

**Aurora Planning Commission
City of Aurora Council Chambers
21420 Main Street NE
February 7, 2006**

Commissioners Present: Richard Harrison, Bob Lebens, Sean Moen, Nick Kaiser, and Heidi Torian

Commissioners Absent: Jason Sahlin

Staff Present: Laurie Boyce, City Recorder

Others Present: Douglas Snodderly
Fred and Teresa Netter
Frank Patrick

Call to Order

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

Consent Agenda

Commissioner Harrison moved to accept the consent agenda. Commissioner Lebens seconded. At the vote all were in favor and the motion passed.

Visitors

No one spoke during this time.

Unfinished Business

None.

New Business

Discussion and appointment of Gary Lovell to the Planning Commission – Commissioner Torian stated she feels that the Planning Commission should wait until next month when Mr. Lovell can attend the meeting to make a decision. The Planning Commission decided to table the appointment of Mr. Lovell until the March Planning Commission Meeting.

Discussion on a letter from John Rankin in regards to Ballot Title and Ballot Measure – Commissioner Harrison stated that he talked with Mr. Rankin in regards to mandating all annexations go to the voters for voter approval. Commissioner Harrison stated that this initiative would change the City Charter to send all future annexations to the voters for their approval. Commissioner Harrison stated that John Rankin has to write the ballot title.

Commissioner Torian stated that she would look into this issue and write something for the voter's pamphlet. Commissioner Torian stated that anyone could sign the letter that goes into the voter's pamphlet. Commissioner Torian stated that she will bring this letter to the March Planning Commission Meeting. Commissioner Harrison stated that the City needs to have a 20 year rolling land supply, which is required in the urban growth boundary.

Fred Netter stated that the City needs to have a 20 year rolling land supply even if the City never expands the urban growth boundary. Commissioner Harrison stated that if the City builds out to the urban growth boundary, then the city needs to expand the urban growth boundary for the 20 year rolling land supply.

Commissioner Harrison stated that the developers are the ones that pay into the System Development Charges, which the city could use to develop the master plans for the waste water treatment plant capacity and for the drinking water. Fred Netter stated that if the city has to raise taxes to pay for additional services, and if the voters vote this down, then the city would be in a world of hurt.

Commissioner Moen stated that the sewer rates have drastically gone up in the last three years. Commissioner Kaiser stated that every year the budget committee looks at a formula to determine the charge for the sewer rate that would take affect on July 1 of every year. Commissioner Kaiser stated that the population has grown quite a bit during this last year, which would, hopefully, bring the sewer rates down.

Commissioner Lebens stated that the Planning Commission needs to educate the general public about the problems that annexations are creating for the city. Commissioner Kaiser stated that the City Attorney and City Engineer gets together and decide on how that annexation is going to affect the future of the city. Commissioner Moen stated that the city needs to have a town hall meeting to educate the general public.

Discussion on future planning items - Commissioner Kaiser stated that the Planning Commission should take some time to review the Comprehensive Plan to make amendments. Commissioner Harrison stated that he would like to have a clean copy of the Comprehensive Plan for marking up. Commissioner Torian stated that she would look through the Comprehensive Plan and come up with the most important topics to start discussing at the March Planning Commission.

Commissioner Kaiser and Commissioner Lebens stated that they would like to see the final draft of the Waste Water Treatment Plant Capacity. Commissioner Torian stated that Ed Sigurdson, City Engineer needs to email the city a reader's digest version. Commissioner Kaiser stated that he would like to have Ed Sigurdson, City Engineer come to the Planning Commission Meeting to answer all their questions. Commissioner Kaiser stated that the Planning Commission should look at the Comprehensive Plan for the Long Range. Commissioner Kaiser stated that the Planning Commission needs to look at the Comprehensive Plan to see how the city is growing. Commissioner Kaiser stated that the city should update the Comprehensive Plan every ten years.

Adjourned

They're being no further business; Commissioner Moen moved to adjourn the meeting. Commissioner Harrison seconded the motion. At the vote, all were in favor and the meeting adjourned at 8:35 p.m.

Attested to:

Heidi Torian, Chairperson

Laurie Boyce - City Recorder