



Legislative Amendment Proposal, City Case File LA 2022-01

PUBLIC NOTICE (according to ORS 227.186)

This is to notify you that the City of Aurora has proposed a land use regulation that may affect the permissible uses of your property and other properties.

PUBLIC HEARINGS before the PLANNING COMMISSION and the CITY COUNCIL

The City of Aurora will hold public hearings on **Tuesday, September 6, 2022**, at 7:00 p.m. (before the Planning Commission) and on **Tuesday, October 11, 2022**, at 7:00p.m. (before City Council) regarding the adoption of proposed updates to Titles 10, 16 and 17 of the Aurora Municipal Code (AMC) under city case file LA-2022-01. AMC Title 10 pertains to Vehicles and Traffic, AMC Title 16 pertains to Land Development / the Development Code and AMC Title 17 pertains to Historic Preservation.

The City of Aurora has determined that adoption of these updates, via ordinance, may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property. *

According to AMC 16.74.060, the recommendation by the Planning Commission and decision by the City Council shall be based on consideration of approval criteria. These include: 1) Any applicable statewide planning goals and guidelines adopted under ORS Chapter 197; 2) Any federal or state statutes or rules found applicable; 3) The applicable comprehensive plan policies and map; and 4) The applicable provisions of the implementing ordinances. Notice requirements are described AMC subsection 16.74.03.** A staff report will be available for review one week prior to the first hearing. Hearing procedure for a legislative amendment is described in AMC subsection 16.74.050.

Proposed code changes are available for inspection at Aurora City Hall located at 21420 Main Street N.E., at no cost, and available for purchase at a reasonable cost. More information about LA 2022-01 is available by contacting Stuart Rodgers, City Recorder, at 503-678-1283 / recorder@ci.aurora.or.us.

Below is a summary of key proposed changes to the Titles identified above. Other changes are proposed to these titles, but mostly intended for clarification.

To Title 10 – Vehicles and Traffic – Key Change

- Adds new provision to Section 10.08.030, titled *Commercial truck traffic restrictions*, applicable to on-street loading area, authorizing the Public Works Director, or designee, the ability to revoke a permit and require removal of a loading space in the event the City determines the loading space may impede a street improvement project.

To Title 16 – Development Code – Key Changes

- Adds “City Hall” to existing code definition of Public Support Facilities.
- Removes minimum off-street parking space ratio shown for “Library / reading room” at one space for each 400 sq. ft. of building floor area.
- Adds new minimum off-street parking space ratio for Public Support Facilities (which includes libraries) at one space for each 1,000 sq. ft. of building floor area.

To Title 17 – Historic Preservation – Key Changes

- To all properties in the Historic District, adds provision requiring Historic Review Board (HRB) approval for any alteration to grading, construction or demolition of retaining walls and addition of hardscape features (walkways, patios and terraces).
- Changes the definition of sign, specific to signs located in the Aurora Historic District.
- Allows exemption for use of street light pole banners when approved by HRB and otherwise permitted by the utility company.
- Clarifies materials elements (wood, metal or plastic) allowed for Sandwich / A-Board signs.
- Clarifies materials elements (metal for wrought-iron style), heights and hardship for fences.
- To all contributing structures in the Historic District, adds new standards specific to proposals for facade modification, alteration, renovation and rehabilitation, consistent with Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- To all contributing structures in the Historic District, adds new standards for energy efficiency additions, consistent with Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- To all structures in the Historic District, adds new standards for exterior lighting, and accessibility, consistent with Secretary of the Interior’s Standards for the Treatment of Historic Properties.

PLANNING COMMISSION PUBLIC HEARING

The Planning Commission conducts the first public hearing to consider adoption of proposed amendments to Titles 16 and 17 of the Municipal Code to make a recommendation to the City Council.

PLANNING COMMISSION PUBLIC HEARING: **Tuesday, September 6, 2022**
TIME: **7:00 p.m.**
PLACE: **Aurora City Hall, 21420 Main Street NE**

CITY COUNCIL PUBLIC HEARING

If the Planning Commission makes a recommendation on the date above, the City Council conducts a second public hearing to consider adoption of the proposed amendments, based upon the Historic Review Board and Planning Commission recommendations and in receipt of public testimony.

CITY COUNCIL PUBLIC HEARING: **Tuesday, October 11, 2022**
TIME: **7:00 p.m.**
PLACE: **Aurora City Hall, 21420 Main Street N**

* The city has not determined if or how the proposed code changes (mostly related to design standards) cause change to the value of property. ORS 227.186 requires public notices to contain the text (shown in **boldface**) across the top of face page, extending from left margin to right margin. ORS 227.186 also requires the same notice to state that *adoption of an Ordinance (incorporating changes) may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.*

** This notice has been mailed to all owners of properties within the Aurora National Historic District.

Notice to mortgagee, lien holder, vendor or seller: The Aurora Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.