

**Aurora Planning Commission  
City of Aurora Council Chambers  
21420 Main Street NE  
February 3, 2004**

**Commissioners Present:** Heidi Torian, Robert Lebens, Jason Sahlin, Richard Harrison and William Frazier  
**Commissioners Absent:** None  
**Staff Present:** Laurie Boyce, City Recorder  
**Others Present:** Mayor Jonathan Gibson, John Steward, John Rankin, Fred Netter, and Nick Kaiser

**Call to Order**

Chairperson Heidi Torian called the regularly scheduled meeting of the Aurora Planning Commission to order at 7:07 p.m.

**Consent Agenda**

Councilor Harrison made a motion to accept the minutes. Councilor Sahlin seconded the motion. Motion Passed Unanimously.

**Visitors**

No one spoke at this time.

**New Business**

John Rankin, City Attorney/City Planner discussed a possible LID for Ottaway Road Improvements. Rankin mentioned that there is a couple of ways to finance the Ottawa Road Improvements. Both of these options are outlined as follows:

1. The Local Improvement District. The Council would become involved with the sales of bonds and stocks. The City Engineer would look at the proposal and put together a petition. Once the City Engineer has put together a petition, then the Planning Commission looks at the petition to see if everyone on the petition list should be assessed an LID. Rankin would also add a non-remonsterous agreement to the petition. Once the petition has been accepted, then there is a public hearing process to draw lines on a map around the properties that would be affected by the LID.

The City Engineer would also put together a report of all the costs that would be involved with the LID. The list of the potential costs is as follows:

- A. Administration Costs
- B. Legal Costs
- C. Financing Costs
- D. Engineers Fees

E. Architect Costs

Then there would be a second hearing, which would be the Assessment Hearing Process. Then the project is built. Then the next step would be to go to the bank to sell the bonds. Then the City gets the money and bills the assessments. The bank gets there money from the property taxes. The City could also do what is called a double majority vote, which means 60-80% of the voters in the district vote, and if 20% don't want the assessments, then go ahead with the LID.

The City usually assesses the property owner per square foot of street frontage, which would be assessed on their property taxes. By going this way the City is not out any money at all.

2. The other option would be an Advanced Finance District. The City would need to draw a line around the homes that would benefit from the LID District. The Advanced Finance District is only good for 10 years for the developer. The only good thing about it is the City does not have to flout bonds. The City would have to look up on a map for the properties that would be assessed with a special finance district. Rankin mentioned that this would have to be recorded with the county on each property. The City could do condemnations with the citizens, if the citizens didn't want to have any part of the Local Improvement District. The city would be paying a lot of money to take someone's property, if the citizen didn't want to sell any of their land.

The role of the Planning Commission would be only to look at land use decisions, such as applications for new sub-divisions and for annexation.

Rankin just wanted to explain the two options to the Planning Commission so that they were aware of how the process works. There is nothing for the Planning Commission to do as far as the LID goes.

Fred Netter mentioned that each house gets a benefit, as far as per house bases. It was suggested that perhaps the Netters could sell some acres to the developers for the storm water drainage pond. It was suggested that the developers could buy so many acres from the Netter's for \$10,000 to \$30,000 an acre. This option would be between the Netter's and the developers.

Ranking mentioned that the LID would be assessed to any vacant land that is developable for a residence.

Rankin mentioned that the City really needs a Storm Water Development Master Plan and put some fees together for Capitol Improvement Plan. The City could assess each new house with these fees when the contractor applied for building permits. Rankin and Ed Sigurdson did some projections and the projections showed that the SCD's only cover about 70% of the Cities costs. Rankin suggested that the City needs to raise their SDC's to 80%.

The discussion on the two options for the LID's ended at 8:26 p.m.

John Rankin, City Attorney/City Planner had a discussion with the Planning Commission regarding the Van Lieu Annexation. Mr. Rankin reported that the Planning Commission should receive the annexation application from the Van Lieu developer real soon. Mr. Rankin reported that

Cam was to do a hydraulic study on this property. The developer has to redirect the storm water from Orchard View property, Beyers property, and the Van Lieu property as they develop the property. The Van Lieu property will be adding 350,000 gallons to the water reservoir. The agreement also included up grade the water line all the way down Liberty Street.

The proposal to re-direct the storm water to the frontage of Fred Netter's property as it is developed.

Mr. Rankin believes that the Beyers will be coming in very soon with an application for annexation. The Beyers would be subject to a storm drainage requirements and some possible water pipe up grades.

Commissioner Sahlin asked John Rankin what was going on with Rodger Eddy's court case. Rankin mentioned that Rodger Eddy has submitted a set of drawings, but the plans were not made by an engineer. Eddy is to bring to the next Historic Review Board samples of the siding, roofing material, colors, and the windows for approval. Once the City has a set of architectural plans, then Laurie can send them down to the county for processing. The court case for Eddy was re-scheduled for March 16, 2004, at 3:45 p.m. Rankin directed Boyce to send a certified letter to Eddy informing him of a change in his court case.

#### **Commission Action/Discussion**

**Discussion of the Planning Status Board** – It will be updated as soon as I can get to it.

Mr. Rankin mentioned that Orchard View has been required to install a detention pond with 12 inch pipe that runs all the way down to the Pudding River.

#### **Adjourned**

They're being no further business; Commissioner Harrison made a motion to adjourn. Commissioner Sahlin seconded the motion. Motion Passed Unanimously.

The meeting adjourned at 8:54 p.m.

Attested to:

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Heidi Torian - Chairperson

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Laurie Boyce – City Recorder