

Minutes
Aurora Planning Commission Meeting
Tuesday, May 7, 2024 at 7 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT: Curt Fisher, City Planner; Stuart A. Rodgers, City Recorder

STAFF ABSENT: NA

VISITORS PRESENT: Steve Mikulik, Alex Safronchik, Aurora

1. CALL TO ORDER OF THE AURORA PLANNING COMMISSION MEETING

Chair Joseph Schaefer called the meeting to order at 7pm.

2. ROLL CALL

Chairman Joseph Schaefer-Present

Vice Chair Craig McNamara-Absent

Commissioner Bud Fawcett-Present

Commissioner Jim Stewart-Present

Commissioner Jonathan Gibson-Present

Commissioner Tyler Meskers-Present

Commissioner Bill Graupp-Present

3. CONSENT AGENDA

a) Planning Commission Minutes – April 2, 2024

Commissioner Jim Stewart moved to accept the Consent Agenda, Commissioner Tyler Meskers seconded, and the motion carried.

4. VISITORS-NA

Alex Safronchik joined this meeting to voice concern over the apartment complex development that will go before the Planning Commission next month and was also interested in matters before the commission generally.

5. CORRESPONDENCE

a) DLCD 2024 Legislative Summary

Chair Joseph Schaefer noted that a lot of what is in the legislative summary does not apply to Aurora and some of it is controversial as in the example of prohibition of UGB referendums – making and reversing land use decisions by referendum or by vote. Lots of housing bills toward support of middle housing development (duplexes, triplexes, and quads) – one perspective is that not many people want to be in the landlord business, so this hinders the overall plan. It was noted that Department of Land Conservation and Development (DLCD) is ramping up its staffing to deal with this interest by the state government in middle housing.

b) Notice of Decision for City of Aurora Drinking Water Facility

Chair Schaefer noted that the city had to seek a land use authorization for its water facility because it is outside city limits, and it was approved. No appeals were filed.

Some discussion took place about infrastructure projects. Schaefer is happy to answer land use questions. Public Works Superintendent Mark Gunter can answer questions dealing directly with the infrastructure projects. Given the legislative funding associated with the new wastewater treatment plant, there is a fixed timeline that creates pressure to get this project done moving at a steady pace.

c) New Proposal for Amazon's Canby Site

Chair Schaefer noted that in June of 2021 approval was given, but this new proposal is for a modified design of the Amazon structure. Traffic infrastructure improvements will help vehicle traffic flow more smoothly.

6. NEW BUSINESS-NA

7. HEARING-NA

8. OLD BUSINESS

a) Airport Land Use Update

Noise Abatement Procedures; Low-Flight Complaints

Chair Schaefer provided an overview of the above-referenced documents. Commissioner Jonathan Gibson noted for Positive Aurora Airport Management (PAAM) that there is continuing discussion of paving project impacts. No news on timing, but the contracts will start end of summer, beginning of fall with project start sometime in 2025.

At an Oregon Department of Aviation (ODAV) April 30 meeting to review of chapter 4 of the new master plan, it was thought that this would be covering private property, but turns out it only covers state airport property. Facilities requirements with interest in what the airport needed – runway, 500 more feet needed; existing land for hangars – need 1.6 acres to park transient aircraft. ~~At the~~ SAY

Schaefer mentioned the Circuit Court former church camp case trying to enforce the TLM Holdings-reversal, which allegedly he had no basis to file, no standing to bring the case and no jurisdiction in the court. The private defendants sent a bill for \$350k in attorney fees, which Schaefer will be opposing. Marion county had approved back in 2021 the property for development with 123k square feet of offices, 158k square feet of warehouses and hangars, and approximately 500 parking spaces. The case went back and forth between the court and LUBA, and LUBA eventually reversed the decision because the development is prohibited. DEQ canceled its permit, but the other defendants are not going along. The applicant reapplied to Marion County with a different application for heliport only, no fixed wing aircraft, and there will be two hearings. Before the airport expands, the city's perspective is it should be annexed into the City of Aurora.

a) Economic Opportunities Analysis Update

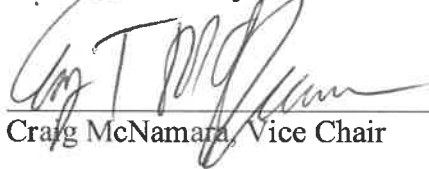
Chair Schaefer provided an EOA recap to date, including approval from Council to complete the EOA to look at the possibility of all the land between the city and the airport, basically from Keil Rd to Ehlen Rd. east of Highway 551. The consultant is working on the next documents for this and says that the math works. A third and final

Technical Advisory Committee meeting will likely be held at some point in early to mid-June. The EOA is the first step in expanding the city's Urban Growth Boundary (UGB) for employment uses – industrial or commercial uses, not housing. The next step is to do an alternatives analysis. The output of the EOA is what kind of acres do you need and how many acres. For industrial development, large lots, flat land, and good transportation options are key factors. You look in all four directions. Straight north Aurora has flood plain. East, the city has flood plain. South of the city – residential land, and everything narrowing between the railroad and the drop off to the bottom lands. West of the city, Aurora has rolling land behind the treatment plant. Northwest of the city there is level ground with highway access. When the EOA is done, the report would go to Council toward adoption of policies to implement recommendations flowing from the EOA. Then the alternatives analysis would proceed.

The recent boat storage application was discussed – the property is not clean, a former wrecking yard. Interest rates have gone way up since the buyer was first interested. The Transportation System Plan (TSP) shows a new public road at the driveway of Portland Electric toward the back of the property, a very expensive project requirement. It was discussed that this requirement is a big impediment to development. The City Council could amend the TSP to remove the road requirement.

9. ADJOURN

Chair Schaefer adjourned the Planning Commission meeting at 7:36pm.



Craig McNamara, Vice Chair

ATTEST:



Stuart A. Rodgers, City Recorder