

Minutes
Aurora Planning Commission Meeting
Tuesday, December 5, 2023 at 7 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT: Stuart A. Rodgers, City Recorder

STAFF ABSENT: NA

VISITORS PRESENT: NA

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-Present

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 – November 7, 2023

Commissioner Tyler Meskers moved to accept the Consent Agenda, Commissioner Bud Fawcett seconded, and the motion carried.

4. VISITORS

Samantha (and Dalton) Justice, visiting, discussed an interest in extending open hours for Justice Cannabis to 9am (from 10am), given the Pub opening earlier for breakfast. A previously submitted request was made to extend the closing hours from 8pm to 10pm.

5. OLD BUSINESS

a) Airport Land Use Update

State Aviation Board Meeting, December, 7, 2023 – Planning & Programs
Manager Update

Chair Schaefer provided an overview of these slides and made note that the ODAV is participating in a DLCD state land use coordination program with a meeting on December 12. Schaefer noted there will be a hearing on the church camp case January 5, 2024. Still nothing from the Court of Appeals on the master plan case, and no news on the new master plan. Commissioner Jonathan Gibson noted there was discussion at the monthly PAAM meeting about the need for air traffic controllers. Bruce Bennett recently assumed leadership of this organization, and that is why Schaefer reached out to invite his participation in the EOA technical advisory committee. Schaefer will reach out to City Planner Curt Fisher to establish a formal land use file for the EOA.

b) Economic Opportunities Analysis

Chair Schaefer noted that the first deliverable for this project is a trends memo with a mid-February date.

-Technical Advisory Committee

This committee will host three meetings: first in early January, second in late February, and third in late March. Canby, Wilsonville and DLCD economic development staff will participate in the committee. Though not required by state administrative rule, this outreach represents an effort to solicit suggestions from stakeholders in the larger area. The first deliverable Schaefer and Fisher will work on is the inventory of employment lands. The work product will be a spreadsheet of every property in the city and urban growth boundary with commercial and industrial lands. The objective of this look is to determine whether properties can take more development. If vacant, cleared, and flat, properties would qualify to be included as part of the inventory. The inventory, once complete, will be loaded onto the city's website so that it can be available for viewing by residents and businesses. As a general rule for commercial property, if the value of the building gets to be less than the value of the dirt, then the property is ripe for redevelopment. A public open house will be held in early March at the Planning Commission's regular meeting that month. A Planning Commission hearing will be held in May, Council hearing held in June, and Marion County Board of Commissioners hearing in July or August. The EOA should wrap by end of next summer.

-Visioning Process

This process will be included as part of regular Planning Commission meetings.

c) Code Amendments for Review – Anticipated February 2024 Hearing

Schaefer noted that in the Gateway District, a business has installed a chain link fence with barbed wire on top. Schaefer considers barbed wire fencing inappropriate outside of the industrial zone. Commissioner Jim Stewart presented a draft storm drain document from Clackamas County based on state standards. The storm drain code will be inserted in Aurora Municipal Code (AMC) Title 16.32.020. Stewart will modify the wording to make the insertion Aurora specific.

6. ADJOURN

Chair Schaefer adjourned the meeting at 7:20pm.



Joseph Schaefer, Chair

ATTEST:



Stuart A. Rodgers, City Recorder