
- 5) Storage of materials, goods and equipment screened entirely from view by a solid fence may be permitted. Storage shall not exceed five percent of the total lot area and shall not occur within the front yard or the required side yard setback. Any storage of materials, goods, and equipment shall be reviewed and approved by the city and the fire department.
- 6) The applicant is required to acknowledge that they have read all of AMC section 16.46 for Home Occupations and shall maintain a signed copy acknowledging understanding of and conformance with the provisions of AMC 16.46 on file with the City of Aurora.
- 7) A business license shall be on file with the City of Aurora at all times that the Home Occupation is in operation. A home occupation permit shall become invalid if the applicant moves his or her residence.

VI. PLANNING COMMISSION ACTION

- A. Approve the home occupation permit (file #HO-2015-01) for an art studio, work rooms, and classroom to teach individual students on the property's accessory structure:
 1. As recommended by staff, or
 2. As determined by the Planning Commission stating how the application satisfies all the required criteria, and any revisions to the recommended conditions of approval, or
- B. Deny the request for a home occupation permit for an art studio, work rooms, and classroom to teach individual students on the property's accessory structure stating how the application does not meet the applicable approval criteria.
- C. Continue the hearing to a time certain or indefinitely (considering the 120 day limit on applications).

Susan Blackwell the applicant gives a brief history of her art career and informs the group that she plans to have one to two students at a time is all. She also informs the Commission that she has read the Municipal Code and has no problem complying with it.

Hearing no more testimony Chair Schaefer closes the hearing at 7:19 pm there is no discussion from the Commissioners.

A motion is made by Commissioner Fawcett to approve the home occupation HO- 2015-01 and is seconded by Commissioner McNamara. Passed by All.

6. 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.

Bill Graupp, Mayor informs the Commission of the results from the last council meeting regarding MMD which were hours of operation 10-5, not to allow in the Historic Commercial District, Waste needs to be in a locked container, 1000 feet from a daycare.

7. NEW BUSINESS

- a) None

8. OLD BUSINESS

- a) Discussion and or Action on the Aurora Vision Action Plan, Commissioners go over the action plan page by page and make various changes to the document and in the end recommends it to the City Council in the form of track changes.
- b) Discussion and or Action on Beyer Annexation for Discussion Purposes Only As An Example, Chair Schaefer as a training goes over the various steps and procedures that take place during an annexation along with explaining the various forms and documents that need filled out.

9. COMMISSION/DISCUSSION

- a) City Planning Activity (in your packets) Status of Development Projects within the City.
 - Bixler request for extension, City Planner Wakeley gives a brief history of the Bixler project. Bixler has already received 2 extensions and now he is talking about a re-plat/property line adjust. Chair Schaefer states that if he is planning on vacating all of what he has done he will need to come before the Planning Commission before anything is approved. There is also a discussion regarding his performance bond and its requirements.

10. ADJOURN

Chair Schaefer adjourned the June 2, 2015 Aurora Planning Commission Meeting at 8:42 P.M.

Chair Schaefer

ATTEST:

Kelly Richardson, CMC

City Recorder

Minutes
Aurora City Council Meeting
Tuesday, May 12, 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
Mary Lambert, Finance Officer
Darrel Lockard, Public Works Superintendent
Dennis Koho, City Attorney

STAFF ABSENT; Officer Marcellais, Marion County

VISITORS PRESENT: Gayle Abernathy, Aurora
Karen Townsend, Aurora
Jan Peel, Aurora
Jim Fisher, Aurora
Tim Corcoran, Aurora
Joseph Schaefer, Aurora

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Mayor Bill Graupp at 7:02 pm

2. CITY RECORDER DOES ROLL CALL

Mayor Graupp- Present
Councilor Sahlin - Present
Councilor Sallee-Present
Councilor Brotherton-Present
Councilor Vlcek - Present

3. CONSENT AGENDA

- a) City Council Meeting Minutes – April, 2015, Councilor Vlcek points out in the minutes the conversation regarding the garbage can surrounds and he thought that they really had not addressed it and Mayor Graupp informs him that yes they had in the budget. Vlcek asks if the letter has gone out regarding the planter strips to each property owner Richardson states no it has not however we had addressed it in the newsletter a few times. Vlcek asks if owners could kill everything in strips and replant or leave empty I think we should organize a cleanup day first before we just kill it all.
- b) Planning Commission – April, 2015
- c) Historic Review Board Meeting – March, 2015

ACTION ITEM; Councilor Sahlin will work on getting a bid for the planter strips.

Motion to approve the consent agenda as presented was made by Councilor Vlcek and is seconded by Councilor Sallee. Motion approved by all.

4. CORRESPONDENCE –

- a) Email regarding Community Development Grant, no discussion Mayor explains.

5. VISITORS

Anyone wishing to address the Aurora City Council concerning items not already on the meeting agenda may do so in this section. No decision or action will be made, but the Aurora City Council could look into the matter and provide some response in the future. No comments were made during this section.

Karen Townsend explains to the council the trash can surrounds originally were done through a grant many of them are in need of repair and paint or both. I have an issue with the city paying to maintain the planter strips along 99E the owners of the property are responsible for the upkeep and maintenance. The downtown businesses pay to maintain that area and I for one don't think we should have to pay again to maintain a few properties that just don't want to comply.

Mr. Corcoran I have property along that 99E section and I didn't realize it was our responsibility but I do now and I will get that done.

6. PUBLIC HEARING, Opens at 7:20 pm

- a) Discussion and or Action on Code Changes and LA-15-01 regarding Medical Marijuana Dispensaries in the Commercial District. Planning Commission Chair Joseph Schaefer presents the following staff report and findings and explains to City Council that the Planning Commission took into consideration the comments made by HRB but found that it should still remain in the Historic District Commercial Overlay. The Planning Commission position on this is regarding time space and manner.

Memorandum

MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

105 HIGH STREET S. E. SALEM, OREGON 97301-3667
TELEPHONE: (503)588-6177 FAX: (503)588-6094

TO: Aurora City Commission
FROM: Renata Wakeley, City Planner
RE: Legislative Amendment 2015-01 (LA-15-01)
DATE: April 28, 2015 for presentation at May 12, 2015 hearing

REQUESTED ACTION

The City Council's options for taking action on Legislative Amendment 15-01 include the following:

- A. Adopt the findings in the staff report and adopt Legislative Amendment 15-01:
 1. As presented by staff; or
 2. As amended by the City Council (stating revisions).
- B. Take no action on Legislative Amendment 15-01.
- C. Continue the public hearing:
 1. To a time certain, or
 2. Indefinitely.

BACKGROUND

In 2013, House Bill 3460 created a medical marijuana registration system and allowed medical marijuana dispensaries (MMDs) to be located in certain zones, including commercial, industrial, and mixed use. On March 19, 2014, Senate Bill 1531 was signed into law giving local governments the ability to impose certain regulations and restrictions on the operation of medical marijuana dispensaries. Senate Bill 1531 also gave local jurisdictions the ability to impose a moratorium on MMDs up until May 1, 2015.

On April 30, 2014, the Aurora City Council passed Ordinance 475, which declared a moratorium on MMDs effective until May 1, 2015.

The City Council gave the Planning Commission and staff general direction in moving forward with potential legislative action to amend the code in light of state rulemaking and SB 1531. The Planning Commission had discussion regarding proposed amendments to the Aurora Municipal Code on several regularly scheduled Planning Commission meetings in 2014 and 2015 and also received comment from interested parties.

Administrative rulemaking discussions continue at the legislative level related to Measure 91 (recreational marijuana) and *are not* included/addressed as part of the staff report and proposed legislative amendment being reviewed before you at this time.

The following sections of the Aurora Municipal Code (AMC) are proposed for amendment:

- 16.04 Definitions
- 16.14 Commercial
- 16.22 Historic Commercial Overlay

Legislative Amendment 15-01 includes the adoption of the draft code amendments to the Aurora Municipal Code. The revisions are attached in a **bold and strikethrough** format for review purposes (see Exhibit A).

The purpose of the proposed amendment is to create “reasonable regulations” as allowed by Senate Bill 1531 to minimize conflicts between MMD’s and surrounding uses. Absent an update to the AMC, beginning on May 1, 2015 it is possible that an applicant could request review of a MMD under the existing provisions of the AMC as a “general retail and convenience sales”,

“medical or dental services”, “nurseries”, “drugstore” or other similar permitted use or development. Without specific criteria addressing MMD’s, the City could be forced to make interpretations of the Aurora Municipal Code and Development Ordinance that could be subject to legal challenge and it could become more difficult to mitigate conflicts with surrounding uses.

The proposed amendment seeks to add clarity and certainty to the Aurora Municipal Code – Title 16.

FINDING OF FACT AND CONCLUSIONS

The Aurora Planning Commission, after careful consideration of the testimony and evidence in the record, adopted the following Findings of Fact and Conclusions:

1. In accordance with the post-acknowledgement plan amendment process set forth in Oregon Revised Statute 197.610(1), the City Planner submitted the draft proposed amendments to the Oregon Department of Land Conservation and Development on February 19, 2015, which was 47-days prior to the first evidentiary hearing on April 7, 2015.
2. Amendments to the Code, Comprehensive Plan, and/or Maps are considered Legislative Amendments subject to 16.80.20. Legislative Amendments shall be made in accordance with the procedures and standards set forth in AMC 16.74-Procedures for Decision Making-Legislative. A legislative application may be approved or denied.
3. AMC 16.74.030 outlines notice requirements. At least ten days prior to the first public hearing, the City shall publish notice in a newspaper of general circulation. Due to a staff error, the publication request to the Canby Herald on March 4, 2015 was not received. Staff immediately sent the notice to publication in the April 8th edition, which is at least 10 days prior to the scheduled May 12, 2015 City Council hearing and staff finds this criteria is met.
4. Proposed amendments for consideration of legislative changes to the provisions of the Comprehensive Plan, implementing ordinances and maps are a legislative action. Section 16.74 calls for amendments to the Development Code to be processed as a recommendation by the Planning Commission and a decision by the City Council.
5. AMC 16.74.060 includes the standards for decision of Legislative Amendments as outlined under FINDINGS below.
6. The Planning Commission reviewed the proposed legislative amendments at a April 7, 2015 public hearing and made a recommendations for Council adoption of Legislative Amendment 2015-01, with minor changes.

FINDINGS

A. The recommendation by the planning commission and the decision by the council shall be based on consideration of the following factors:

- 1. Any applicable statewide planning goals and guidelines adopted under Oregon Revised Statutes (ORS) Chapter 197;*

FINDINGS: Goal 1, Citizen Involvement: A public hearing on the proposed amendments was scheduled and noticed before the Planning Commission on April 7, 2015 and a second hearing was scheduled and noticed before the City Council on May 12, 2015. Notice was posted at City Hall and published in the Canby Herald. The staff report was available for review one week prior to the Planning Commission and City Council hearings. This is consistent with City procedures. Staff and the Planning Commission found Goal 1 is met.

Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. Adoption actions are consistent with the acknowledged AMC for process. Goal 2 generally supports clear and thorough local procedures. Staff and the Planning Commission found Goal 2 is met.

Goal 3, Agricultural Lands and Goal 4, Forest lands are found not to be applicable.

Goal 5, Open Spaces, Natural Resources, and Historic Areas: The proposed amendments included the addition of MMD's as a conditional use in the Historic Commercial Overlay. The proposed amendment does not affect regulation of existing businesses or commercial uses. Staff finds the amendment maintains existing business and allows a new use (MMD's), as permitted by state law, while imposing standards to minimize negative impacts in order to allow the development of a historic business center that remains easily accessible, convenient and a pleasant place to shop. Staff and the Planning Commission found Goal 5 was met.

Goal 6, Air, Water and Land Resource Quality: Goal 6 is not applicable. The proposal does not address Goal 6 resources.

Goal 7, Natural Hazards: Goal 7 is not applicable. The proposal does not address Goal 7 resources.

Goal 8, Recreational Needs: Goal 8 is not applicable. The proposal does not address Goal 8 resources.

Goal 9, Economic Development: The draft code amendments respond to a need/revision identified by Senate Bill 1531 to potential permitted uses on commercial and industrial lands. The proposed code amendments are not found to deter employment or business opportunities but rather to allow for greater economic uses of commercially zoned properties while also protecting the intent of the commercial and historic commercial retail core for retail and service commercial uses. The Planning Commission has determined that the Industrial zone is not an appropriate location for MMD's as the intent of the Industrial zone is intended to accommodate activities that are non-retail in nature and/or require larger lots for larger employment and manufacturing needs (AMC 16.16.010). Staff and the Planning Commission found Goal 9 is met.

Goal 10, Housing: Goal 10 is not applicable. The proposal does not address Goal 10 issues.

Goal 11, Public Facilities and Services: Goal 11 is not applicable. The proposal does not address Goal 11 issues.

Goal 12, Transportation: The proposed code amendments expand upon permitted uses in the commercial zones while prohibiting MMD's in the industrial zone in order to "provide a circulation system which is safe and efficient for both vehicles". The City finds that Industrial properties are not well suited for retail uses/impacts. Further, MMD's are listed as conditional uses in the commercial zones and potential transportation impacts can be mitigated/regulated through the Aurora Transportation System Plan and development code. Staff and the Planning Commission found this Goal is met.

Goal 13, Energy Conservation: Goal 13 is not applicable as MMF's can be considered to be as intensive, if not more so, than other businesses with the commercial code. The proposal does not address Goal 13 resources.

Goal 14, Urbanization: Goal 14 is not applicable. The proposal does not address Goal 14 issues as the proposed code amendments apply to existing commercial sites within the City limits.

ORS 197 does not include specific notice requirements for legislative processes but the City met all notice requirements under the AMC for Legislative Amendments. ORS 227.186, more commonly known as Measure 56 notice, does not apply as the proposed amendments do not *reduce* permissible uses of properties in the affected zones.

2. Any federal or state statutes or rules found applicable;

FINDINGS: Staff finds the adoption actions are consistent with Oregon Revised Statute 197.610(1) for notice to the Department of Land Conservation and Development. Measure 56 notice was not required as the proposed amendments do not *reduce* permissible uses on commercial lands.

The addition of a specific definition for Medical Marijuana Dispensaries under AMC 16.04 ensures the MMD is registered with the Oregon Health Authority and thus complies with the standards in ORS 475.314 and OAR 333-008-1000 through 333-008-1400. These State-imposed and regulated standards include, but are not limited to: payment of annual registration fees, review to determine the proposed location is not within 1,000 feet of schools and other MMD's, registration as a business with the Secretary of State, a background check on the person responsible for the MMD, implementation of security, alarm and surveillance measures, and compliance with operational standards.

Proposed amendments to 16.14- Commercial zone and 16.22- Historic Commercial Overlay zone further refine restrictions to the potential location of MMD's that the City of Aurora finds reasonable, based upon Senate Bill 1531.

Staff and the Planning Commission found this criterion is met.

3. The applicable comprehensive plan policies and map; and

The following Comprehensive Plan Goals and associated policies were found to be applicable to this application:

Goal 1- Citizen Participation: Develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

FINDINGS: A public hearing on the proposed amendments was scheduled before the Planning Commission on April 7, 2015 and a second hearing will be held by the City Council on May 12, 2015. Notice was posted at City Hall and published in the Canby Herald. The staff report was available for review one week prior to the planning commission hearing. This is consistent with City procedures. Staff and the Planning Commission found this goal is met.

Goal 2- Planning Process: Establish a land use planning process and policy framework document (comprehensive plan) as a basis for all decisions and actions related to use of land and ensure an adequate factual base for such activities.

FINDINGS: Adoption actions are consistent with the acknowledged AMC. Staff and the Planning Commission found this goal is met.

Goal 9- Economic Policies

- 3. Foster commercial and industrial activities to meet the expressed needs of City residents.*

FINDINGS: The draft code amendments respond to a need/revision identified by Senate Bill 1531 to potential permitted uses on commercial and industrial lands. The proposed code amendments are not found to deter employment or business opportunities but rather to allow for greater economic uses of commercially zoned properties while also protecting the intent of the commercial and historic commercial retail core for retail and service commercial uses.

The Planning Commission has determined that the Industrial zone is not an appropriate location for MMF's as the intent of the Industrial zone is intended to accommodate activities that are non-retail in nature or land intensive commercial businesses (AMC 16.16.010). Staff and the Planning Commission found this goal is met.

- 2. The applicable provisions of the implementing ordinances.*

FINDINGS: The draft code amendments respond to a need/revision identified by Senate Bill 1531 to potential permitted uses on commercial and industrial lands. The proposed code amendments are not found to deter employment or business opportunities but rather to allow for greater economic uses of commercially zoned properties while also protecting the intent of the commercial and historic commercial retail core for retail and service commercial uses.

The Planning Commission has determined that the Industrial zone is not an appropriate location for MMD's as the intent of the Industrial zone is intended to accommodate activities that are non-retail in nature and/or require more land for employment or manufacturing than commercial businesses (AMC 16.16.010). Staff and the Planning Commission found the proposed code amendments can be established in compliance with the development requirements of the Aurora Municipal Code while maintaining the intent of the Senate Bill.

B. Consideration may also be given to proof of a substantial change in circumstances, a mistake, or inconsistency in the comprehensive plan or implementing ordinance which is the subject of the application.

FINDINGS: Staff does not find a change in circumstance, mistake or inconsistency in the comprehensive plan or implementing ordinances. The proposed code amendments are a result of Senate Bill 1531 and the City's need to refine and clarify permitted locations and uses for MMF's within the City of Aurora and adopt "reasonable regulations" for their review. Staff and the Planning Commission found this criterion is met.

EXHIBIT A Aurora Municipal Code (AMC) section 16.04- Definitions
Aurora Municipal Code (AMC) section 16.14- Commercial
Aurora Municipal Code (AMC) section 16.22- Commercial Historic Overlay

EXHIBIT B Senate Bill 1531 relating to marijuana facilities; creating new provisions; amending ORS 475.314; and declaring an emergency.

EXHIBIT C Correspondence from Aurora Historic Review Board (March 27, 2015)

Councilor Vlcek asks if other cities are lightly regulating or are they strictly regulating?
Schaefer I think really that we are in the middle range of that. I (Schaefer) think that most people here today to testify against it being in the Historic Commercial Overlay.
Councilor Vlcek also asks about the 100 foot buffer on a daycare because they are the same kids going to school so why would that be different. Vlcek is there any way to change this and Schaefer states yes this is just a recommendation from Planning Council has the authority to change it as they see fit. There are a few more questions regarding security and security systems and Schaefer states that much of this is addressed by the State statute that is regulating this. Vlcek can the State change their rules and undo everything we are trying to achieve City Attorney Koho yes I suppose they could. The Council then discusses the waste removal off site requirement that Planning put in and the Council decides that it doesn't need removed but to be in a secure locked garbage can.

The hearing is now open to the public for comments we will begin with the in favor first and will allow 5 minutes for each person.

Hearing none in favor we move onto not in favor,

Jan Peel, resident and business owner of Home Again Antiques, I would like to know why we are even considering allowing such a thing in our town? Mayor Graupp states we have to decide on something somehow to regulate it currently in our code we have nothing to regulate it so they would only be required to follow what the state has laid out. Peel I am opposed to allowing it in the Historic District Commercial zone and I think if we have to allow it in other areas then it needs to be strictly regulated by the city.

Jim Fisher, I don't have a business in Aurora but I am a resident here for many years and I am opposed to them in the Historic Commercial area. I really don't like the thought of them being here at all.

Gayle Abernathy, I am a resident and the Historic Review Board Chair, The HRB sent a letter to the Planning Commission I assume they received and reviewed it but we never received any type of confirmation I think that it would have been a good idea to let us know that they received it. I own a liquor store in Portland and I have a security system and I am in a good area and I still get call outs. Mayor Graupps states that we are not going to concern ourselves with the security aspect we will leave that to the state to regulate. As a board and resident the Historic District and downtown shopping area is not the proper place for it.

Chair Schaefer comments that is why we made the fee for the conditional use permit 5,000 so that it can cover those incidentals.

Karen Townsend, I am a resident a business owner and on the Historic Review Board, I am opposed to this being allowed in the Historic Commercial zone. I believe you have all received some letters from the businesses in the Historic District that state they are opposed to allowing it in the zone as well. These businesses are very important to Aurora even if you don't shop in them. Aurora is a destination on the Historic registry and is very well known around the state and something of this nature in the downtown area would be a negative impact. The board was very surprised to see in the staff report that it wouldn't be an economic downturn will we disagree.

Tim Corcoran, business owner and resident I too am opposed to it I don't think our clients would feel at ease about it.

There is various questions regarding heavy restrictions and Mayor Graupp states we are also trying to not involve the City Attorney as that will be very costly as well.

There were some side bar conversations at this point however the Mayor moved the meeting along.

Public Hearing closes at 8:02 pm

Council has a brief discussion regarding the issues brought up here tonight and they all agree to these changes;

- Remove it from the Historic District Commercial Overlay
- Change from 500 feet from a daycare to 1,000 feet from a daycare
- Change hours of operation from 10 to 7 pm to 10 to 5 pm
- Garbage/Waste must be in a locked secure area.

A motion is made by Councilor Sahlin to approve LA 15-01 with the four revisions as stated and is seconded by Councilor Vlcek. Motion is passed by all present.

7. REPORTS

a) Mayor Bill Graupp

- Mayor report everything I have been working on is in the budget.

No discussion at this point.

ACTION ITEM: NA

b) Marion County Deputy

- Deputy report, Officer Marcellais is absent tonight and has not submitted a report.

Council discussed, Councilor Vlcek as the liaison over the department I wanted to get a sense of whether or not all of you would be ok with me discussing a more proactive approach in the area of citations. It is the consensus of the group that it would be acceptable for Vlcek to have this conversation with the new deputy.

ACTION ITEM: NA

c) Traffic Safety Committee

- Traffic report, NA

Council discussed, NA

ACTION ITEM: NA

d) Finance Officer

- Finance officer asks if there are any questions regarding her report there were no questions at this time. Most of the discussion will be during the budget meeting tomorrow.

Council discussed, NA

ACTION ITEM: NA

e) Public Works

- Public Works report, Currently I am working with DEQ to obtain our permit and get it updated. Also working on the preparation for the proposed new irrigation area. Working on our discharge permit and aeration side we did sludge removal today. There is a possibility that we may need to turn on well 5. In parks someone stole a picnic table.

Council discussed Councilor Vlcek asks the status of our static level compared to other years, Lockard we could have some issues since the draw down has been increasing and we are in for a dry summer. Councilor Sallee requests due dates to be on the report so we are aware of the timeframe involved.

Preliminary report from Bruno tree care indicates 18 trees are in need of attention. Question was asked if we should get a second opinion and Lockard informs the group that Bruno is certified tree arborist and he had done this preliminary report at no cost.

ACTION ITEM: Council has asked for completion dates be placed in the public works report.

f) Parks Committee

- Park report Councilor Sahlin informs the group that the equipment has been placed in the storage area and the locks have been completed. He asks City Recorder Richardson if anyone from Pryde has contacted her and she states no they have not.

Council discussed.....

ACTION ITEM: Councilor Sahlin would like a schedule for the lights and locks at the park.

g) City Recorder

- Recorder report is presented.

Council did not have any questions or discussion regarding the report.

ACTION ITEM: NA

h) City Attorney

- City Attorney report Koho informs council that he has a meeting with the judge regarding the Eddy property. I have met with MR. Sills regarding his window violations that is why he is not hear tonight he has agreed to pull his letter at this time and has agreed to file an application with HRB. As far as Ross RV they have stated that they are not selling items from the lot it is repairs only. The Mcknight letter has gone out to their attorney explaining that they will need to comply with the SDR and the 6 items listed however the Conditional use permit since they have pulled their application they are not expected to comply with those conditions.

Council discussed, NA

ACTION ITEM: NA

8. ORDINANCES, RESOLUTIONS AND PROCLAMATIONS

- a) Ordinance 478 An Ordinance Amending the City of Aurora Municipal Code (Conditional Use) Second reading.

A Motion is made by Councilor Sahlin to approve Ordinance 478 as presented and is seconded by Councilor Sallee 4-0 Councilor Southard abstained and state a conflict.

- b) Ordinance Number 479 Amending the Aurora Municipal Code (Medical Marijuana Dispensaries) First Reading.

A Motion to accept the 1st reading of Ordinance 479 is made by Councilor Sahlin and is seconded by Councilor Vlcek. Passed by all.

9. NEW BUSINESS

- a) Discussion and or Action on Window Violation in the Historic District on Contributing Structure Located at 21328 Hwy 99E Mr. Sills property. PULLED
- b) Discussion and or Action on MORE Intergovernmental Agreement. What is the reason for this if we are already doing this in house now why would we need to contract it our now. This is so we could if we so chose to enter into an agreement with other agencies to utilize what other agencies have. Rather than go out and rent something somewhere else.
- c) Discussion and or Action on Public Works Operations, Councilors begin to ask Public Works Superintendent Lockard many different questions regarding the operations taking place in public works department. They are wondering why now do you need so much more contracted help especially with not seeing and capital improvements happening the conversation quickly turns to expectations at hire at which point Lockard then asks if he is under employee review upon which time City Attorney Koho cautions the Council that this is now moving in a different direction and that they need to back off that this is not the venue for this type of questioning at which point they stop the questions of Superintendent Lockard.

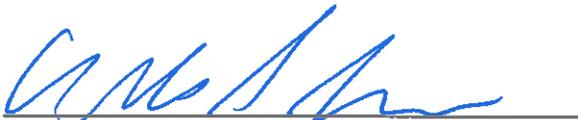
Councilor Sallee informs the group that she attended the meeting regarding HB 534 and read the letter from Aurora into the record as she didn't see it in the packet.

10. OLD BUSINESS

- a) NA

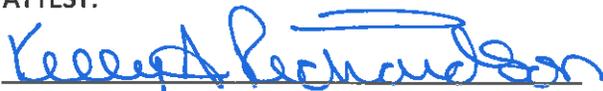
11. ADJOURN,

Mayor Graupp adjourned the May 12, 2015 Council Meeting at 9:08 PM.



Bill Graupp, Mayor

ATTEST:



Kelly Richardson, CMC
City Recorder

Minutes
Aurora Historic Review Board Meeting
Thursday, May 28, 2015, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT Kelly Richardson, CMC City Recorder

STAFF ABSENT: None

VISITORS PRESENT: Bill Graupp, Mayor
Joseph Schaefer, Aurora

1. CALL TO ORDER OF THE HISTORIC REVIEW BOARD MEETING

The meeting of May 28, 2015 was called to order by Chair Abernathy at 7:05 pm

2. CITY RECORDER DOES ROLL CALL

Chair Abernathy – Present
Member TBA
Member Frochen – Present
Member Fraser – Present
Member Townsend - Present

3. CONSENT AGENDA

- a) Historic Review Board Minutes – April 23, 2015
- b) City Council Minutes – April, 2015
- c) Planning Commission – April, 2015

A motion to approve the Historic Review Board minutes of April 23, 2015, as amended was made by Member Frochen and is seconded by Member Fraser. Passed by all.

4. CORRESPONDENCE - NA

5. VISITORS

Anyone wishing to address the Historic Review Board concerning items not already on the meeting agenda may do so in this section. No decision or action will be made, but the Historic Review Board could look into the matter and provide some response in the future. No comments were made during this section.

John Bernard gives a brief history of his qualifications and states he is interested in the history of Aurora and keeping it going. I am currently a member of the Colony Days Committee as well.

A motion is made by Member Townsend to recommend Mr. Bernard to the Aurora City Council for appointment to the Historic Review Board and is seconded by Member Frochen. Passed by All.

6. NEW BUSINESS

- a) NA

7. OLD BUSINESS

- a) Discussion and or Action on the 2015 CLG Grant Application, Member Townsend presents to the board a new title for the Historic Review Board Guidelines to Design Guide for Historic District.

Action: Send out 2nd notice for sign violations. Also look into the recent construction at 21361 as it is a contributing structure and there is no application. There are also a few vehicles for sale on the corner of Ehlen and Airport. Have City look to see if a head in parking sign can be put up by 21281 Main Street Store.

8. ADJOURN

Chairman Abernathy adjourned the meeting of May 28, 2015 at 8:05 pm.

Also members Frochen and Fraser will be gone in July
Members Townsend and Bernard will be gone in June.

Gayle Abernathy, Chairman

ATTEST:

Kelly Richardson, CMC
City Recorder

GARVEY SCHUBERT BARER

Northwest Land Law Forum

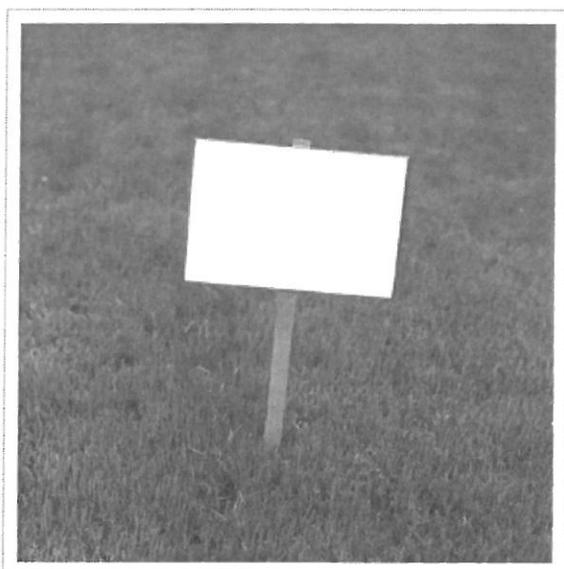


Land Use | Condemnation | Real Estate

United States Supreme Court Strikes Down Local Noncommercial Sign Regulations

By Edward Sullivan on June 26, 2015

Posted in Signs



Reed v. Town of Gilbert, No 13502, June 18, 2015, involved one of 25 exemptions to Respondent's general requirement that a sign permit be secured to display a sign. Those exemptions are based on the content of the sign. The category at issue was a "temporary directional sign relating to a qualified event," which may be sponsored by a religious, charitable or other nonprofit organization. Signs in this category are limited in size (6 square feet), the number which may be placed on property (4), and time (12 hours before and one hour after the event). Those

signs are treated less favorably than ideological signs (which may be 20 square feet, allowed in any zone and unlimited in time) and political signs (which may be 16 to 32 square feet, depending on the status of the property, and allowed 60 days before and 15 days following an election).

Reed, a church pastor, wished to advertise the times and location of his congregation's service, which were not always in the same place, since there was no fixed church site. The signs did not always contain a date and were in place outside the time limits of the regulations. After accommodation failed, Reed filed a First Amendment claim in federal court. After two rounds in the trial court and Ninth Circuit, relief was denied as the categories were deemed content neutral so that no

content based regulation occurred. The Supreme Court granted certiorari

content based regulation occurred. The Supreme Court granted certiorari.

Justice Thomas, writing for the court, said that content based regulations of expression were presumptively unconstitutional and would only be upheld if shown to serve a compelling public interest and narrowly tailored to achieve the same. He added that "content based" dealt with either the topic discussed or idea the message expressed. Even content neutral regulations would be subject to strict scrutiny if they cannot be justified without reference to the content of the speech or shown to be adopted due to disagreement with the message conveyed.

The Court found the regulations content based as they depended on the message i.e. a "qualifying event," an ideological matter, an election) which triggered different regulations for each category, thus triggering the strict scrutiny analysis. The Court found the justifications accepted by the Ninth Circuit "unpersuasive."

One justification was that the regulations were not motivated by disagreement with the message; However the Court responded that motivation is irrelevant if the regulations were not content neutral, even if the regulation were facially neutral. Such a regulation may be content based even if it does not discriminate based on subject matter or viewpoints. In this case the regulations single out specific subject matter (information on "qualified events), even if it takes no position on those events, and allows signs relating to that event to be treated differently than ideological or political signs a paradigmatic example of content based discrimination." Another justification was that the regulations were content neutral as to speaker and event. The Court said the signs were based on their content, rather than the identity of the speaker. Had the church or its pastor expressed an ideological message or supported a candidate, the regulations would have been different. Thus they are content based. There was no adequate justification for these regulations under a strict scrutiny analysis.

Respondent offered traffic safety and aesthetics, but the Court found the regulations "hopelessly under-inclusive" as they did not deal with other signs causing similar effects, as they allowed an unlimited (in time) posting of ideological signs and a multitude of political signs at election time.

The Court asserted that the public had ample content neutral means to deal with aesthetics and traffic safety by dimensional and physical limitations, for example and suggesting the world would not end if more signs resulted from litigation. The

Court also stated that some traffic safety signs may survive strict scrutiny; However

that issue was not before it and the differing regulations on ideological, political and qualifying event signs were content based and did not survive strict scrutiny. The Ninth Circuit decision was thus reversed and remanded.

Justice Alito, joined by Justices Kennedy and Sotomayor, concurred and further described how signs may be constitutionally regulated, including limits on size, location, lighting, attachment to other structures, regulation of moving messages, placement on public or private property, differences based on zoning districts, onsite or offsite status, number of signs per roadway mile, onetime signs or signs placed by government action following the Court's decision in *Pleasant Grove City v. Summum*, 555 U.S. 460, 46769 (2009). This latter category appears to exempt government signs on public property from content neutrality requirements.

Justice Breyer concurred in the judgment, sounding caution in the formulaic use of strict scrutiny in every content based sign code distinction. While that analysts is helpful when a public forum or viewpoint discrimination is involved, government programs almost always involve content discrimination, such as securities regulation, drug or energy conservation labeling, reporting of child abuse or comic able diseases and the like, many of which do not involve commercial matters. While he rejects watering down the strict scrutiny test, Justice Breyer suggests it be a "rule of thumb" in most cases outside the public forum or viewpoint discrimination areas to examine whether the regulation is disproportionate to First Amendment interests in light of regulatory objectives. Such an approach would allow regulation of speech by voters where courts "should hesitate to substitute judicial judgment for that of administrators." In any event, Justice Breyer joined Justice Kagan's concurrence in the Court's judgment.

Justice Kagan's, joined by Justices Breyer and Ginsburg, concurred in the judgment, pointing out that numerous local sign codes exempt or permit various sign categories "pedestrian crossing" or "George Washington Slept Here" being examples, which codes are now seen as content based and subject to strict scrutiny. She asked rhetorically whether a town had a compelling state interest to say "George Washington Slept Here?" Justice Kagan's found the traditional justifications for strict scrutiny may not apply in such low level situations, as they do not interfere with the marketplace of ideas or impose viewpoint or subject matter limitations on speech. If those concerns are not present and the risk is inconsequential, strict

scrutiny is unwarranted and sweeps too broadly than the actual harm to free speech interests. Justice Kagan suggested the court exercise common sense, leaving intact

interests. Justice Kagan suggested the Court exercise common sense, leaving intact laws that do not violate these interests. She noted that in *Members of the City Council v. Vincent*, 466 U.S. 789 (1984) and more recently in *City of Ladue v. Gilleo*, 512 U.S. 43 (1994), the Court passed over such distinctions and in *City of Renton v. Playtime Theatres*, 475 U.S. 41, 46 (1986), the Court used intermediate scrutiny to deal with distinctions between adult and other films shown by a movie house. Justice Kagan suggested using *Ladue* here, under which the Gilbert code would. To pass strict or intermediate scrutiny (“or even the laugh test”) as there was no coherent justification for the distinctions made. There was no reason to apply strict scrutiny here and the Court risks becoming the “Supreme Board of Sign Review” without any necessary First Amendment justification.

Justice Kagan’s concerns are certainly justified. In the light of this decision, what is the justification for distinguishing between commercial and noncommercial signs or between onsite and offsite signs? One must read the content of the sign to make such regulatory decisions if regulation is to be done at all. The principal opinion suggests that traffic signs “may” survive strict scrutiny, but what if the multitude of other public or private signs that are not traffic related? Perhaps *Summum* will allow the public to use its proprietary and regulatory powers to deal with some signs, but that response is insufficient to deal with the host of sign issues facing local governments today. Let us hope we will not have wait another twenty years for answers from a Sphinxlike high court.

Reed v. Gilbert, No. 13502, June 18, 2015.

**GARVEY SCHUBERT
BARER**

Bank of America Financial Center
121 SW Morrison Street, 11th Floor
Portland, OR 97204-3141

Phone: 503.228.3939
Fax: 503.226.0259

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City of Aurora Building /Planning Application

(Check appropriate box)

- | | |
|---|---|
| <input type="checkbox"/> SITE DEVELOPMENT REVIEW (AMC 16.58)
<input type="checkbox"/> FLOOD PLAN DEV. PERMIT (AMC 16.18)
<input type="checkbox"/> HISTORIC OVERLAY DISTRICT (AMC 16.20-16.22)
<input type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Sign Review
<input type="checkbox"/> MANUFACTURED HOME PARK (AMC 16.36)
<input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT (AMC 16.80)
<input type="checkbox"/> Text <input type="checkbox"/> Map
<input type="checkbox"/> ZONING ORDINANCE AMENDMENT (AMC 16.80)
<input type="checkbox"/> Text <input type="checkbox"/> Map | <input type="checkbox"/> CONDITIONAL USE (AMC 16.60)
<input type="checkbox"/> VARIANCE (AMC 16.64)
<input type="checkbox"/> HOME OCCUPATION (AMC 16.46)
Type I Type II
<input type="checkbox"/> NON-CONFORMING USE (AMC 16.62)
<input checked="" type="checkbox"/> LAND DIVISION
<input type="checkbox"/> Subdivision (AMC 16.72)
<input type="checkbox"/> Partition (AMC 16.70)
<input checked="" type="checkbox"/> Property Line Adjustment (AMC 16.68) (PER RENATA WAKELY)
<input type="checkbox"/> APPEAL TO _____ (AMC 16.74-16.78)
<input type="checkbox"/> OTHER _____ |
|---|---|

APPLICANT GENERAL INFORMATION

Applicant Clifford Bixler Phone 831 295 2201
 Mailing Address 91 Country Estates Dr. Santa Cruz CA 95060
 Property Owner CB Construction & Dev Inc Phone 831 295 2201
 Mailing Address 91 Country Estates Dr. Santa Cruz CA 95060
 Contact person if different than applicant _____ Phone _____
 Mailing Address _____

PROPERTY DESCRIPTION

Address NW CORNER H499E & OTTAWAY Tax Map # 04 1W 13B Tax Lot # 2300, 2400, 2500, 2600
 Legal Description (attach add'l sheet if necessary) LOTS 1-4, "GATEWAY AURORA", IN THE NW 1/4 SEC 13, T4S, R1W, W.M. CITY OF AURORA, MARION COUNTY, OREGON
 Total Acres or Sq. Ft. 2.326 ACRES Existing Land Use VACANT
 Existing Zoning COMMERCIAL Proposed Zoning (if applicable) N/A
 Proposed use NOTHING PROPOSED AT THIS TIME

ACTION REQUESTED: (use additional sheets as needed) Abandon project & subdivision approvals
Record unified parcel plat map. Release subdivision security bond.

ATTACHMENTS:

- A. Plot plan of subject property- show scale, north arrow, location of all existing and proposed structures, road access to property, names of owners of each property, etc. Plot plans can be submitted on tax assessor maps which can be obtained from the tax assessor's office in the Marion County Courthouse, Salem OR.
 B. Legal description of the property as it appears on the deed (metes and bounds). This can be obtained at the Marion County Clerk's office in the Marion County Courthouse, Salem OR.

ADDITIONAL INFORMATION

In order to expedite and complete the processing of this application, the City of Aurora requires that all pertinent material required for review of this application be submitted at the time application is made. If the application is found to be incomplete, review and processing of the application will not begin until the application is made complete. The submittal requirement relative to this application may be obtained from the specific sections of the Aurora Municipal Code pertaining to this application. If there are any questions as to submittal requirements, contact the City Hall prior to formal submission of the application.

In submitting this application, the applicant should be prepared to give evidence and information which will justify the request and satisfy all the required applicable criteria. The filing fee deposit must be paid at the time of submission. This fee in no way assures approval of the application and is refundable to the extent that the fee is not used to cover all actual costs of processing the application.

I certify that the statements made in this application are complete and true to the best of my knowledge. I understand that any false statements may result in denial of this application. I understand that the original fee paid is only a deposit and I agree to pay all additional actual costs of processing this application, including, but not limited to, all planning, engineering, City attorney and City administration fees & costs. I understand that no final development approval shall be given and/or building permit shall be issued until all actual costs for processing this application are paid in full.

Signature of Applicant <u>[Signature]</u>	Date <u>6-9-15</u>
Signature of Property Owner <u>[Signature]</u>	Date <u>6-9-15</u>

Office Use Only: Received By: <u>CR</u>	Date: <u>6/24/15</u>
Fee Paid \$ <u>500.00</u> # <u>7496</u> Receipt # <u>252568</u>	Case File # _____
Planning Director Review (if applicable): _____	Date: _____

July 2015 Update

LAND USE APPLICATIONS

<u>Project</u>	<u>Status</u>
Building Permits/Correspondence	<ul style="list-style-type: none"> • ODOT 99E night work north of 2nd Street and at Orchard Avenue • Verizon and T-Mobile antenna and battery replacements on water tower • Temporary Use Permit for Aurora Colony Society during Aurora Colony Days (continued discussion with City Council regarding Temporary Use Permits).
Sign Permits	
Manufactured Home Permit	
Land Use Applications	<ul style="list-style-type: none"> • City initiated zone change/comprehensive plan map amendment for 21348 Hwy 99E.

ADDITIONAL PLANNING

<u>Project</u>	<u>Status</u>
ODOT 99E Corridor Study	<ul style="list-style-type: none"> • Staff has still not received the final adopted study
Development Code updates	
Misc.	<ul style="list-style-type: none"> • Newsletter ideas?