

Minutes
Aurora Planning Commission Meeting
Tuesday, February 6, 2024 at 7 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT: Curt Fisher, City Planner; 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-Absent

Commissioner Bill Graupp-Present

3. CONSENT AGENDA

a) Planning Commission Minutes – January 2, 2024

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

4. VISITORS-NA

5. CORRESPONDENCE-NA

6. NEW BUSINESS-NA

7. HEARING

LA 2023-01 – Legislative text amendments to Title 8, 10, and 16

Chair Schaefer noted before the commission a set of proposed code amendments and clarified the Planning Commission does not make decisions but rather provides recommendations only. Commissioner McNamara asked whether stormwater specifications were vetted or if additional discussion was needed. Chair Schaefer directed attention to page 19 of the packet on proposed stormwater code. City Planner Curt Fisher noted the primary concern regarding stormwater analysis requirements is the way these are worded in mixing public works and planning requirements in a way that is not clear or consistent with planner's experience with how development gets reviewed and eventually approved. Requirements in AMC 16.34.090 A.4. are to evaluate the capacity of public facilities to handle additional runoff that is anticipated to be generated through development proposals. Limits are

expressed in terms of an impervious area that is proposed. The plumbing permit requirements are not supposed to be a substitute for civil engineering calculations, so the two requirements are meant to work together. The Clackamas County memo references specialty codes that should already be being used in stormwater evaluations. As such, the Planner suggested deleting the plumbing code from the zoning code and including reference to specialty code sections in Title 15. Chair Schaefer noted the spirit of the changes was to limit the amount of engineering analysis (or cost) for smaller sites.

There was consensus to go with an impervious surface requirement of 10,000 square feet (Salem standard) which would affect fewer people with single family lots that fall well under the exemption. This standard would also ensure that businesses that do not meet that threshold take care of the runoff from a larger amount of impervious surface. "For sites of once acre or larger," p.19 of the packet, will be replaced with "[For sites with 10,000 square feet or more of impervious surface (new and existing)] a stormwater analysis, calculations..." There was Planning Commission consensus that all bold print on page 20 of the packet (p.9 of staff report) be removed. There should be a reference in Title 15 that specialty codes are adopted to make it clear that the city's building permit review team reviews those requirements.

Commissioner Bud Fawcett moved to accept the above changes and otherwise adopt the application for code amendments as presented, which motion was seconded by Commissioner Craig McNamara and carried.

The above code amendments will move on to City Council for a hearing in March.

8. OLD BUSINESS

a) Airport Land Use Update

Commissioner Gibson noted an ongoing conversation at Positive Aurora Airport Management (PAAM) about the trees issue and controller positions needing filled.

Commissioner Schaefer noted the usual airport topics. First, on the TLM church camp case, there was a hearing at the Circuit Court with motion(s) to dismiss but still no decision from the judge yet. TLM has submitted a new application to Marion County, this time all about helicopters with changes to the site plan and traffic patterns. The new plan has significantly reduced parking spaces, from between 480 and 511 down to 277 spaces. This still leaves the southwest portion of the property open to through-the-fence uses. The traffic study was mentioned but not discussed in detail. The application amounts to space for Columbia Helicopters and a designation for life flight, and the last application had a designation for Wilson Construction not mentioned in the current application.

The 2012 master plan case is still sitting at the Court of Appeals, waiting for a decision with no specific deadline. On the new master plan, there was going to be a meeting of the public advisory committee last week, but the meeting was canceled a day or two before the meeting because the FAA approval of the forecast numbers changed. Schaefer has not been tracking this closely. Commissioner Bill Graupp noted that meeting links were incorrect on the ODAV website, so staff fixed the links and delayed the meeting to give

complainants time to process the information via the updated links. That meeting has been rescheduled to Tuesday, March 12, 5-7pm.

b) Economic Opportunities Analysis

-Target Industries Approach Rulemaking – Background & Draft Charge

The document attached in the packet regards rulemaking by the state and generally speaking is the airport part of the EOA. The rule will not be in effect for a couple of years and will not apply to Aurora. A draft issues list needs to be completed as a priority. The first EOA meeting was productive, and the second EOA meeting will take place in late February or early March. Employment information requested from the state in a timely manner took longer than expected to receive and has delayed this second meeting.

9. ADJOURN

Chair Schaefer closed the public hearing at 7:40pm, adjourning the Planning Commission meeting also at the same time.



Joseph Schaefer, Chair

ATTEST:



Stuart A. Rodgers, City Recorder