

**Aurora Planning Commission  
Aurora City Council  
Aurora Historic Review Board  
Aurora Fire Hall Commons Room  
21390 Main Street NE  
September 7, 2004**

**Commissioners Present:** Heidi Torian, Robert Lebens, Jason Sahlin, Richard Harrison, Nick Kaiser, and Jason Saline  
**Commissioners Absent:** William Frazer  
**City Council:** Jonathan Gibson, Charles Donald, John Steward, and Joseph Schaefer  
**City Council Member Absent:** John Steward  
**Historic Review Board:** Diane Anderson, Tina Ohge, and Terry Lee Roberts  
**Historic Review Board Members Absent:** Mike Ausec  
**Staff Present:** Laurie Boyce, City Recorder, and Robert Southard, Public Works Assistant  
**Others Present:** Fred and Teresa Netter, Les Lingshciel, Jonathan Cox, Steve Reimer, and John Rankin

### **Call to Order**

Chairperson Heidi Torian called the regularly scheduled meeting of the Aurora Planning Commission to order at 7:05 p.m.

### **Consent Agenda**

Commissioner Torian made a motion to accept the minutes. Commissioner Moen seconded the motion. Motion Passed Unanimously.

Commissioner Torian welcomed the newest member of the Planning Commission, Nick Kaiser.

### **Visitors**

No one spoke at this time.

### **Unfinished Business**

None.

### **Limited Land Use Decision**

John Rankin introduced Steve Riemer and Jonathan Cox from Leathers Oil Company. Rankin summarized the Leathers Oil Company's application regarding removing the over head doors and install a man door. Diane Anderson handed out the Historic Review Board's Notice of Decision for Leathers Oil. Rankin stated that this is not a public hearing. Rankin stated that this is a Limited Land Use Decision. Rankin read into the record that the City of Aurora has received some feed back from Karen Townsend regarding her concerns with the Leathers Oil Company application.

Rankin stated that the reason that Leathers Oil needs to add a convenience store is because to add some economic measures to the gas station. Rankin stated that Leathers Oil needs to apply for an Access Permit from ODOT. Rankin stated that the Fire Marshall stated that Leathers Oil needs to comply with the food preparation guidelines. Rankin read the staff report in its entirety.

Steve Reimer is the property manager for Leathers Oil, 22300 S.E. Stark, Gresham, Oregon 97230. Mr. Reimer stated that there is a very slim profit margin from a gas station, because most of the money is spoken for before the profits come in. Mr. Reimer stated that Leathers Oil has someone that is interested in the gas station only if there is a convenience store. Mr. Reimer stated that Leathers Oil has just laid their cards on the table at the Historic Review Board.

Mr. Reimer stated that ODOT didn't know what an Access Permit was. Rankin stated that ODOT would stop the project, if Leathers Oil doesn't apply for an Access Permit. Mr. Reimer stated that he doesn't think that ODOT doesn't have an idea on what the improvements have been done. Mr. Reimer stated that Leathers would agree to install a set of wall mounted lights, if PGE doesn't approve the lights. Mr. Reimer asked Mr. Rankin if Leathers Oil needed to talk with PGE about the lights that shine on the street.

Mr. Reimer asked John Rankin if Leathers Oil Company needs to modify the drawing of the building plans. Rankin stated that Leathers Oil Company needs to keep the over head doors. Rankin stated that Leathers Oil could match the architectural look of the doors. Rankin stated that Leathers Oil Company needs to come back to the next Historic Review Board meeting.

Mr. Reimer handed out a copy of his landscaping plan for all the boards to look at and comment on.

Commissioner Torain called for any discussions from the Planning Commission. Commissioner Salin made a motion to accept the application as presented subject to the conditions of approval from the HRB. Commissioner Moen seconded the motion. Motion Passed Unanimously.

### **New Business**

**Commissioner Torain announced that the Planning Commission, the City Council, and the Historic Review Board are going into the workshop.**

Commissioner Torain asked Steve Reimer if you would like to present his suggestions for Leathers Oil Company. Mr. Reimer handed out some suggestions for Leathers Oil. Mr. Reimer stated that on page 5 is proposal of plan A, which was presented to the Historic Review Board meeting. Mr. Reimer stated that option B would keep the existing over head doors. The new façade would be in place and the door would be secure. Mr. Reimer stated that when Leathers Oil is open, the over head doors would be in the up position, and there would be a fake façade there. Rankin stated "What is the Historic Review Board's authority on the Leather's Oil Company's application"? Rankin stated that the authority of the Historic Review Board is only on the exterior of the building.

Rankin stated that there are 167 properties listed on the Historic Inventory List. Rankin stated that if the Historic Review Board did not want to include any property on this list, then there should be a notation. Rankin stated that notations need to be added to the Historic Inventory List. Rankin stated that if a piece of property is not on the Historic Inventory List, then the Historic

Review Board does not have any authority on this issue. Mayor Gibson stated that the Historic Inventory List needs to be looked at and possibly remove some properties from this list.

Diane Anderson stated that Plan B meets the Historic Review Board's goals. Commissioner Harrison stated that if you build one of these 5 options, then you don't have to jump through the hoops. The property owner could go ahead and construct the building. Commissioner Harrison stated that the applicant should be able to look at the code to see if the applicant's plans meet the codes. Diane Anderson stated that the Historic Review Board is trying to be consistent. Rankin encouraged the Historic Review Board to find some back up documentation to support the idea of an applicant building an exact duplicate or a replica of an historic building.

Rankin stated that someone needs to read the Aurora Municipal Code, Title 17, and the Historic Review Guidelines to find some inconsistencies. Rankin stated that these inconsistencies need to be brought up and resolved. Commissioner Harrison stated that it should state who compiled the list for the Historic Inventory List. Commissioner Sahlin asked Diane Anderson if the community has been involved in deciding what the community wants. Diane Anderson stated that the community has not been involved with deciding what the community wants. Rankin stated that a survey needs to put something in the water bills. Rankin really encourages the Historic Review Board to come up with a survey that would go out to the community, because it is time to get the community involved. Rankin stated that the Historic Review Board comes up with a survey that needs to be presented to the City Council, and then the City Council would make their recommendations back to the Historic Review Board. Rankin stated that the City could get a SHPO grant to do the survey.

List of things for the Historic Review Board to do with no time frame on these issues.

1. The Historic Inventory List needs to be updated. Also the Historic Review needs to apply these guidelines to any other historic contributing structures and these comply with all other non-significant structures. Laurie Boyce was directed to make copies of the Historic Inventory List for the next Historic Review Board meeting. Put the Historic Inventory List on the next Historic Review Board meeting.
2. There needs to be a survey compiled for the community.
3. Rankin stated that notice be sent to all of the properties that need to be changed. This would be that very last step in this process.
4. Nick Kaiser suggested getting all the vacant lots out in the open. It was also suggested to check with SHPO to see if there are any issues that SHPO has with this list. It was also suggested to send this list to SHPO to see if there are any problems with these vacant lots. Mayor Gibson stated that the property owner may not know if there are any problems with these vacant lots.

### **Adjourned**

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

The meeting adjourned at 9:05 p.m.

Attested to:

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Heidi Torian - Chairperson

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Laurie Boyce – City Recorder