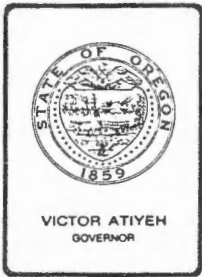


Ack Rev File



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

July 10, 1980

The Honorable Frank Ames
Mayor, City of Aurora
P.O. Box 108
Aurora, OR 97002

Dear Mayor Ames:

We have received your request for an Acknowledgment of Compliance with the Statewide Planning Goals. A preliminary review by the staff indicates that your submittal lacks the following information:

Six (6) copies of a zoning map for the area inside the urban growth boundary.

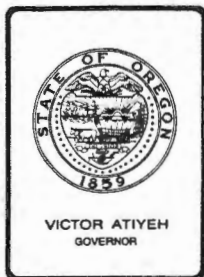
For us to process your request, we need to receive the above items by August 9, 1980. If you have any questions, please contact Craig Greenleaf, your field representative, at 378-4921 in Salem.

Sincerely,

for: James B. Knight
Field Division Supervisor

JBK:AF:cp
2493A

cc: Craig Greenleaf, Field Representative
Pam Brown, County Coordinator



Land Conservation and Development Commission

1175 COURT STREET N.E., SALEM, OREGON 97310

August 15, 1980

The Honorable Frank Ames
Mayor, City of Aurora
P. O. Box 108
Aurora, OR 97002

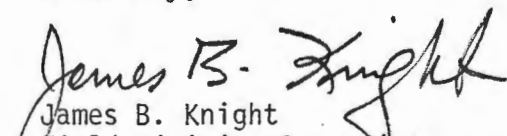
Dear Mayor Ames:

We have received your request for Acknowledgment of Compliance with the Statewide Planning Goals.

You will be notified soon when your request will be scheduled for Commission consideration.

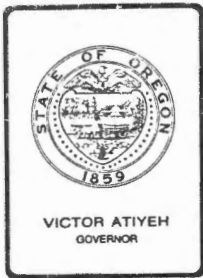
Please feel free to contact your Field Representative, Craig Greenleaf, about the Acknowledgment review process and the preparation of our staff report.

Sincerely,


James B. Knight
Field Division Supervisor

JBK:CLF

cc: Marion County Board of Commissioners
Pam Brown, Coordinator
Craig Greenleaf, Field Representative



*plans
ext.
251. UGB
agreement*

Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

M E M O R A N D U M

May 13, 1980

TO: Fred Saxton, Mayor
City of Aurora

FROM: Craig Greenleaf, Field Representative *CG*

SUBJECT: AURORA URBAN GROWTH BOUNDARY MEDIATION

It is my understanding that on April 30, 1980, members of both the Aurora City Council and Planning Commission discussed at some length, issues relating to the city's adopted urban growth boundary. Specifically, questions were raised on the airport's inclusion inside the UGB and the probability of urban level services inside the UGB by the year 2000. I find it unfortunate that these issues continue to be unsettled after nearly two years of unresolved differences between the City and County. Likewise, apparently the proposed "Area of Mutual Concern Agreement" still falls short of incorporating the City's interests to serve as the proper second agreement between the City and County.

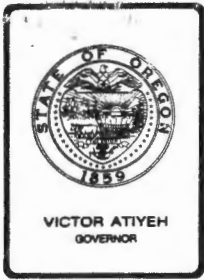
Since the City cannot justify its present urban growth boundary, an agreement which satisfies the City and County's interest, as well as Aeronautics Division needs to be agreed upon. To date, the County's proposed agreement has not incorporated all the City's interests, especially the following:

- a. Assurance that lands in the "Area of Mutual Concern" will not be subject to land use action which would have the effect of making impossible the ultimate urban use of this area.
- b. Recognition of future studies related to the potential urban level services and related developments around the Aurora Airport. It should be recognized that current efforts to update the State's Aviation System Plan and the City of Aurora Water Systems Report be incorporated into the Comprehensive Plan at the next update, or two years, whichever comes first.
- c. The City and County agreement needs to allow enough time for the City to review and comment on proposed county land use actions.

These concerns need to be inserted into the agreements. While other changes to the plan are also necessary, these changes should be made after the urban agreements have been completed.

CG:JHC:jk
1942A
5/12/80

DH



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310-0590 PHONE (503) 378-4926

January 6, 1983

The Honorable Fred O. Saxton
Mayor, City of Aurora
PO Box 108
Aurora, OR 97002

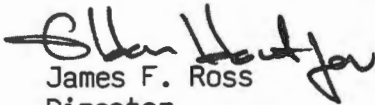
Dear Mayor Saxton:

Enclosed is the Department's report on the City of Aurora's request for Acknowledgment of Compliance with the Statewide Planning Goals. The Department's recommendation to the Commission is that your request be acknowledged.

The Commission will consider the City of Aurora's acknowledgment request on January 27-28, 1983, at the Salem Rodeway Inn, 3301 Market Street NE. You and other City officials and citizens are welcome to attend this meeting and participate in the Commission's review of your acknowledgment request. You have 10 calendar days from the date the attached report was mailed to file written exceptions to the report with the Commission at the Salem office (OAR 660-03-025(2)). We would urge you to send copies of any exceptions to commentors or objectors affected by exceptions.

Please contact your Field Representative, Greg Winterowd at 378-8644, if you have any questions and for the time when your item will appear on the agenda.

Sincerely,


James F. Ross
Director

JFR:sm
4888A/3C/2433B/4B

cc: Marion County Board of Commissioners
City Planning Director
Coordinator
Field Representative
Lead Reviewer File
DLCD Library
Portland Office
Objectors and Commentors

LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE

City of Aurora

DATE RECEIVED:
June 3, 1982

DATE OF COMMISSION ACTION:
January 27-28, 1982

ADDITIONAL MATERIAL SUBMITTED:
November 17, 1982

I. REQUEST

Acknowledgment of Compliance with the Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS

Staff:

Recommends the Commission acknowledge Aurora's Comprehensive Plan and implementing measures.

Local Coordination Body:

Marion County recommends acknowledgment of Aurora's Comprehensive Plan and implementing measures (see letter attached).

FIELD REPRESENTATIVE: Greg Winterowd
Phone: 378-8644

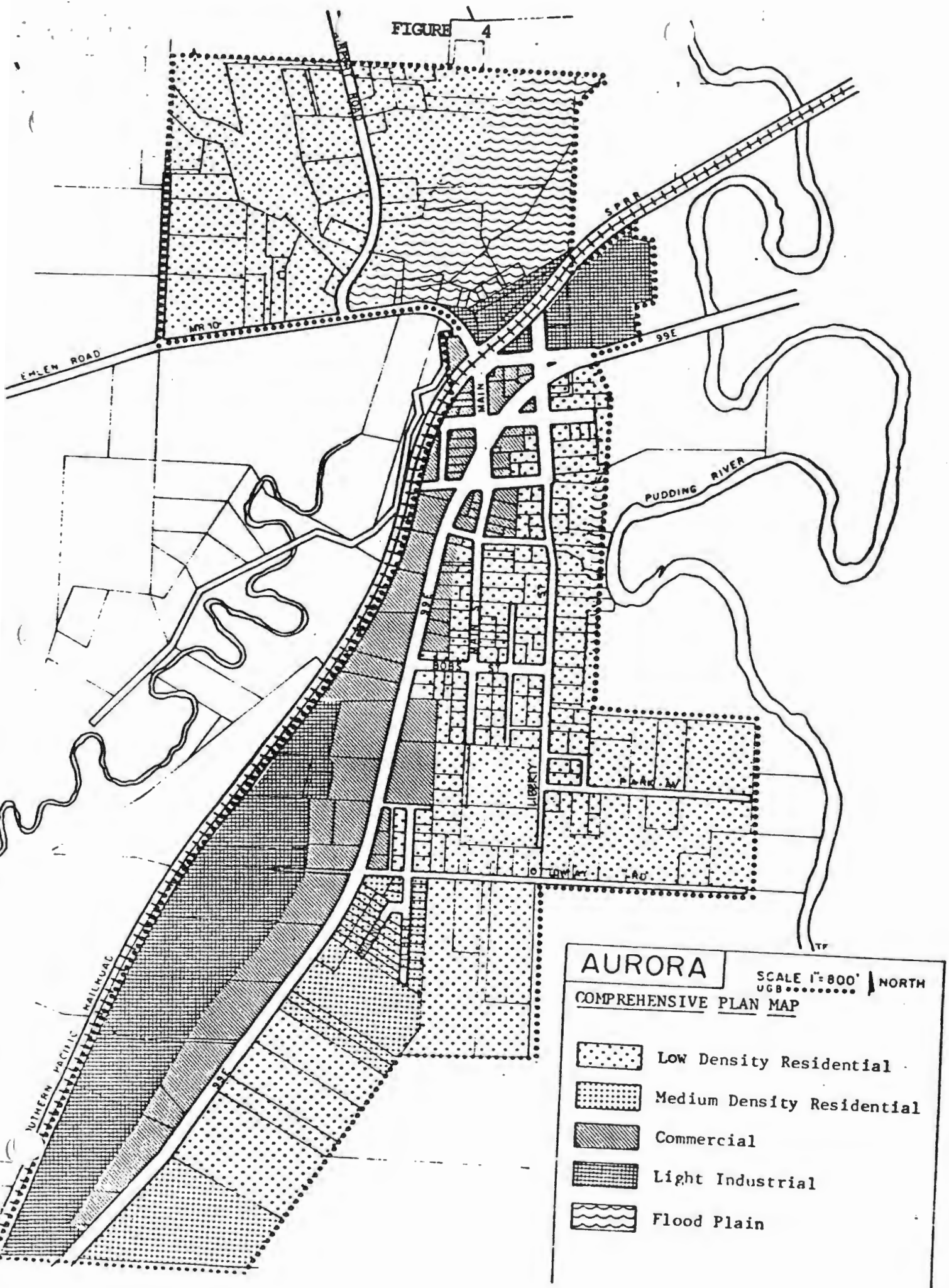
LEAD REVIEWER: Dan Heffernan
Phone: 378-5038

COORDINATOR: Keith Liden
Phone: 588-5038

Date of Report: January 7, 1983

(Insert Map)

FIGURE 4



AURORA SCALE 1"=800' NORTH
UGB.....

COMPREHENSIVE PLAN MAP

- Low Density Residential
- Medium Density Residential
- Commercial
- Light Industrial
- Flood Plain

III. BACKGROUND INFORMATION

Geography:

The City of Aurora is located at the northernmost end of Marion County, east of Interstate Highway 5 and midway between Portland and Salem. Aurora is primarily a residential community. Its economy is dependent on agriculture, retail sales and the nearby Aurora Airport.

Governing Body

City Council--Mayor and four members.

Population

2000	-	1,146 (Projection)
1980	-	523
1970	-	306
1960	-	274
1950	-	242
1940	-	228

Plan and Implementing Measures

<u>Document</u>	<u>Date of Adoption</u>
Ordinance 272, Aurora Revised Comprehensive Plan	October 26, 1982
Aurora State Airport Master Plan	June 1976
Ordinance 261, Aurora Plan Amendment Ordinance	January 1982
Ordinance 270, Aurora Zoning Ordinance	October 1982
Ordinance 264, Aurora Subdivision Ordinance	January 1982
Ordinance 271, Aurora Historic Preservation Ordinance	October 1982
Marion County Ordinance 626 adopting Aurora's Revised Plan and UGB	June 1982
Marion County/Aurora Urban Growth Boundary and Policy Agreement	June 1980
Marion County Zoning Ordinance 602	May 13, 1981

IV. FINDINGS

General Overview

Aurora has made significant changes to its comprehensive plan in response to the continuance requirements and suggestions made by the staff when the plan was first resubmitted in June (see letter attached). The City has addressed all Goal requirements.

There has been a long standing debate in the community revolving around two key issues--the boundary and mobile homes. These issues were resolved by shrinking the boundary and by providing for mobile homes in home subdivisions and parks. The City assumes mobile homes will be developed at a higher density than other housing in the community. However, because Aurora does not have a sewer system, a package sewage system will be necessary for this development to occur.

Previously Approved Goals

On March 20, 1981, the Commission found Aurora's Plan to be in compliance with Goal 13. Amendments submitted on June 3, 1982 and revisions to these amendments submitted on November 17, 1982 do not conflict with that action. Goals 3 and 15-19 are not applicable to Aurora.

Applicable Goals:

GOAL 1: CITIZEN INVOLVEMENT

Requirement

Adopt policies that provide for continuing involvement of citizens in all phases of the planning process.

Response

Aurora's Plan is amended to include a policy to provide ongoing opportunities for citizen involvement. Plan Policy B-1 states:

"The City will continue an active involvement program to include citizens in all phases of the planning process including post acknowledgment."

Conclusion: The City of Aurora complies with Goal 1.

GOAL 2: LAND USE PLANNING

Requirement

1. Amend the plan to provide an adequate factual base (including inventories and identification of issues and problems) for the requirements addressed in Statewide Planning Goals 2, 4-12 and 14.

Response

Aurora's Plan was amended to include a substantially expanded information base. Chapter II of the plan, titled Background Information and Findings, is found on pages 9-83. The chapter includes an analysis of problems and issues for all applicable Statewide Planning Goals. It contains inventories of physical and socio-economic conditions in Aurora. Projections of future needs for housing, employment, public facilities and other urban amenities are presented.

Requirement

2. Amend the plan to provide revised projections of future population growth that are based on justified assumptions and supported by sound analysis.

Response

The plan was amended to contain a revised population projection for Aurora of 1,146 for the year 2000. This figure is 1,854 people less than the projection previously submitted. It is based on an annual growth rate of four percent. This rate is lower than the growth rate projected by Marion County and the Mid Willamette Valley COG for Aurora. The County and COG projections were based on the belief that Aurora would construct sewers in the immediate future. The City selected the lower growth rate because the City has no funds to build a sewage system and construction grants will not be available in the foreseeable future (Plan, p. 16).

Marion County adopted a resolution to revise their projection for Aurora consistent with Aurora's projection (Marion County Resolution of December 1, 1982, Plan, Appendix D).

Requirement

3. Amend the plan to use the revised population projections as the factual base from which the needs for urbanizable land, housing and public facilities and services are evaluated.

Response

Aurora's Plan was amended to use the revised projection as the basis for all planning in the UGB. Housing needs and land needs for residential and commercial land, park facilities and other public facilities are based on this projection.

Requirement

4. Adopt mandatory policies to meet the requirements set forth in Statewide Planning Goals 1, 2, 4-12 and 14.

Response

Aurora's Plan was amended by organizing all plan policies in Chapter III, titled Policies. Plan policies are clearly labeled to differentiate them from plan objectives. All plan policies are mandatory. Policies address all applicable Statewide Planning Goals.

Requirement

5. Amend the plan to provide plan designations and a plan map or some other process by which the plan's policies can be applied to appropriate areas and be used "as a basis for all decisions and actions related to the use of land" (Goal 2).

Response

Aurora's Plan was amended to include a Comprehensive Plan Map (Plan, p. 89). The map shows the precise location of the UGB. All plan map designations are clearly labeled and defined.

Requirement

6. Adopt policies to establish a schedule and a program for the periodic review of the plan and for its amendment when necessary. Such policies must ensure citizens and affected governmental agencies the opportunity to be involved in the review and amendment process.

Response

Aurora's Plan was amended to include the following plan policies that address this requirement.

- C1* - The City will update its comprehensive plan at least every five years until the year 2000.
- C2 - The City will involve citizens and concerned local, state and federal agencies in the plan update process.
- C3 - When construction is approved and funding obtained for a public sewer system, the City will initiate a plan update in which population estimates and land use needs are re-evaluated.

- C5 - The City Council will adopt procedures and criteria for reviewing applications for plan amendment which are submitted in the period between major plan updates. These will be in compliance with all applicable state requirements.

Source: Aurora Comprehensive Plan, pages 84 through 85.

- * Policy numbers were assigned by DLCD. Policies are numbered chronologically under each major policy heading.

Requirement

7. Amend the plan and Zoning Ordinance to provide implementation measures that are consistent with and adequate to carry out those policies adopted in statement 4, above.

Response

Aurora's Zoning and Subdivision Ordinances were amended to contain provisions that implement plan policy. The Aurora Plan also contains standards that will be used to implement plan policy (e.g., parks standards).

Conclusion: The City of Aurora complies with Goal 2.

While the published population projection for Aurora is different in the County's plan and the City's plan, the County's December 1, 1982 resolution demonstrates the City and County are in agreement on this issue.

GOAL 4: FOREST LANDS

Requirement

1. Amend the plan to provide information showing whether Goal 4 applies to the City. This information may be derived from inventories and analysis done to meet the requirements of Goals 5 and 14.
2. If Goal 4 is found to apply to the City, adopt policies and implementing measures to conserve forest lands for forest uses.

Response

The Aurora Plan was amended to include a map of soils in the Aurora planning area (Plan, p. 33). A discussion of forest lands is included in the plan (Plan, p. 31-35). The plan states that several soil types in Aurora have high forest suitability ratings. However, with the exception of the City park, parts of Mill Creek and Pudding River floodplains and a gully in the northwest corner of the UGB, there are no forest lands in the UGB. The park, gully and floodplains are planned for open space (see Goal 5).

Since no significant forest land is included in the UGB, the City did not adopt policies or implementing measures to conserve forest lands.

Conclusion: The City of Aurora complies with Goal 4.

GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

On March 30, 1981, the Commission denied Aurora's request for acknowledgment. This action occurred after adoption of OAR 660-16-000. Therefore, the rule applies to Aurora's resubmitted plan.

Requirement

1. Amend the plan to provide an inventory of the location, quality and quantity of the applicable resources specified in Goal 5. Applicable resources include all of those listed in Goal 5 except wilderness areas, Oregon recreation trails and wild and scenic waterways. Open space, fish and wildlife habitat, water areas and historic sites and structures are found in the UGB.

Response

A discussion of Aurora's Natural Resources is on pages 36 to 38 and on pages 55 to 62. The plan contains findings that the following resources are not present in Aurora: mineral and aggregate resources; significant natural areas; outstanding scenic views; energy sources; cultural areas; wilderness areas; recreation trails; wild and scenic waterways.

Open Space: Aurora's open space resources are identified on page 37 of the plan. They include undeveloped farm land in the UGB, the floodplains of Mill Creek and the Pudding River, a steep ravine in the northwest part of the UGB, the City Park and Aurora Trout Pond. Plan findings demonstrate that the undeveloped farm land and the Aurora Trout Pond are not significant resources. The floodplain, ravine and City Park are considered significant.

There are no conflicting uses affecting the City Park or the Pudding River and Mill Creek floodplains. However, the ravine is located in an area designated for residential use; development in the ravine would affect its open space character. This conflict is resolved by special development standards. The ravine is subject to slope and soil hazards which limit development suitability. The plan contains provisions that restrict development in areas with these hazards. These provisions have the effect of protecting the ravine's open space character and resolving the use conflict.

Fish and Wildlife Habitat: The only important habitat area found in Aurora's UGB is riparian habitat adjacent to the Pudding River (Plan, p. 36). The plan contains a finding that no critical spawning or rearing habitats occur in the UGB. The plan does not identify any conflicting uses. The area is subject to floodplain zoning which only allows recreation and agricultural uses.

Water Areas: Aurora is situated near Mill Creek and the Pudding River. A small part of the UGB is tangent to the Pudding River. There are no significant watersheds or wetlands in the boundary. The City's most important water resource is groundwater. The only potential conflicting use is urban development which could affect groundwater quality. The plan states that DEQ's double drainfield requirement assures that contamination of groundwater from septic system failures does not occur (also see Goal 6 and Goal 11).

Historic Sites and Structures: The Aurora Colony Historic District lies within Aurora's UGB. The plan contains a map of the district. The 21 sites and structures in the district that are considered most important are shown on the map and are listed in the plan (Plan, pp. 59-61). A comprehensive inventory of all sites in the District has not been undertaken. The district and the 21 sites and structures listed in the plan are considered significant resources.

Uses which may conflict with Aurora's many significant historic resources include external alterations, demolitions and new construction anywhere within the historic district. Procedures to evaluate the impact of conflicting uses and to resolve them are discussed later in this report.

Requirement

2. Adopt policies and implementing measures that are adequate to protect the resources identified in the plan's inventory and that provide a process for resolving conflicts with identified resources.

Response

Aurora's Plan was amended to include the following plan policies:

- E2 - The City will encourage plans for development which include preservation of open space areas.
- E3 - The City supports the implementation of the Fish and Wildlife Habitat Protection Plan for Marion County developed by the Oregon Department of Fish and Wildlife.
- F1 - The City will encourage the Aurora Colony Historical Society to conduct a complete property inventory within the historical district necessary to implement a historical preservation ordinance before the next plan update. In the absence of city financial resources, this must be a volunteer effort unless federal survey and planning grant monies again become available.
- F2 - The City will adopt a historical preservation ordinance to protect identified historical resources from demolition or inappropriate alteration and to review new construction to assure compatibility with the historical character of the district.

The City has adopted implementing measures to preserve significant open spaces resources. The Aurora Floodplain Zone (FP) only permits farming and public park and recreation facilities outright. Boat landings and private recreation facilities not requiring structures greater than 2,000 square feet of floor area are permitted conditionally. Residential uses are not permitted except as an accessory use to farming.

The City Park and forested ravine are in areas designated for residential use and are zoned R-1. Duplexes and single family dwellings are allowed outright in this zone. Parks are also permitted outright. As noted earlier, the City's development provisions for hazard areas limit conflicts for the open space in the ravine.

Fish and wildlife habitat occurs in the Mill Creek and Pudding River floodplains. The development limitations imposed by the City's Floodplain (FP) Zone limit conflicts for the fish and wildlife habitat in the floodplain.

Aurora has adopted a Cultural Resources Ordinance to protect its historic resources. Ordinance 271 identifies and protects cultural resources. The ordinance applies to all property in the Aurora Colony Historic District. It may be applied to other landmarks and sites outside the district (Historic Preservation Ordinance, p. 1).

The ordinance establishes a five-member Cultural Resources Management Commission. The Commission is empowered to conduct a comprehensive survey of all property covered by the ordinance, to adopt guidelines for designating cultural resources and to adopt standards for reviewing development proposals. The Commission is also empowered to review and comment on developments that may conflict with identified resources and to approve or disapprove all or part of applications for building permits for cultural resources throughout the City. In all these matters the ordinance requires coordination with SHPO (Ordinance 271, pp. 3-4).

The ordinance designates the 21 sites listed in the plan's inventory of historic resources as cultural resources. Section 2.040 of the ordinance describes how other sites may be added to the list of cultural resources. Article III of the ordinance sets forth procedures to examine prospects to demolish or alter a cultural resource or to develop or alter any property in the District.

Section 3.010 makes it unlawful to alter or demolish any cultural resource without approval in advance from the Cultural Resources Commission. The permitting procedure is described in Section 3.020. Applications for demolition or alterations must be decided on within 30 days of submittal. However, the Commission may delay a request for demolition of a designated cultural resource for up to 180 days to seek alternatives. The section also requires coordination of all decisions with the State Historic Preservation Office (SHPO). Penalties for violating the provisions of the ordinance include fines of up to \$500 (Ordinance 271, pp. 6-9).

The ordinance does not contain specific standards for evaluating demolition, alteration or new construction proposals. However, the City has made a verbal commitment to SHPO to work with them in establishing needed standards before the next plan update. The plan contains a policy to this effect (Plan, p. 94).

Conclusion

The City of Aurora complies with Goal 5.

The City has inventoried all Goal 5 resources. Significant resources are historic resources, open space, water areas and fish and wildlife habitat. Policies and implementing measures establish a program to protect significant resources. The City is committed to adopt necessary standards to implement its Historic Preservation Ordinance.

Suggestion for Improvement

Before the next plan update, coordinate with the State Historic Preservation Office to refine the inventory of historic resources in the Historic District and adopt more specific standards for review of development proposals within the district.

GOAL 6: AIR, WATER AND LAND RESOURCE QUALITY

Requirement

1. Amend its plan to provide an inventory of air and water quality and to identify sources of air and water pollution.

Response

Aurora's Plan was amended to include an inventory of local air and water quality (Plan, pp. 38-39). The plan states there are no major point sources of air pollution in Aurora. The only air quality problem noted is haziness caused by field burning and/or temperature inversions.

The plan identifies Highway 99E and the Aurora Airport as noise problems. The plan recommends that setback provisions and noise buffers be used to mitigate problems along the highway. The only potential threat to water quality identified in the plan is septic failures. There is no evidence that the lack of a sewer system has affected the quality of the City's groundwater or surface water resources (Plan, p. 40).

Aurora adopted the state prepared Airport Master Plan. This plan contains provisions to mitigate airport related noise problems (Plan, p. 39).

Requirement

2. Adopt policies to protect air, water, land quality and solid waste in accordance with applicable state or federal environmental-quality statues, rules and standards.

Response

Aurora's Plan was amended to include policies that commit the City to adhere to state and federal environment standards for air, water and land resources (Plan, pp. 87-90). Plan Policies E5-E8 address noise quality. They commit the City to comply with state noise regulations (Plan, p. 89).

Requirement

3. Adopt a policy to coordinate the planning for disposal of solid waste with Marion County.

Response

Aurora's Plan was amended to include the following Public Facility policy: The City will support Marion County in its efforts to manage solid waste disposal (Plan, p. 102).

Conclusion

The City of Aurora complies with Goal 6.

The City has inventoried air and water and land resource quality and adopted policies to comply with state and federal environmental standards. Plan Policy I-11 demonstrates the City's commitment to coordinate solid waste planning with Marion County.

GOAL 7: NATURAL DISASTERS AND HAZARDS

Requirement

1. Amend its plan to provide a precise inventory of areas subject to natural disasters and hazards.

Response

Aurora's plan was amended to include an expanded discussion of natural hazards (Plan, pp. 28-35 and 37-40). The plan discusses flood hazard, slope hazard and soil limitations in the UGB. A plan map of the Pudding River and Mill Creek floodplains is on page 45. A map of areas with slopes greater than 25 percent is on page 47. A map showing areas with development limitations associated with soils is on page 51. The ravine in the northwestern part of the UGB is shown to have development limitations due to steep slopes and unstable soils. Table 11 on pages 49 and 50 lists all soils in the Aurora UGB and indicates their development limitations. A map showing the approximate locations of all soil types is on page 21.

Requirement

2. Amend its plan to make mandatory those policies regarding flood hazards.

Response

Plan Policy E11 reads:

The City will prohibit any urban development within the 100-year floodplain. These areas will be preserved as agricultural land or open space (Plan, p. 91).

Requirement

3. Adopt mandatory policies governing areas subject to other natural hazards identified in the inventory.

Response

Plan Policy E12 reads:

The City will restrict, and when necessary, prohibit construction of structures on slopes with a 25 percent or greater gradient or on soils which either pose a threat to structural stability or lack adequate permeability to support a septic system (Plan, p. 91).

Requirement

4. Adopt ordinance provisions or other measures to implement the policies adopted according to item 3 above.

Response

Aurora's Plan ~~also~~ contains the following implementing action statements to protect against hazards:

- The City will provide accurate and current information to the public on all floodplains, steep slopes and unstable soils within the UGB.
- The City will adopt a floodplain overlay zone which restricts urban development in flood hazard areas.
- The City will require a licensed engineer's assessment of design and structural techniques necessary to mitigate potential hazards associated with steep slopes or unstable soils.

Source: Plan, p. 91.

The City's Floodplain Zone (FP) prohibits urban development in the floodplain. Minimum lot size in the FB Zone is 40,000 square feet.

Residential development is only allowed in conjunction with farm uses. Buildings may only be constructed in areas that will not be inundated by potential flood waters. Utilities must be flood proofed (Zoning Ordinance, p. 19).

Conclusion

The City of Aurora complies with Goal 7.

All land outside city limits are zoned EFU by Marion County. By resolution, Marion County has pledged not to rezone these lands for other uses. Before development can occur, they must annex to the City. The County's flood and geologic provisions apply to unincorporated areas of the UGB.

hazard

GOAL 8: RECREATION

Requirement

1. Amend its plan to provide an evaluation of the community's needs for recreational facilities now and in the future.

Response

Aurora's Plan was amended to include an inventory of existing park and recreation facilities and a projection of future needs (Plan, p. 53). The plan states that sometime in the late 1980's, the City will need another park. The plan proposes that a community park be developed in the Mill Creek flood plain since this land is not suitable for urbanization.

Requirement

2. Adopt mandatory policies to plan for the community's recreational needs.

Response

Aurora's Plan contains three policies that address park and recreation needs. Policies are mandatory. They commit the City to provide additional park and recreation facilities consistent with state park and recreation standards, to seek out new sources of revenue to acquire, develop and maintain park facilities and to explore the acquisition of land in the Mill Creek/Pudding River floodplain for a future park site (Plan, p. 92).

Aurora's subdivision ordinance requires dedication of land or money to a park development fund (Subdivision Ordinance, p. 20-21).

Conclusion

The City of Aurora complies with Goal 8.

GOAL 9: ECONOMY OF THE STATE

Requirement

Amend its plan to provide an adequate factual base regarding areas suitable for increased economic growth and activity and amend policies and implementing measures as may be necessary in light of that information.

Response

The Aurora Plan was amended to include an expanded discussion of the community's economic needs. The amount of land needed for commercial and industrial uses is projected based on existing ratios of land area to population (Plan, p. 22). On this basis, the City determined it would need 26 acres for new commercial uses and 42 acres for new industrial uses during the planning period.

Areas suitable for economic expansion are evaluated (Plan, pp. 63-66). The plan states there are 18 acres of vacant land in the City adjacent to Highway 99 designated for commercial use. Another 49 acres are designated commercial/industrial south of town on Highway 99. Proximity to the highway and railroad make this land well suited to commercial and industrial uses. Another site of about ten acres is designated for light industry at the north end of town. This site is also between the railroad and Highway 99. All land in the City that is planned for commercial or industrial use is zoned for that use. Outside the city limits, City and County zoning is consistent with plan designations for commercial and industrial areas.

The plan contains four policies that address economic development (Plan, pp. 95-96). Plan policies encourage development at the Aurora airport and expansion of business in the town.

Conclusion

The City of Aurora complies with Goal 9.

GOAL 10: HOUSING

Requirement

1. Amend its plan to provide an accurate and consistent factual base, including an inventory of buildable lands and an assessment of the need for various types of housing.

Response

Aurora's Plan has been amended to include an expanded housing element (Plan, pp. 17-21 and 66-68). The plan discusses Aurora's existing housing mix and future housing needs. The plan projects the City will need an additional 240 dwelling units by the year 2000. The future mix of housing types will include fewer single family dwellings and more multifamily units (Plan, p. 66). The following table shows the City projected housing and residential land needs.

	<u>Single Family</u>	<u>Multifamily</u>	<u>Mobile Homes</u>	<u>Total</u>
Percentage	63%	20%	17%	100%
New Units	152	48	40	240
Assumed Density*	1.9/Acre	2.85/Acre	8.7 Acre	
Acres Needed	80	15	5	100

* Units per gross acre based on DEQ estimates for drain field requirements. Does not include land needed for streets and utilities.

(Source: Aurora Plan, p. 20.)

The City's calculation assumes that six (6) new apartments will be added above existing new commercial uses. This results in a demand for 15 acres for multifamily instead of 20 acres. The City assumes a much higher density for mobile homes because they anticipate new mobile home development will have a package sewage treatment system (Plan, p. 18).

In addition to the 100 acres needed to accommodate housing, a 25 percent street and utility easement factor is added on, bringing the total land need for residential uses to 125 acres (Plan, p. 19).

Aurora set aside 100 acres for single family and duplex dwellings and 25 acres set aside for mobile homes and multifamily housing (Plan, p. 27). The 25 acres for multifamily and mobile homes is considered sufficient to meet the need for these housing types for three reasons. First, duplexes are permitted outright in other residential areas. Given the large lot requirements in Aurora, a substantial amount of the City's multifamily need will be accommodated in duplexes. Second, the City's Commercial Zone permits apartments above the first floor. The City anticipates there will be some apartment conversions above existing commercial uses in the downtown. Lastly, the plan assumes major mobile home development will be constructed using a package sewer treatment system thereby allowing higher density development than would be allowed with septic systems (Plan, p. 26).

Requirement

2. Adopt mandatory policies to provide for the housing needs identified in the factual base.

Response

Aurora's Plan was amended to include eight housing policies (Plan, pp. 97-98). Two policies are especially important to this requirement. They are:

- H1 - The City will encourage the construction of a variety of housing types including single family units, duplexes and mobile homes, although large lot development will be necessary until a public sewer system is constructed.
- H6 - The City will encourage the provision of adequate rental housing and an adequate supply of housing for the elderly.

Requirement

3. Amend its Zoning Ordinance to allow multifamily dwellings and mobile homes outright in one or more zones, or to allow them as conditional uses subject to clear and objective standards for approval consistent with the Commission's Housing Policy.

Response

Aurora's Zoning Ordinance permits duplexes outright in the R-1 and R-2 Zone. Apartments are permitted outright in the C-1 Zone on the second floor or higher if they are above a commercial business.

Triplexes are permitted outright in the R-2 Zone. Mobile homes are permitted outright in mobile home parks or subdivisions in the R-2 zone. Standards for siting of mobile home parks and subdivisions are clear and objective (Zoning Ordinance, pp. 22-25).

Requirement

4. Amend its Zoning Ordinance to establish standards for minimum lot area and residential densities that are consistent with each other and that are consistent with those densities required by the plan's policies.

Response

Aurora's Zoning Ordinance contains two residential zones; the Single Family Zone (R-1) and the Two Family Zone (R-2). Minimum lot sizes in the zones are 7,500 square feet in the R-1 and as small as 5,000 square feet for a duplex in the R-2 Zone (Zoning Ordinance, pp. 9-10). However, because the City lacks a sewer system, the maximum density for new residential dwellings is about three units/acre for attached dwellings and about two units per acre for single family homes (Plan, p. 20).

Objection

1000 Friends of Oregon submitted a letter objecting to Aurora's request for acknowledgment in July of 1982. They have reviewed the revised Aurora Plan during the recent special review period and have withdrawn their objection. *(Personal Communication, Lidwien Rahmann 1000 Friends of Oregon, January 4 1982).*

Conclusion

The City of Aurora complies with Goal 10.

Compliance with the Goal is based on the assumption that Aurora's mobile home needs can be met in mobile home subdivisions at higher densities than soil septic limitations will allow. Development can only occur at higher densities if a "package" treatment system is constructed. However, these systems are expensive and there is no analysis in the plan that demonstrates their economic feasibility in Aurora. If Aurora is not able to meet its mobile home needs under this approach between now and its next plan update, the plan must be revised to meet the need for this housing type in some other way.

Suggestion for Plan Improvement

1. In the period before plan update, the City will need to monitor mobile home development proposals to see whether mobile home needs are being met as provided for in the plan.
2. Before the next plan update, amend the City's Zoning Ordinance to incorporate the limitations imposed on development by drainfield requirements. At present, these standards are only contained in the plan.

GOAL 11: PUBLIC FACILITIES

Requirement

1. Amend its plan to identify what levels of public services are needed and are planned for the City in the planning period.

Response

Aurora's Plan was amended to include a public facilities element (Plan, pp. 68-75). The element discusses existing and planned improvements for sewer, water, storm drainage, solid waste, schools, police and fire, street lighting and health services. The most important need facing the City is to acquire a sewer system. A system has been designed that will cost between 2 and 2.5 million dollars. The City does not have the ability to pay for this system now. They have made a policy commitment to build a sewer system by 1991 (Plan, p. 99).

Requirement

2. Adopt policies committing the City to provide those types and levels of public services that it has identified as appropriate. (A copy of the Commission's paper "Common Questions on Urban Development" is enclosed.)

Response

Aurora's Plan includes 19 public facility policies (Plan, pp. 98-104). Some of the more important policies include:

- 11 - The City will actively pursue completion of a public sewer system by 1991.
- 15 - Guided by the water facilities plan, the City will extend water mains and construct storage facilities as needed to accommodate increased population growth.
- 18 - The City will require future development to include adequate storm drainage facilities.
- 111 - The City will support Marion County in its efforts to manage solid waste disposal.

Requirement

3. Amend the plan to specify programs and measures by which the appropriate types and levels of public services will be attained.

Response

The plan cites the following programs and measures to guide the placement of public facilities.

Sewer: Aurora Wastewater Facility Plan Encon Corporation, 1976.
Possible finding sources: FmHA, Municipal Bonds, Community Development Block Grant, Property Taxes, hook up and development fees.

Water: Water System Evaluation and Master Plan, Westech Engineering, 1980. Sources of funding: same as for sewers.

Storm Drainage: Aurora Subdivision Ordinance storm drainage improvement requirements. Funding: developer paid.

Schools: North Marion School District J-15, facility improvement plans. Funding: property taxes and bond measures.

Solid Waste: Chemeketa Region Solid Waste Management Program, June 1974.

Requirement

4. Amend its Zoning Ordinance to allow public facilities in those districts that require such facilities.

Response

Aurora's Zoning Ordinance was amended to permit utility transmission facilities and public buildings in all zones. Public maintenance, storage or repair facilities are not allowed in the R-1 or R-2 Zones but are allowed in the C1 and M-1 Zones (Zoning Ordinance, Sections 3.130(3), 3.150(2), 3.310(1) and 3.510(1)).

Conclusion

The City of Aurora complies with Goal 11.

GOAL 12: TRANSPORTATION

Requirement

Amend its plan to adopt mandatory policies regarding modes of transport suitable to meet the needs of the transportation disadvantaged.

Response

Aurora's Plan was amended to include the following plan policy.

- J1 - The City will encourage the development of a public transportation service to meet the needs of those who are transportation disadvantaged. The City will work closely with the County in this effort (Plan, p. 105).

Conclusion

The City of Aurora complies with Goal 12.

GOAL 14: URBANIZATION

Requirement

1. Amend its plan to provide adequate findings regarding the seven factors that must be considered in establishing or amending a UGB. These findings must utilize information derived from meeting the requirements of Goals 2, 10 and 11.
2. Amend its plan to show that the location and extent of the present UGB are supported by the findings called for in statement one above; or, reduce the UGB as may be necessary in light of those findings.

Response

Aurora reduced the size of its UGB by 562 acres from its previous submittal. The plan was amended to include a breakdown of land in the UGB (Plan, pp. 17-29). The plan indicates the UGB includes 365 acres. The City contains 124 acres. The other 241 acres are under Marion County's jurisdiction. About 117 acres of land are developed and 248 acres are vacant. The vacant acreage includes 37 acres of land with development hazards, leaving 211 acres vacant and suitable for urban uses (Plan, p. 24).

The following table compares net land needs with vacant land supply for residential industrial and commercial uses.

	<u>Acres Available</u>	<u>Acres Needed</u>	<u>Surplus</u>
Residential	132	125	7
Commercial	33	26	7
Industrial	46	42	4
Total	<u>211</u>	<u>193</u>	<u>18</u>

(Plan, p. 27)

The plan includes findings to justify the location of the UGB based on the seven factors in the Goal (Plan, pp. 25-26). Two-thirds of the UGB lie between the Southern Pacific Railroad and the Pudding River floodplain. The remaining area to the north includes the Aurora Colony Historic District and extends toward the Aurora State Airport. These features provide natural buffers between urban uses and the rich farm land east and west of Aurora.

The plan contains a policy that requires changes to the UGB be based on consideration of the seven factors outlined in the Goal. Plan policies also encourage efficient conversion of urbanizable land to urban uses by requiring access to urban services for land annexed to the City (Plan, p. 87). All land in the UGB, but outside the city limits, is zoned EFU (personal communication, Ken Brown, Marion County Planning, December 28, 1982). It will retain this zoning until the land is annexed to the City (Marion County Resolution, December 3, 1982).

Requirement

3. Amend the plan to indicate the precise location of its UGB.

Response

The Aurora Comprehensive Plan map on page 29 shows the precise location of Aurora's UGB.

Objection

1000 Friends of Oregon objected to acknowledgment of Aurora's Plan in July. However, they withdrew their objection after reviewing recent changes made to the City's plan. *(Personal Communication, Lidwien Rahmann, 1000 Friends of Oregon, January 4, 1983).*

Conclusion

The City of Aurora complies with Goal 14.

The City has adopted a UGB that is based on consideration of needs and location required by the Goal. The orderly conversion of urbanizable land is facilitated by Marion County's Resolution of December 3, 1982. The plan would be significantly strengthened if this resolution were made part of the City/County urban growth management agreement, or if it were adopted as plan policy.

Suggestion for Plan Improvement

Before the next plan update, incorporate Marion County's December 3, 1982 resolution into the City's plan or management agreement.

OVERALL CONCLUSION

The City of Aurora's Plan and implementing measures fully comply with all applicable Statewide Planning Goals.

COMMENTS RECEIVED

<u>Agency or Party</u>	<u>Position</u>	<u>Topic</u>
Oregon Department of Transportation	Acknowledgment	Goal 5
1000 Friends of Oregon	Objection	Goals 10 and 14

(see letters attached)

V. RECOMMENDATION

Staff:

Recommends the Commission acknowledge Aurora's Comprehensive Plan and implementing measures.

Local Coordination Body:

Marion County recommends acknowledgment of Aurora's Comprehensive Plan and implementing measures.

DH:af
0609B/411A