

Minutes
Aurora Planning Commission Meeting
Tuesday, January 2, 2024 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 – December 5, 2023

Commissioner Jim Stewart moved to accept the Consent Agenda, Commissioner Craig McNamara seconded, and the motion carried.

4. VISITORS-NA

5. OLD BUSINESS

a) Airport Land Use Update

Chair Joseph Schaefer referenced a meeting he and Mayor Asher and Councilor Rhoden-Feely had with the new ODAV team, to see how to improve communications with the city. The new Planning Director Alex Thomas, whose current position was formerly occupied by Heather Park, will be on the Technical Advisory Committee, with a first meeting on Thursday, January 11, 3pm via Zoom. Other economic development people from other cities and jurisdictions will join that meeting. There is nothing happening on the 2012 on the master plan case, except to note that one of the judges who is on the panel and whose husband changed jobs is now working as a lawyer for the state. A letter was sent out to all those bringing cases before her of this fact as a possible conflict of interest. It was noted that this judge wrote an opinion previously in the city's favor. On the TLM case regarding the church camp, there are two big developments: 1) this Friday at 1pm, there is a hearing in Marion County Circuit Court with a motion to dismiss the case and 2) TLM has submitted a new application to Marion County, this time all for helicopters and some helicopter-type drones. The development is down to 277 parking

spaces, less office space. Only a small portion of the documents or 10 percent of the application is accessible through Marion County given they have not been uploaded yet. This represents a rebranding of the case with an interest in getting around the reasoning that LUBA and the Court of Appeals used in the last case. Once the full application is available, it will be included in the Planning Commission packet. On a new Master Plan, there will be a public advisory meeting, Tuesday, January 30, 5-7pm, via Zoom. Working paper #1, or the first three chapters of the master plan, will be reviewed at that meeting.

b) Economic Opportunities Analysis

Chair Schaefer acknowledged a first draft of the buildable lands inventory in the packet, covering commercial and industrial land within the city and urban growth boundary (UGB) with vacant and presumably developable properties and others which are not vacant but potentially redevelopable. Some constraints are wetlands and slopes and flood zones. Schaefer invited commissioners to look at the maps carefully and provide input toward updating the maps with constraints of any kind that would limit development. Commissioner Stewart noted that the open field next to his property, zoned Commercial, is not included on the map. Schaefer will make sure this is included in the next update.

c) Code Amendments for Review

-Storm Drainage (updated)

Commissioner Stewart and Chair Schaefer worked on a storm drainage code draft, clarifying that existing code applies if you have an acre or more. A new, more prescriptive path is for code applied in cases where there is less than an acre.

-Barbed Wire Fencing (new)


Schaefer noticed that the new storage development has barbed wire at the top of its fence. The update would be to allow barbed wire only on industrial properties.

-Airport Overlay Zone (new)

Schaefer's interpretation is that no building can be built in the city and can be higher than 130 feet above the highest point of the runway. In a conversation with ODAV a couple of weeks ago, they thought it might be 150 feet above the highest point of the runway, but generally they are agreeable to the concept. The new planning manager will work with the city on language. Schaefer is a big fan of going with sea level as a basis for measurement.


6. ADJOURN

Chair Schaefer adjourned the meeting at 7:26pm.



Joseph Schaefer, Chair

ATTEST:



Stuart A. Rodgers, City Recorder