

Minutes
Aurora Planning Commission Meeting
Tuesday, February 2, 2016, 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 7:02 pm

2. CITY RECORDER DOES ROLL CALL

Chair Joseph Schaefer - Present
Commissioner Craig McNamara- Present
Commissioner Bud Fawcett – Present
Commissioner Jonathan Gibson - Present
Commissioner Mercedes Rhoden-Feely - Present
Commissioner Tara Weidman - Present
Commissioner Aaron Ensign - Absent

3. CONSENT AGENDA

- a) Planning Commission Minutes – January, 2016
- b) City Council Meeting Minutes – December, 2015
- c) Historic Review Board Minutes – None

Motion to approve the consent agenda as presented was made by Commissioner McNamara and is seconded by Commissioner Gibson. Motion approved by all.

4. CORRESPONDENCE –

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.

Noelle Brooks, Administrator for ACVA and the Aurora Colony Days, we are looking into banners to improve the downtown area. We are also looking at replacing or repairing the garbage can surrounds were looking at finding donations as well. Chair Schaefer simply asks that when there

tattered to plan on someone to bring them down. We have a lead on wine barrels as well for planters that were looking at.

There is a brief discussion regarding the entrance sign to Aurora along 99E and the fact that it could use some maintenance as well.

6. NEW BUSINESS

- a) None

7. OLD BUSINESS

- a) Discussion and or Action on Orchard View Subdivision Storm Drain Issues.

Chair Schaefer opens the discussion by explaining the situation and opens the floor for general discussion.

Jerry Johnson from Orchard view asks if the detention pond is actually working and Chair Schaefer is not sure at this point because of the lack of maintenance and the fact that it is so full. The maintenance costs would be divided between the 38 residents of Orchard view.

Dianne Ash, we had a meeting on Sunday there were 4 new people that came however no progress or decisions have been made. We have created a Facebook group in hopes to get more participation however if that doesn't work I will send maybe one more letter and then I am done someone else will need to step up.

There is a lot of discussion between property owners Dianna Ash and Jerry Johnson with the Commission regarding various options and scenarios however no decisions or actions have been made at this time. The city wants to make it very clear that we do not want the property nor do we want the maintenance issues however if nothing happens on your end then we will be forced to at some point take action.

Staff is directed to keep it on the agenda for the March meeting.

- b) Discussion and or Action on Possible Urban Growth Boundary Expansion for the Airport. Chair Schaefer, we had a meeting with the state officials they were noncommittal however I did get the feeling they would be supportive. This is all about working with other agencies to achieve this very long term goal. Here is a list of acronyms for many of the agencies that would be involved in this process;

- EOA-Economic Opportunities Analysis, long range employment and business study, 660-outcome is jobs and acres or per acres employment.
- Alternatives Analysis this is a look at the land to left and right and down below which land is the best to provide the best EOA.
- WRD-Water Resources Dept
- NPDES-Sewer Discharge Permit (DEQ)
- MS4- Storm water discharge permit from DEQ
- TSP-Transportation System Plan
- DOA-Dept Aviation
- AAOA- Aurora Airport Owners Association private owns own most of the real estate up there.

- PAAM- Positive Aurora Airport Management, group once a month Nick Kaiser attends help with noise and airport issues.
- IGA- Intergovernmental Agreement
- Goals- 9,11,14 State Wide Planning Goals, 9 Economic Rule, 11 Public Facility Goal, 14 Urbanization.
- LUBA- Land Use Board of Appeals
- DLCD-Dept of Land Conservation and Development. State Land use agency making sure city and counties follow state land use rules.
- Governors Regional Solutions Team

At the meeting between myself and Mayor Graupp we met with Angela Lazarean, Rob Hallyburton and Gordon Howard from DLCD and Jeff Caines and Matt Maass with the Board of Aviation.

1. No growth alternative, which is very unlikely
2. Airport to stay in the county and grow as per goal exceptions. Which is typically by variances?
3. City to expand the Urban Growth Boundary, first it doesn't mean that everyone would not just be annexed it simply means they could go through the process and annex if they want to.

Chair Schaefer my goal here tonight is to discuss our options and I would like to be able to recommend to City Council to move forward with options 3.

Based on our 2009 TSP we are supposed to have a 20 year land supply which we do however at first glance we don't need any for residential housing but for commercial uses we could use more. They would do a HOA (housing needs analysis) and then onto commercial I would like to pursue Airport specific zone. This is a long process however we need to start somewhere.

After discussion between members and various questions of clarifications; first consensus taken Commissioner Weidman is not on board and would need more information. Chair Schaefer tries to address her concerns by clarification however she wants more outside examples first.

Weidman bring up a point isn't this same conversation we had last time and by consensus we did not want to sell our water. No it is actually very different and one end result could or would be that since they (Airport) have a very large well we (Aurora) could benefit from that.

At this point Chair Schaefer calls for a consensus and again Weidman is not in agreement however the rest of the group wants to make recommendation to City Council to begin the process.

8. COMMISSION/DISCUSSION

- a) City Planning Activity (in your packets) Status of Development Projects within the City. Currently we are still working on Ordinance 480 along with the other text amendments with City Council.

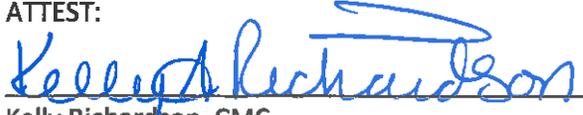
9. ADJOURN

Chair Schaefer adjourned the February 2, 2016 Aurora Planning Commission Meeting at 9:40 P.M.



Chair Schaefer

ATTEST:



Kelly Richardson, CMC
City Recorder