

**Comprehensive Plan Update  
2000 to 2020  
City of Aurora**

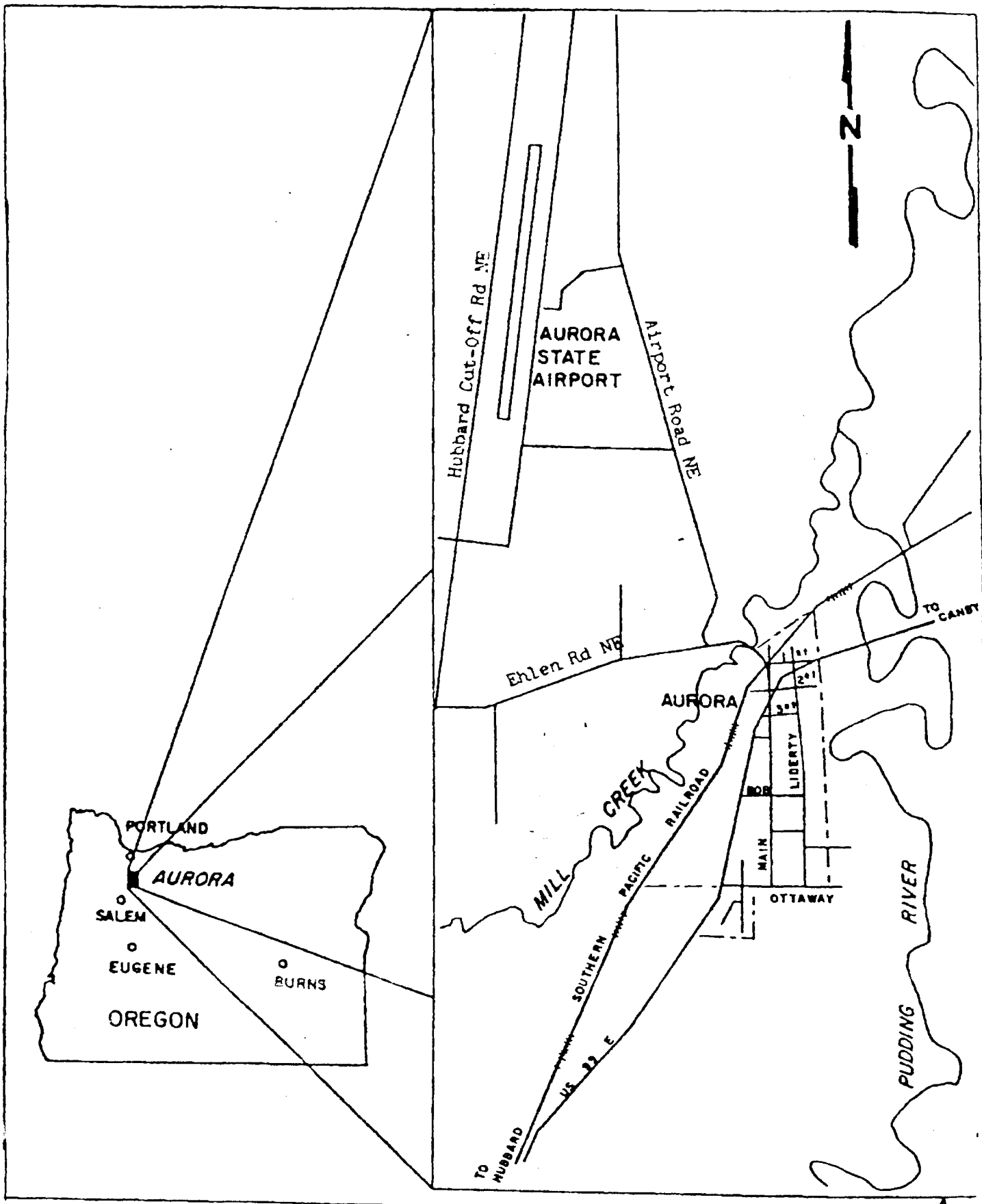
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Exhibit A  
Aurora Comprehensive Plan  
General Vicinity Map



**Exhibit B**  
**Aurora Comprehensive Plan**  
**Urban Growth Boundary and Policy Agreement**  
**with map showing area of mutual concern**

This Agreement made and entered into this 15th day of APRIL, 1986, by and between the City of Aurora, a municipal corporation, hereinafter called "City", and Marion County, a political subdivision of the State of Oregon, hereinafter called "County".

WITNESSETH:

WHEREAS, IT APPEARING to the City and County that ORS Chapter 197 and the Land Conservation and Development Commission (LCDC) Goal 14 on Urbanization required that an urban growth boundary be established around each incorporated city in the State of Oregon, and that the "establishment and change of the boundary shall be a cooperative process between a City and the County or counties that surround it"; and

WHEREAS, pursuant to the above noted statutory duty and the said Statewide Goal No. 14, and the authority granted by ORS Chapter 190 concerning intergovernmental agreements, City and County have, pursuant to law, decided upon an urban growth boundary, urbanization policies and revision procedures for the area surrounding the City of Aurora and desire to link a continuing planning process to subdivision and land use regulations within such area; and

WHEREAS, the intent of the urban growth program for the City is as follows:

1. Promote the orderly and efficient conversion of land from Rural/Resource uses to urban uses within the urban growth boundary
2. Reduce potential conflicts with resource lands
3. Promote the retention of lands in resource production in the urban growth boundary until provided with urban services and developed

NOW, THEREFORE, the premises being in general as stated above, City and County adopt the hereinafter noted urbanization policies and revision policies which shall serve as the basis for decisions pertaining to development, parcelization and land uses in the area between the city limits of Aurora and the urban growth boundary, such area being referred to hereinafter as

the urban growth area. It is the intent of the parties that the boundary and policies as expressed herein shall be consistent with Oregon State Laws, the Marion County Comprehensive Plan and the Aurora Comprehensive Plan.

I. URBANIZATION POLICIES

1. The County shall retain responsibility for regulating land use on lands within the urban growth area until such lands are annexed by the City. The urban growth area has been identified by the City as urbanizable and is considered to be available, over time, for urban development.
2. The City and County shall maintain a process providing for an exchange of information and recommendations relating to land use proposals in the urban growth area and other land use activities being considered within the urban growth area by the County shall be forwarded by the County to the City for comments and recommendations. The City shall respond within twenty days, unless the City requests and the County grants an extension.
3. Upon receipt of an annexation request or the initiation of annexation proceedings by the City, the City shall forward information regarding the request (including any proposed zone change) to the County for comments and recommendations. The County shall have twenty days to respond unless they request and the City allows additional time to submit comments before the City makes a decision on the annexation proposal.
4. All land use actions within the urban growth area and outside the City limits shall be consistent with the City's Comprehensive Plan and the County's land use regulations.
5. In order to promote consistency and coordination between the City and County, both the City and County shall review and approve amendments of the City's Comprehensive Plan which apply to the portion of the urban growth area outside the City limits. Such changes shall be considered first by the City and referred to the County prior to final adoption. If the County approves a proposed amendment to the City's Plan, the change shall be adopted by ordinance, and made a part of the County's Plan.

6. Except as provided in 7 below, the area outside the urban growth boundary shall be maintained in rural and resource uses consistent with Statewide Land Use Planning Goals.
7. The City and County shall strive to enhance the livability of the urban growth area and to promote logical and orderly development therein in a cost effective manner. The County shall not allow urban density uses within the urban growth boundary prior to annexation to the City unless agreed to in writing by the City. City sewer and water facilities shall not be extended beyond the city limits, except as may be agreed to in writing by the City and County.
8. Conversion of land within the boundary to urban uses shall be based on a consideration of:
  - A. Orderly, economic provision for public facilities and services;
  - B. Availability of sufficient land for the various uses to insure choices in the market place;
  - C. LCDC Goals;
  - D. Encouragement of in-filling development within developed areas before conversion of urbanizable areas;
  - E. Applicable provisions of the Marion County and City Comprehensive Plans.

II. PERIODIC REVIEW OF, AND AMENDMENTS TO THE URBAN GROWTH BOUNDARY AND LAND USE PLAN.

The urban growth boundary and the land use plan for the urban growth area shall be reviewed by the City and County in accordance with the review schedule established in the mutually adopted City Comprehensive Plan, or as required by the Land Conservation and Development Commission under their periodic review rules. These, and any other amendments to the Plan, urban growth boundary or zoning in the urban growth area shall be reviewed and approved in the manner provided below.

1. Updating of the City Comprehensive Plan.
  - A. The City shall review the Plan to determine if it needs updating. The City will develop proposed amendments and forward them together with all exhibits, findings of fact and conclusions of law

regarding the amendment to the County. The County shall be allowed at least 20 days to review and submit comments prior to any City public hearing. The City shall be responsible for providing necessary notice of amendments to the Department of Land Conservation and Development (DLCD). After holding a public hearing the City shall forward the proposed amendment to the County for hearing. If comments from DLCD or other interested parties are received by the City the City shall provide these comments to the County as soon as possible before the County public hearing. The City may also propose amendments at times other than specified in the Plan or by LCDC.

- B. Thereafter, County shall hold a hearing and render a decision. If the County decides to reject the proposal or wishes to propose modifications, either party may request a joint meeting to resolve differences.
  - C. Upon concurrence by County, both City and County shall formally amend their respective Comprehensive Plans to reflect the agreed upon change.
2. Other Legislative or Quasi-Judicial Amendments to the Plan, or Urban Growth Boundary.
- A. The City shall initiate and forward any proposed boundary amendment to the County along with all exhibits and findings and a written request for County to consider the boundary change and adopt it. The City shall be responsible for providing notice of amendments to the Department of Land Conservation and Development (DLCD). The County shall be allowed at least 20 days to review and submit comments prior to any City public hearing. After holding a public hearing the City shall forward the proposed plan or boundary change to the County for a hearing. If comments from DLCD or other interested parties are received by the City the City shall provide these comments to the County as soon as possible before the County public hearing.
  - B. When mutual agreement is reached as to the proposed amendment, City and County shall formally amend their respective Comprehensive Plans, by ordinance, to reflect the agreed upon change.

3. Amendments to Comprehensive Plan or Zoning Within Urban Growth Area, or Amendments to the Urban Growth Boundary initiated with, or by, the County.
  - A. County shall forward proposed amendment and all exhibits and findings to City along with a written request for City to consider the amendment and offer comments thereon. The City shall have at least 20 days to review and comment unless the City requests and the County agrees to an extension.
  - B. After each jurisdiction has held a hearing and upon concurrence by the City, both City and County shall formally amend their respective Comprehensive Plans to reflect the agreed upon change. Amendments to the County Zoning Ordinance are not adopted by the City but City concurrence is required.
4. In amending the urban growth boundary, the city limits or their respective land use plans, the City and County shall follow all procedures as required by Oregon State Law. In the case of a change in a boundary, the governing body proposing such change in the boundary, separating urbanizable land from rural land, shall base the revision on consideration of the 7 factors in LCDC's Urbanization Goal and shall support the proposal with findings to take an exception to either the Agricultural Lands or Forest Lands Goal if necessary.

### III. ADMINISTRATION OF ZONING AND SUBDIVISION REGULATIONS

In taking Land Use Action outside the City limits and inside the Urban Growth Boundary the City and County agree to the following:

1. Applications for conditional uses, variances, adjustments, partitionings, lot line adjustments and subdivision, shall be referred to the City for review and comment. The City shall have at least 20 days to review and comment. The deadline for comments shall be clearly identified in the written request for comments. If comments are submitted after the deadline they will not be considered unless the City requests reconsideration or a hearing in writing during the appeal period. The City will be provided notice of decisions for all such applications in the urban growth boundary. The procedure for reconsideration or hearing shall be as provided in the Marion County Zoning Ordinance and the City shall be provide notice.



2. Applications for uses permitted outright in the applicable county zone including permitted uses requiring administrative review, are administrative actions and the City is not entitled to notice of the decision or opportunity to comment.
3. For development approved under (1) and (2), the County will apply adopted development standards including dedication of additional right-of-way or application of special street setbacks. The County will require compliance with City development standards, in lieu of County standards if the development is other than a single family dwelling and the County has adopted the City standards. In such cases the County may waive the City standards, only if waived by the City in writing.
4. For development approved under (1), or (2), if public sewer and water services or City limits are located within 300 feet of the subject property the County will require that the development connect to the services unless use of wells and septic systems or other means are allowed in writing by the City. The City shall provide notice of areas where public sewer and water services are located outside the city limits. Development of permitted uses on properties more than 300 feet from the city limits, or from an identified public sewer or water system, will be allowed using wells and DEQ approved waste water disposal systems.
5. If a proposed use is not specifically identified in the zoning ordinance and the County is proposing an interpretation classifying the use as permitted in the applicable zone, the City shall be given an opportunity to comment prior to the County finalizing the interpretation.

#### IV. AREA OF SPECIAL MUTUAL CONCERN

The area of land identified in Exhibit A, attached to this agreement, is not within the urban growth boundary to which the City and County have mutually agreed. However, land use actions within this area may have a significant impact on future growth and plans of the City of Aurora. The interest of the City in the future of this area is recognized by the County. Coordination is sought between the County and the City concerning future land use actions in the area.

With regard to land use actions on lands located within this area, the County of Marion and the City of \_\_\_\_\_ Aurora agrees as follows:

1. The County shall retain responsibility for land use decisions and actions concerning and affecting lands within the area of special mutual concern.

2. Notice of pending land use actions on lands located within the area of special mutual concern shall be sent by the County to the City. The City shall be allowed at least 20 days in which to review and submit comments on the proposal. Where the first scheduled action on a proposal is a public hearing, and the City responds in writing within 10 days requesting additional time in which to review the proposal, the City's time for submitting comments shall be extended until the next regularly scheduled hearing before that body. If no hearing is involved the City shall be allowed an additional 20 days to submit comments.
3. Development will be discouraged that would preclude the eventual redevelopment and urbanization of the area. Applicants for partitionings shall be encouraged to submit plans for the efficient redivision of the land at a later date.
4. Notice of decisions on land use actions on lands within the area of mutual concern shall be sent by the County to the City when issued. Applicable appeal periods set by County ordinance or State statute shall apply to such decisions.
5. Notice of Public Hearings shall also be sent by the County to the City within the times prescribed by County ordinance or State law prior to hearings on appeals of such decisions.
6. The City of Aurora may at its discretion develop studies as to the suitability, feasibility, and effectiveness of extending urban facilities such as water and sewer service into the area of special mutual concern. Such studies shall not be construed by Marion County or others as being a violation of the City's or County's Comprehensive Plans. The City will not, however, extend such facilities into this area without first obtaining appropriate amendments to the City and County's Comprehensive Plans. This provision is intended to recognize that certain facility planning requires consideration of timetables which extend beyond the 20 year planning period recognized in the City of Aurora Plan and it is therefore appropriate for specialized facility planning to be undertaken for the area.

V. APPEALS

In the event that no mutual agreement can be achieved in the course of reviewing amendments or land use applications as noted in Section II, III AND IV, each party retains its right to appeal as provided in State Law.

IT IS HEREBY UNDERSTOOD AND AGREED that this agreement shall remain in effect unless terminated by one of the parties by giving the other party a thirty (30) day termination notice, in writing. It is further understood that this agreement may be reviewed by the City and County every year.

The City shall pass a resolution authorizing the Mayor and City Recorder to enter into this agreement on behalf of the City/ The resolution shall be made a part of this agreement and attached hereto;

IN WITNESS THEREOF, the respective parties hereto have caused this Agreement to be signed in their behalf the day and year first above written.

MARION COUNTY BOARD OF COMMISSIONERS

Gary Heer 5/27/86  
Chairman

Frank Frank  
Commissioner

Gary Roney  
Commissioner

APPROVED AS TO FORM:

Ant McCoy  
Marion County Legal Counsel

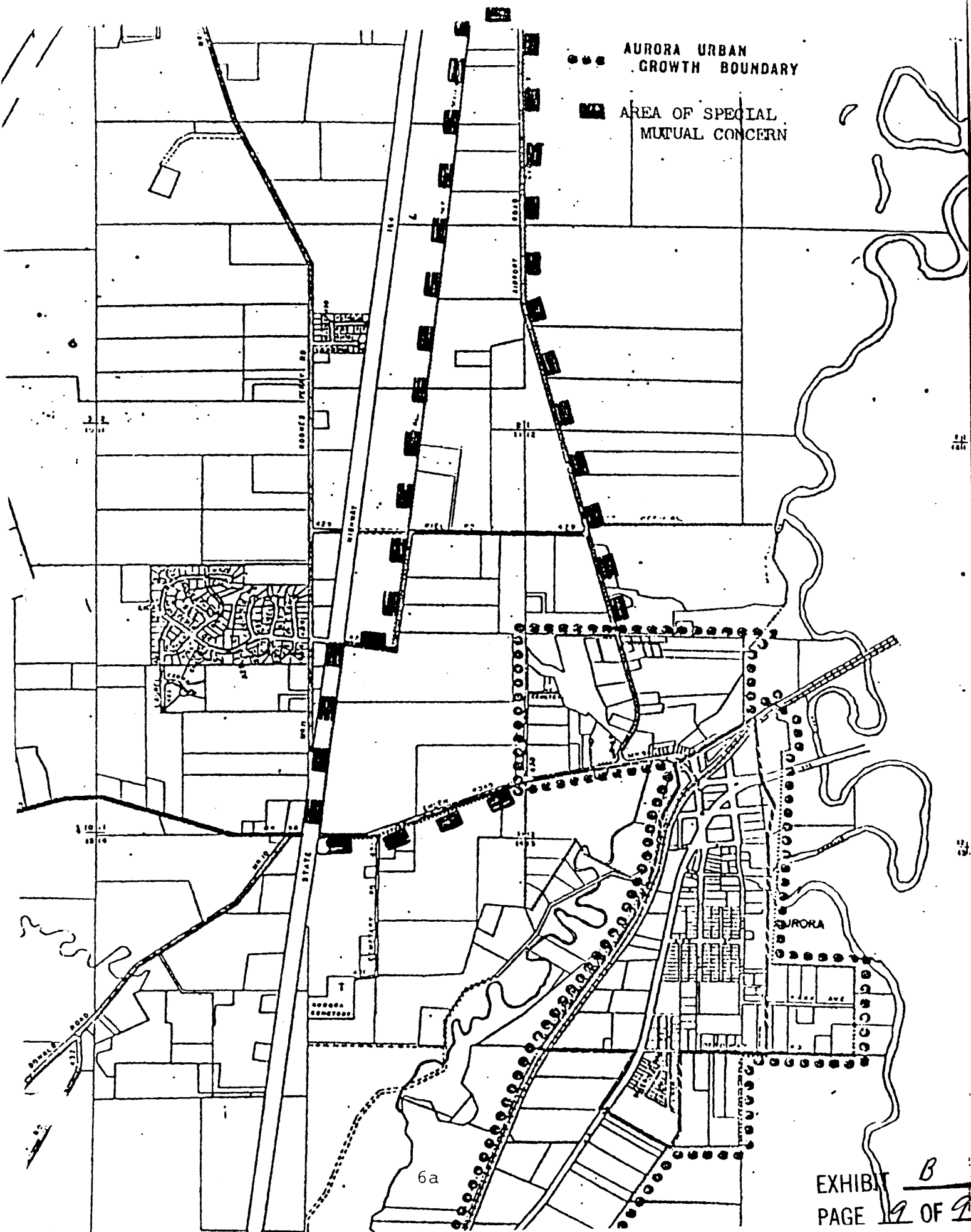
CITY OF

Steve Elte  
Mayor

Larry Townsend  
President of Council

●●● AURORA URBAN GROWTH BOUNDARY

■ AREA OF SPECIAL MUTUAL CONCERN



**Exhibit C  
Aurora Comprehensive Plan  
List of Agency Contacts**

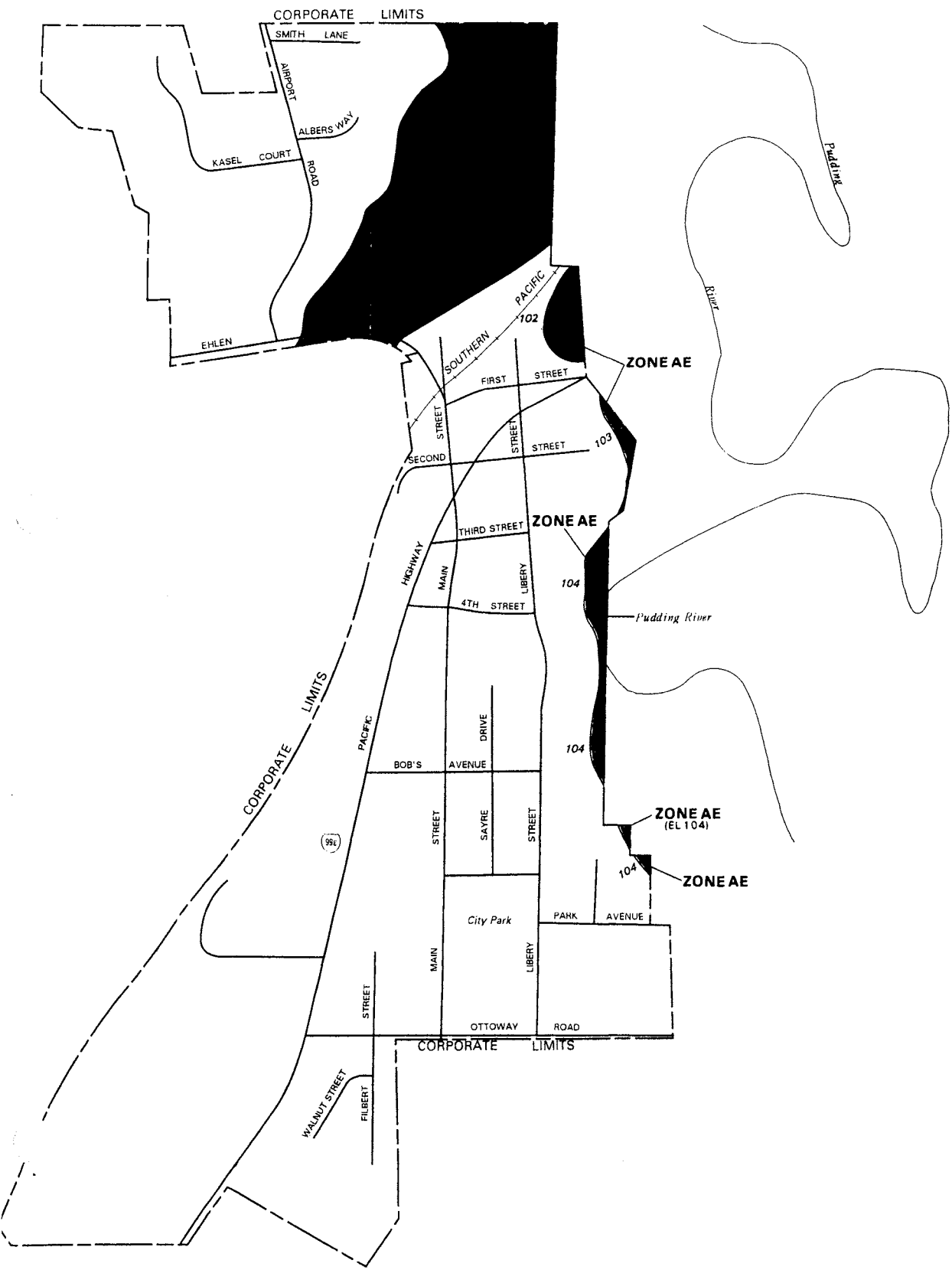
<b>Agency/Interested Groups</b>	<b>Contact</b>	<b>Tasks #'s</b>
Dept of Fish and Wildlife (ODFW)	Patty Snow	3, 6
Division of State Lands (DSL)	John Lilly Dana Fields	3, 6
Economic Development Dept. (EDD)	Arthur Fish Lynn Beaton	1, 2, 4, 6
Dept. of Transportation (ODOT)	Akin Owosekun	1, 2, 5, 6
State Historic Preservation Office (SHPO)	Dave Skilton	1, 2, 4, 6
Dept. of Water Resources (WRD)	Greg Nelson Bill Fujii	3
Dept. of Environmental Quality (DEQ)	Roberta Young	3, 4
Parks and Recreation Department (OPRD)	Steve Williams	4
Housing and Community Services	Dave Foster	1, 2, 4, 6

**Exhibit D**  
**Aurora Comprehensive Plan**  
**Reference Documents**

The following documents provide additional technical information in support of the Aurora Comprehensive Plan. Each has been adopted separately and are specifically not a part of the Comprehensive Plan itself. Due to the size of the documents, copies of D-1, D-2, D-3, D-4 and D-5 are not included with the Comprehensive Plan, but are available in the City Records Office.

1. 1996 Water System Master Plan
2. 1996 Wastewater Facilities Master Plan
3. 1999 Transportation System Plan
4. 2000 Downtown Improvement Plan
5. Federal Emergency Management Agency Flood Insurance Study and Flood Insurance Rate Map dated July 5, 1997.
6. Soil Limitations for Septic Tank Absorption Fields
7. Aurora Area Soils Map
8. Development Limitations Associated with Soil Type Table and Map
9. Map of Steep Slopes
10. Map of Airport Impact Area
11. Map of National Historic District
12. Aurora Fire District Level of Training - September 13, 2000

FIRM - Flood Insurance Rate Map  
(FEMA)  
June 5, 1997



**Exhibit D-6  
Aurora Comprehensive Plan**

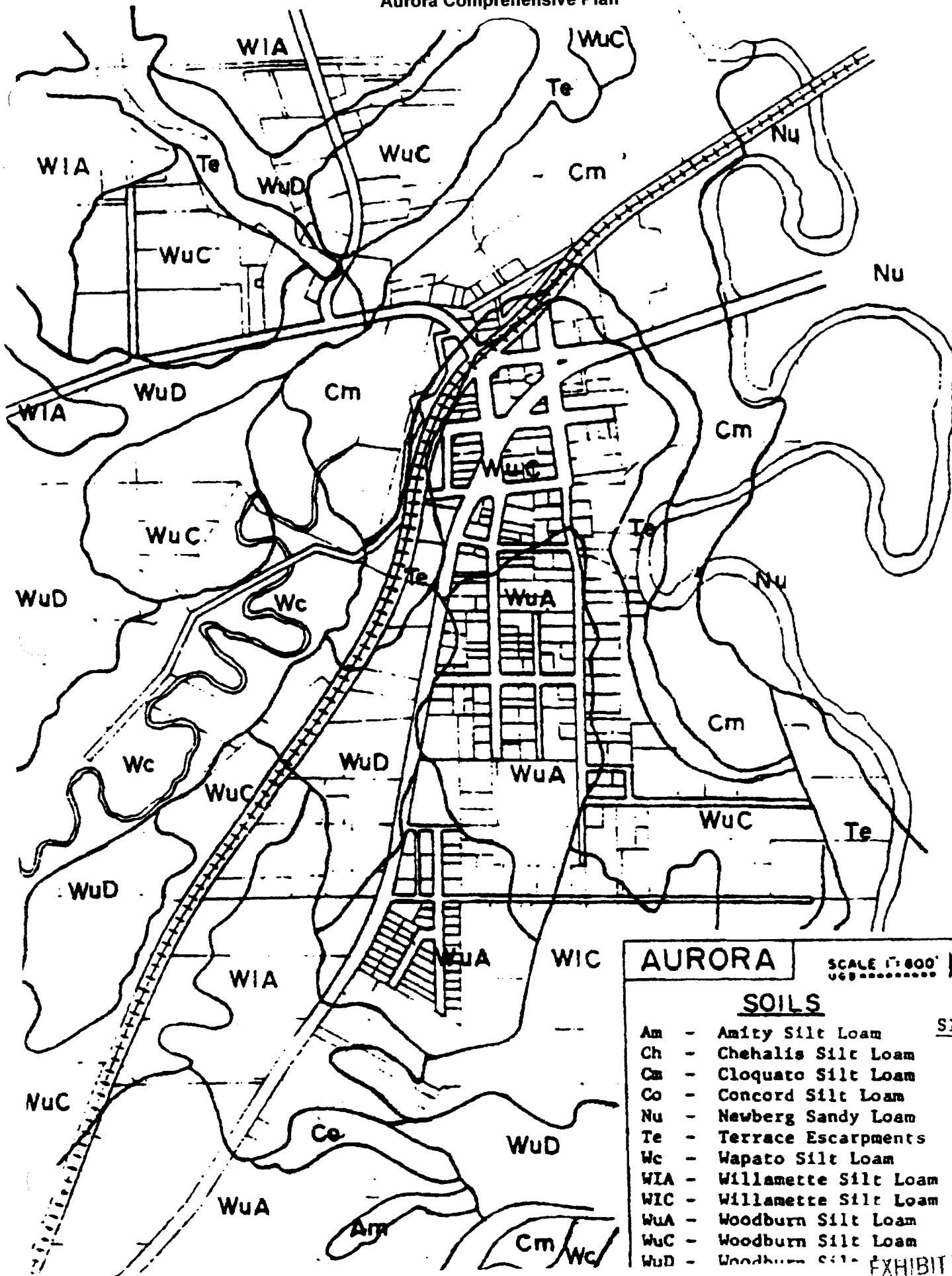
**SOIL LIMITATIONS FOR SEPTIC TANK ABSORPTION FIELDS**

Soil Mapping Unit	Rating	Restrictive Features
Amity silt loam (Am)	Severe	Percolates slowly, wetness
Chehalis silty clay loam (Ch)	Moderate	Percolates Slowly
Cloquato silt loam (Cm)	Severe	Floods
Concord silt loam (Co)	Severe	Percolates slowly, wetness
Newberg fine sandy loam (Nu)	Severe	Floods
Terrace Escarpments (Te)	Severe	Slope
Wapato silty clay loam (Wc)	Severe	Flood, wetness, percolates slowly
Willamette silt loam, 0-3% slopes (WIA)	Moderate	Percolates slowly
Woodburn silt loam, 0-3% slopes (WuA)	Severe	Percolates slowly wetness
Woodburn silt loam, 3-12% slopes (wuC)	Severe	Percolates slowly, wetness
Woodburn silt loam, 12-20% slopes (WuD)	Severe	Percolates slowly, wetness, slope

Source: USDA Soil Conservation Service



Exhibit D-7  
Aurora Comprehensive Plan



AURORA		SCALE 1" = 800'	NORTH
<b>SOILS</b>			
Am	- Amity Silt Loam		<u>Slopes</u>
Ch	- Chehalis Silt Loam		
Cm	- Cloquato Silt Loam		
Co	- Concord Silt Loam		
Nu	- Newberg Sandy Loam		
Te	- Terrace Escarpments		
Wc	- Wapato Silt Loam		
WIA	- Willamette Silt Loam	0-3%	
WIC	- Willamette Silt Loam	3-12%	
WUA	- Woodburn Silt Loam	0-3%	
WUC	- Woodburn Silt Loam	3-12%	
WUD	- Woodburn Silt Loam		

EXHIBIT D-7  
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**Exhibit D-8**  
**Aurora Comprehensive Plan**  
**Development Limitations Associated with Soil Type**

CLASS	SOIL TYPE SYMBOLS	FARMING	RES. - DEV. ON SEPTIC TANK	RES. - DEV. ON PUBLIC SEWER	INDUSTRIAL/COMMERCIAL	RECREATIONAL
IIw-2	Amity Silt Loam (Am)	<u>Slight</u>	<u>Severe</u> Seasonal High Water Table	<u>Moderate</u> Seasonal High Water Table	<u>Moderate</u> Seasonal High Water Table	<u>Moderate</u> Poorly Drained
I-1	Chehalis Silty Clay Loam (Ch)	<u>Slight</u>	<u>Moderate</u> Moderate Permeability	<u>Slight</u>	<u>Slight</u>	<u>Moderate</u> Silty Clay Loam
IIw-3	Cloquato Silt Loam (Cm)	<u>Slight</u>	<u>Severe</u> Flood Hazard	<u>Severe</u> Flood Hazard	<u>Severe</u> Flood Hazard	<u>Slight</u>
63 IIIw-2	Concord Silt Loam (Co)	<u>Moderate</u> Poorly Drained	<u>Severe</u> Slow Permeability	<u>Severe</u> High Water Table	<u>Severe</u> High Water Table	<u>Severe</u> Poorly Drained
IIw-4	Newberg Fine Sandy Loam (Nu)	<u>Slight</u>	<u>Severe</u> Flood Hazard	<u>Severe</u> Flood Hazard	<u>Severe</u> Flood Hazard	<u>Slight</u>
Vle-2	Terrace Escarpment (Te)	<u>Severe</u> Steep Slope	<u>Severe</u> Steep Slope	<u>Severe</u> Steep Slope	<u>Severe</u> Steep Slope	<u>Severe</u> Steep Slope
IIIw-2	Wapato Silty Clay Loam (Wc)	<u>Moderate</u> Poorly Drained	<u>Severe</u> Moderate-Slow Permeability	<u>Severe</u> Seasonal High Water Table	<u>Severe</u> Seasonal High Water Table	<u>Severe</u> Poorly Drained

63

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Table 7  
(Cont'd.)

DEVELOPMENT LIMITATIONS ASSOCIATED WITH SOIL TYPE

CLASS	SOIL TYPE SYMBOLS	FARMING	RES. - DEV. ON SEPTIC TANK	RES. - DEV. ON PUBLIC SEWER	INDUSTRIAL/ COMMERCIAL	RECREATIONAL
I-1	Willamette Silt Loam 0-3% Slope WIA	<u>Slight</u>	<u>Slight</u>	<u>Slight</u>	<u>Slight</u>	<u>Slight</u>
IIe-2	Willamette Silt Loam 3-12% Slope WIC	<u>Slight</u>	<u>Moderate</u> Slope	<u>Slight</u>	<u>Slight</u>	<u>Slight</u> Moderate
IIw-1	Woodburn Silt Loam 0-3% Slope WuA	<u>Slight</u>	<u>Severe</u> Slow Permeability	<u>Slight</u>	<u>Moderate</u> Seasonal High Water Table	<u>Slight</u>
IIe-1	Woodburn Silt Loam 3-12% Slope WuC	<u>Slight</u>	<u>Severe</u> Slow Permeability Slopes	<u>Slight</u>	<u>Moderate</u> Seasonal High Water Table	<u>Slight</u> Moderate
IIIe-1	Woodburn Silt Loam 12-20% Slope WuD	<u>Moderate</u> Slopes	<u>Severe</u> Slow Permeability Slope	<u>Moderate</u> Slope	<u>Moderate</u> Slope	<u>Moderate</u> Severe Slopes

NOTE: Slight, moderate and severe refers to the restrictions associated with each use.

SOURCE: USDA Soil Conservation Service, "Soil Survey of Marion County Area, Oregon."

Refer to Figure 5, Soils.

Exhibit D-8 Map

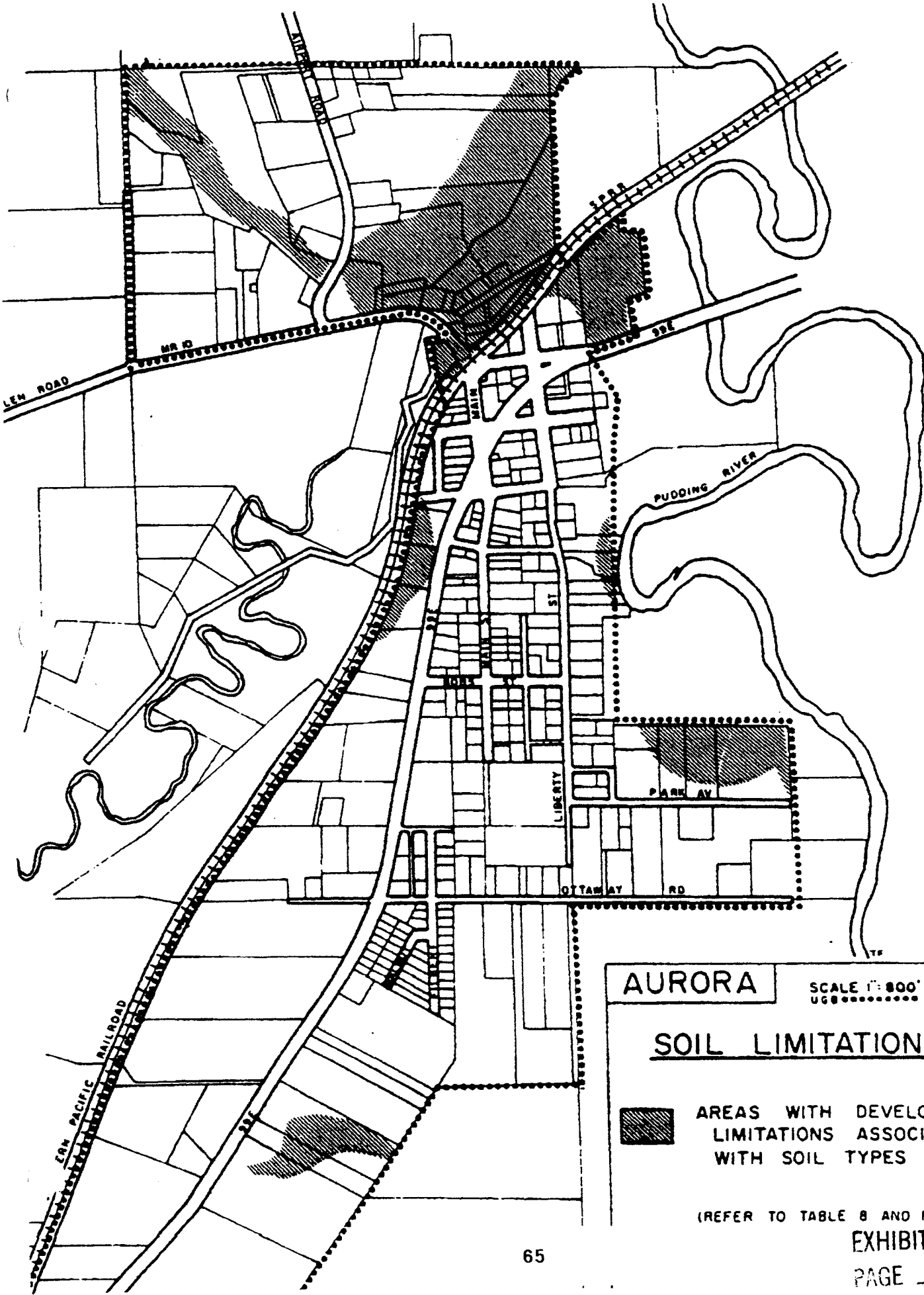
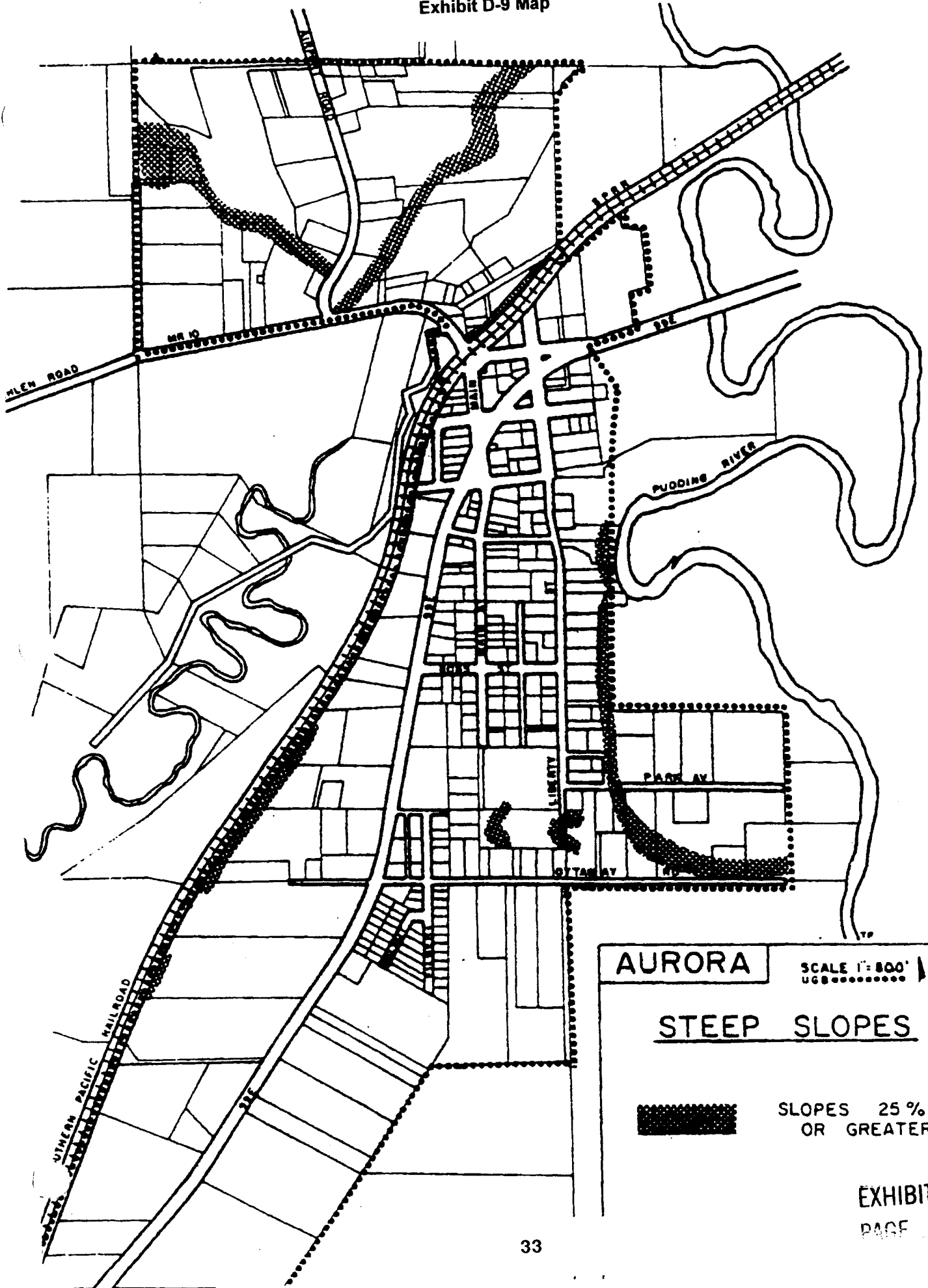


Exhibit D-9 Map



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

**STEEP SLOPES**


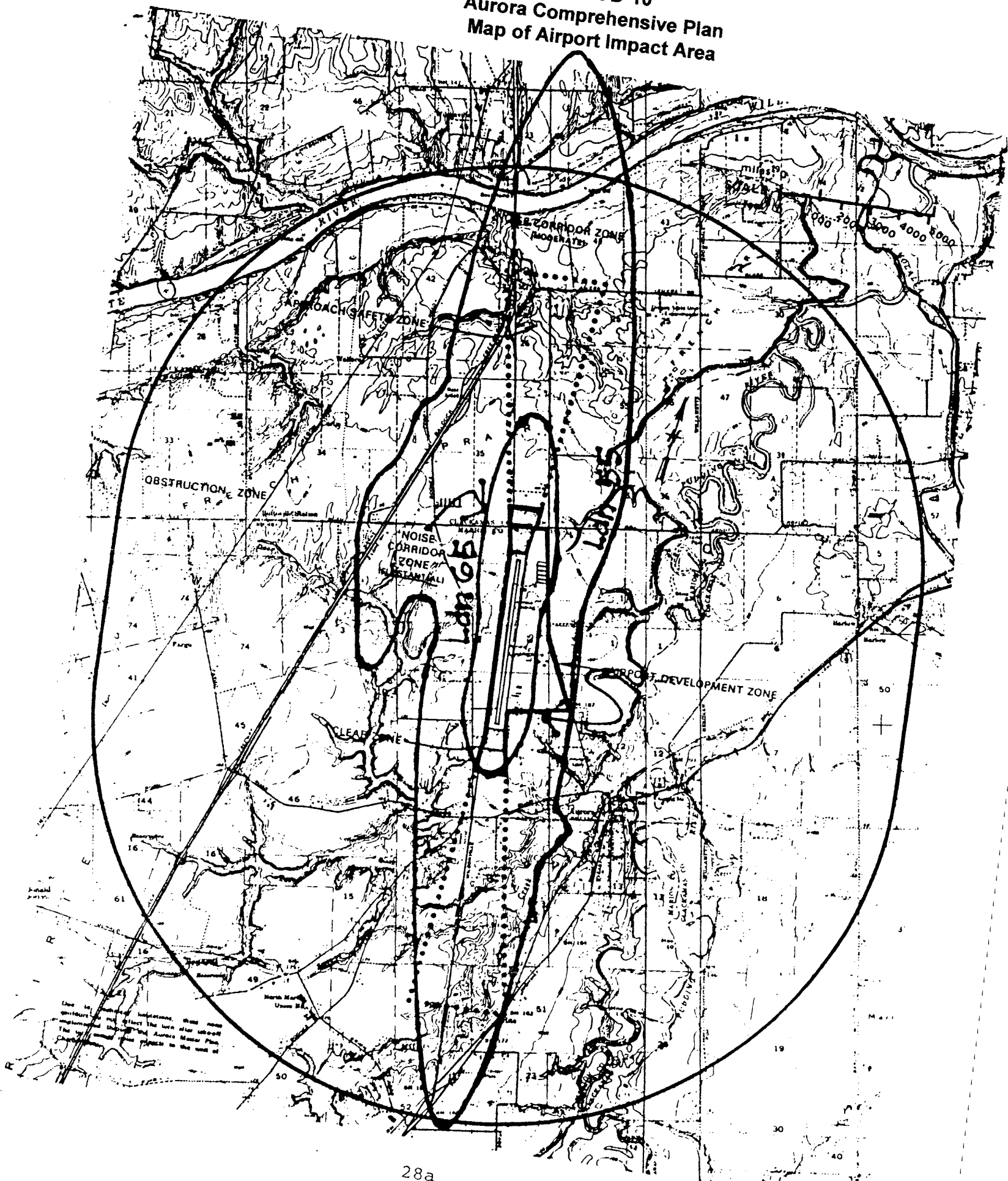
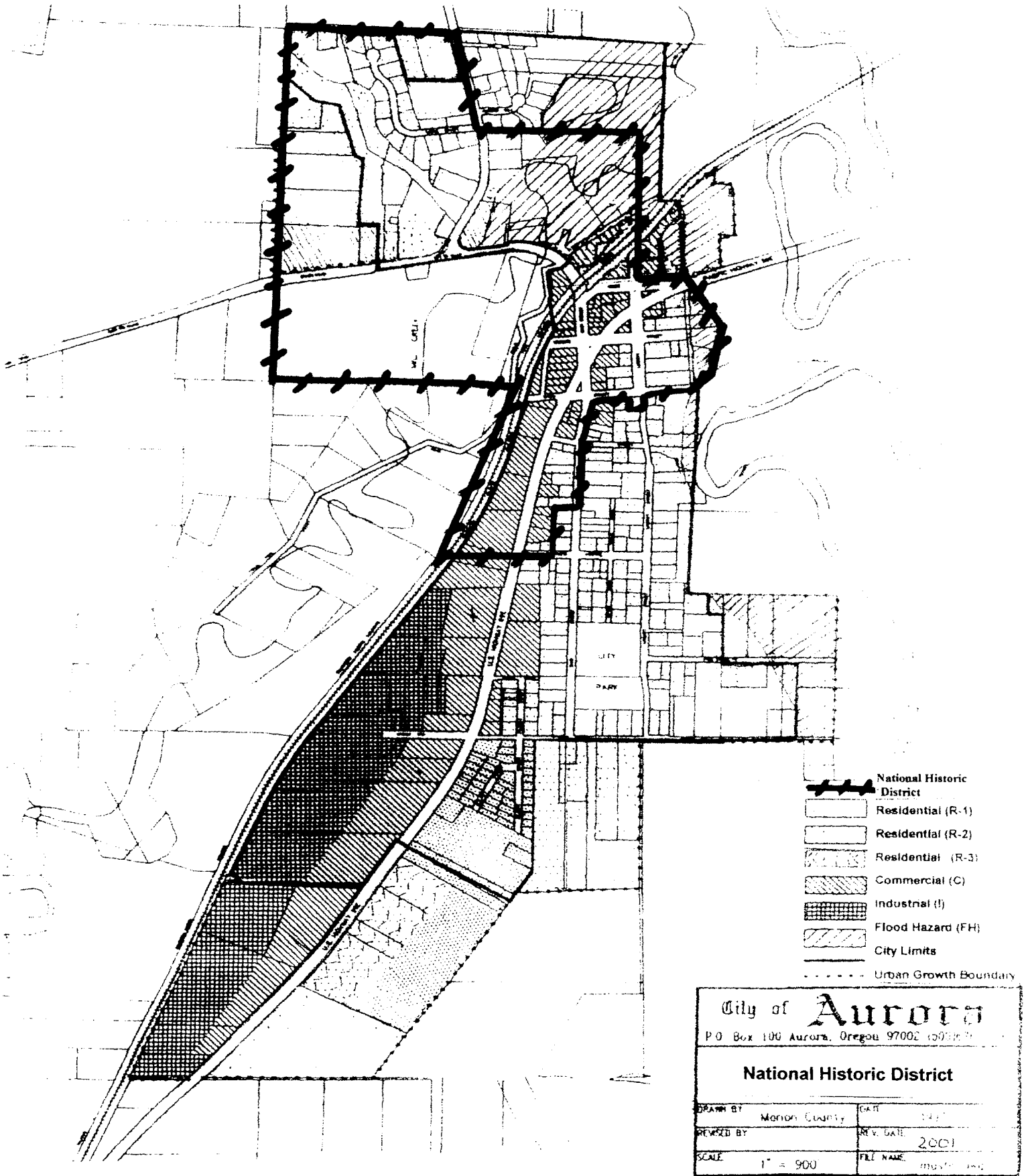
 SLOPES 25% OR GREATER


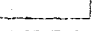
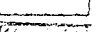
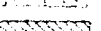
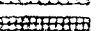
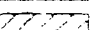

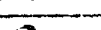

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Exhibit D-10  
Aurora Comprehensive Plan  
Map of Airport Impact Area



**Exhibit D-11  
Aurora Comprehensive Plan  
National Historic District**



-  National Historic District
-  Residential (R-1)
-  Residential (R-2)
-  Residential (R-3)
-  Commercial (C)
-  Industrial (I)
-  Flood Hazard (FH)
-  City Limits
-  Urban Growth Boundary

<b>City of Aurora</b>	
P.O. Box 100 Aurora, Oregon 97002 (503) 325-2100	
<b>National Historic District</b>	
DRAWN BY: Merion County	DATE: 1/27/01
REVISED BY:	REV. DATE: 2/20/01
SCALE: 1" = 900'	FILE NAME: msh/11-100

**Exhibit D-12**  
**Aurora Comprehensive Plan**  
**Aurora Fire District Level of Training - September 13, 2000**

9/13/2000	Medical	
ARRINGTON, DAN	FF	1st
BACON, DAVID	FF	1st
BALL, DALE	FF	
CASCIATO, DAVE	FF	
CASTEEL, JASON	FF	B
CRAGHEAD, PATTY	FF	B
CHRISTOPHERSON, V		
DEATON, TODD	FF	1st
GROSSEN, KEITH	FF	
HACHMUTH, JASON	FF	P
HALL, SARAH	FF	1st
HARRISON, RICHARD	FF	1st
HILL, BILL	FF	1st
JOHNSON, DICK	FF	1st
KOEING, MIKE	FF	
McWhIRT, TOM	FF	1st
MEYER, BOB	FF	I
MILLER, WALT	FF	B
NIKLAS, MARK	FF	1st
NYQUIST, ERWIN	FF	
OPIE, DAVID	FF	
PARKER, STEVE	FF	1st
POHLSCHNEIDER, W	FF	1st
POOL, JEMERY	FF	
REAM, KURT	FF	P
ROBERTS, BILL	FF	1st
ROSE, CHARLES	FF	1st
SCHULTZ, WAYNE	FF	B
SEVERSON, NATHAN	FF	1st
SINGER, JOHN	FF	
STACY, JAMES	FF	1st
STAEHEL, JOHN	FF	1st
STRECKER, GREG	FF	B
SUKANEN, SCOTT	FF	1st
TUTTLE, WES	FF	1st
VAN LIEU, CARL	FF	
VANDERWOOD, ERIC	FF	1st
VLCEK, RICK	FF	B
YODER, DAN	FF	B
YODER, ROD	FF	I
YODER, WAYNE	FF	
ZACHER, RICK	FF	B
DYKE, GREG	FF	B
KIP	FF	
Sager, John	FF	1st
Patterson, Jason	FF	1st
Patterson, Magen	FF	

CHAPLAIN

1st= Medical first responder      FF= Firefighter      P= EMT P  
 B= EMT B      I = EMT I



## **Exhibit E**

### **Exemptions from compliance with Statewide Planning Goals 3 and 15 through 19**

**Exhibit F-1  
Aurora Comprehensive Plan  
Population Forecasting**

**Comparison of Marion County 2015 Population Forecasts**

City	1995 Actual (est.)	Draft Trans. System Plan Adjusted to OEA* forecast	OEA Method Applied to Marion County	Draft Growth Management Forum
Aumsville	2285	3639	3718	4100
Aurora	650	814	875	940
Detroit	365	518	488	515
Donald	465	898	677	1000
Gates†	481	637	691	735
Gervais	995	1158	1288	2450
Hubbard	2045	2913	2912	2800
Idanha†	178	244	289	200
Jefferson	2020	2627	2827	2725
Mill City†	310	320	**	400
Mt Angel	3010	3623	3733	4100
St Paul	355	521	409	450
Salem/Keizer††	130,350	176,651	186,315	180,000
Scotts Mills	310	442	381	400
Silverton	6405	8432	8148	8625
Stayton	5905	9080	8185	8500
Sublimity	1915	5655	3075	2850
Turner	1320	1566	1631	1950
Woodburn	15,475	21,564	23769	28,000
Unincorporated	82,876	113,257	105,149	103,210
County Total	258000	354,559	354,560	353,620

354,560  
*benchmark*

- \* Office of Economic Analysis, Oregon Department of Administrative Services.
- † TSP and Growth Management Forum forecasts include only the Marion County portion of the city, while the OEA method includes the entire city (except Mill City, see \*\*, and Salem/Keizer, see ††). Consequently, the unincorporated population is underestimated in the OEA method.
- \*\* Historic population data for Mill City is incomplete, so its forecast could not be completed using the OEA method. Therefore, Mill City's population is included in the unincorporated population.
- †† The breakdown of the Polk and Marion County portions of Salem/Keizer was not available far enough into the past to complete the OEA method, so the tables include the population for the entire city. The final projection for 2015 was then multiplied by 0.88, because that is the approximate portion of the city in Marion County since 1980.

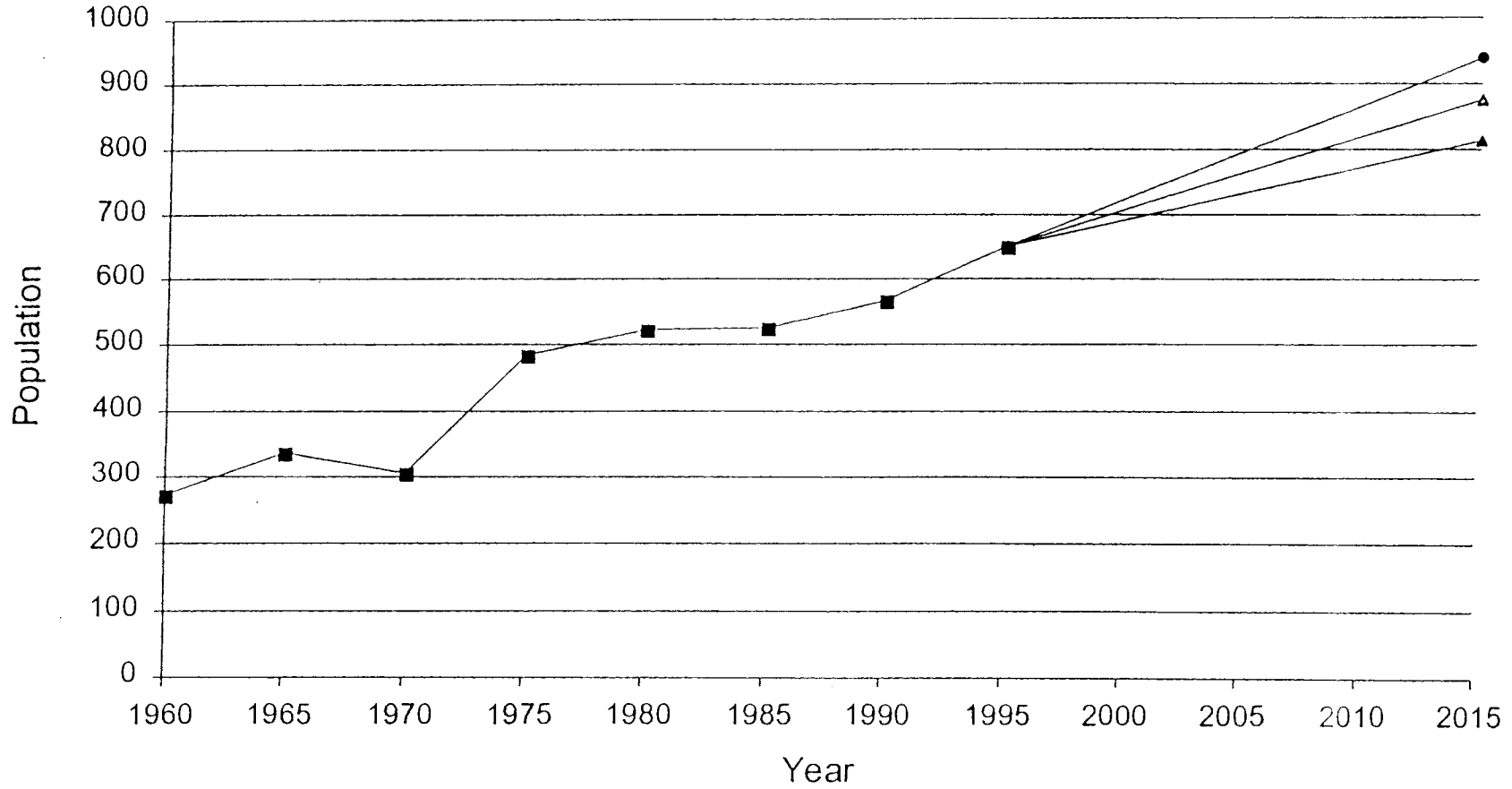
G:\GROUP\DIR\PLANNING\GROWTH\POP\_COMP.WPD

*OEA PROJECTION: RATE: 1.4% per annum. 2.8%*

*2015 - 875*  
*2016 - 887*  
*2017 - 899*  
*2018 - 911*  
*2019 - 923*  
*2020 - 935*

Exhibit F-2  
Aurora Comprehensive Plan  
Population Forecasting

# Aurora Historic & Projected Population



■ HISTORIC    ▲ ADJUSTED TSP    ▲ OEA METHOD    ● GROWTH FORUM

Exhibit F-3  
Aurora Comprehensive Plan  
Population Forecasting

# WASTEWATER FACILITIES MASTER PLAN

Prepared For



## City of Aurora

FOUNDED 1856

"National Historic Site"

November 1996

**BST Associates, Inc.**

Planners, Engineers, Construction Managers

**Southwest Wetlands Group**

Specialists in Wastewater Treatment, Reuse and  
Reclamation

18603 Willamette Drive, West Linn, Oregon 97068  
Telephone (503) 650-4919



### **3.3 SOCIOECONOMIC ENVIRONMENT**

Demands and the design capacity of the Aurora wastewater system are dependent upon population, land use patterns, and economic growth. Population projections based on historic data for the City are developed in this section. Land use and economic considerations are developed later.

#### **Population**

##### *Historic Population*

According to the Portland State University Center for Population Research and Census the 1960, 1970, 1980 and 1990 census estimated the City's year-round population at 274, 306, 523 and 567 respectively. The April 1996 population is estimated at 650 persons.

##### *Historical Growth Rate*

This Facilities Plan addresses the wastewater facilities needs of the community through the year 2016. It is difficult to establish accurate population forecasts for several reasons, and the historic populations provide evidence of this problem: The City's population increased at an average annual rate of 1.11 percent from 1960 to 1970, 5.5 percent between 1970 and 1980, 0.8 percent between 1980 and 1990, and 2.3 percent between 1990 and 1996. The overall average annual growth rate from 1960 to 1996 was 2.43%, and the 1989 Comprehensive Land Use Plan for the City of Aurora uses an assumed annual growth rate of 4 percent.

##### *Projected Annual Growth Rate*

We believe that the overall average historic growth rate since 1960 of 2.43 percent represents a reasonable long-term expectation for future growth in Aurora.

##### *Population Projection*

Table 3-1 illustrates projected population estimates for the City of Aurora through year 2016.

## **1998 Oregon Population Report**

---

- **Growth in Oregon, 1990 to 1998**
- **Population Estimates for Oregon, July 1, 1998**

Center for Population Research and Census  
College of Urban and Public Affairs  
Portland State University  
Portland, OR 97207-0751

## Growth in Oregon, 1990 to 1998

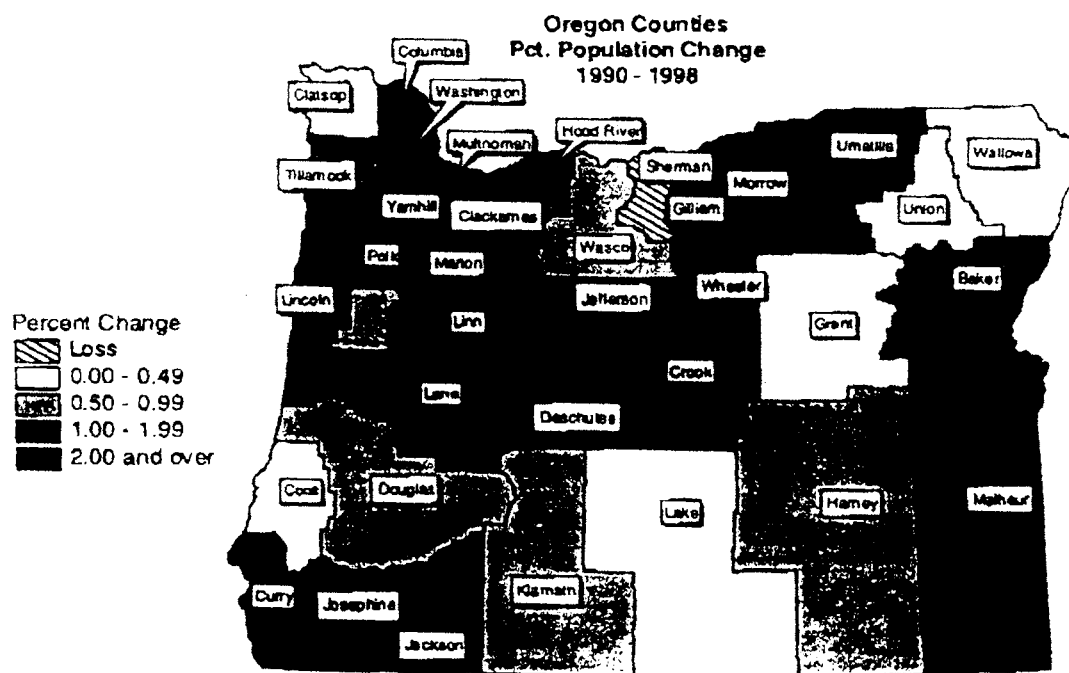
Oregon's population grew at an average annual rate of 1.81 percent during the 1990 to 1998 period. The total population increased by 425,000 during the eight-year period, reaching a population of 3,267,550 on July 1, 1998. Current annual rates of growth are above the U.S. national average of 1.04 percent.

Most of the way through the 1990s, the Oregon counties experiencing the fastest average growth rates are located along the I-5 corridor and in central Oregon. The I-5 counties include the area in the Willamette Valley and several areas in southern Oregon. The central Oregon counties are located along the eastern flank of the Cascades.

growth has been occurring in Central Oregon, centered on Bend. This area has derived strong growth from in-migration.

### Why Oregon's Population is Growing

Natural increase (birth minus deaths) has added an annual average of about 16,000 persons to Oregon's population. Natural increase accounts for about 30 percent of Oregon's current overall population growth. Net migration (people moving into the state minus people leaving the state) accounts for the remaining population growth, adding about 35,800



Almost all of the localities in these rapidly growing area are included in the Portland, Salem, Eugene-Springfield metropolitan areas. The exceptions -- Deschutes and Jefferson counties -- may well become metropolitan areas after the 2000 census enumeration.

The few rapidly growing localities located outside the I-5 corridor are special cases. Fairly rapid population

people to the state's population each year in the 1990s.

Migration has been the most variable component of population change for the past several decades. Migration reflects population movements associated with economic opportunities in Oregon, taking into account conditions especially in neighboring states. Some movements into and out of Oregon -- for

students and for retired persons, for example -- reflect non-economic factors as well.

Oregon's pattern of net migration has been associated with contractions and expansions of the state's economy. During peak growth periods, such as during the mid-1990s, annual migration rates were more than triple the gains due to natural increase. As migration slows, natural increase contributes a greater portion of annual population growth.

### Metropolitan Growth

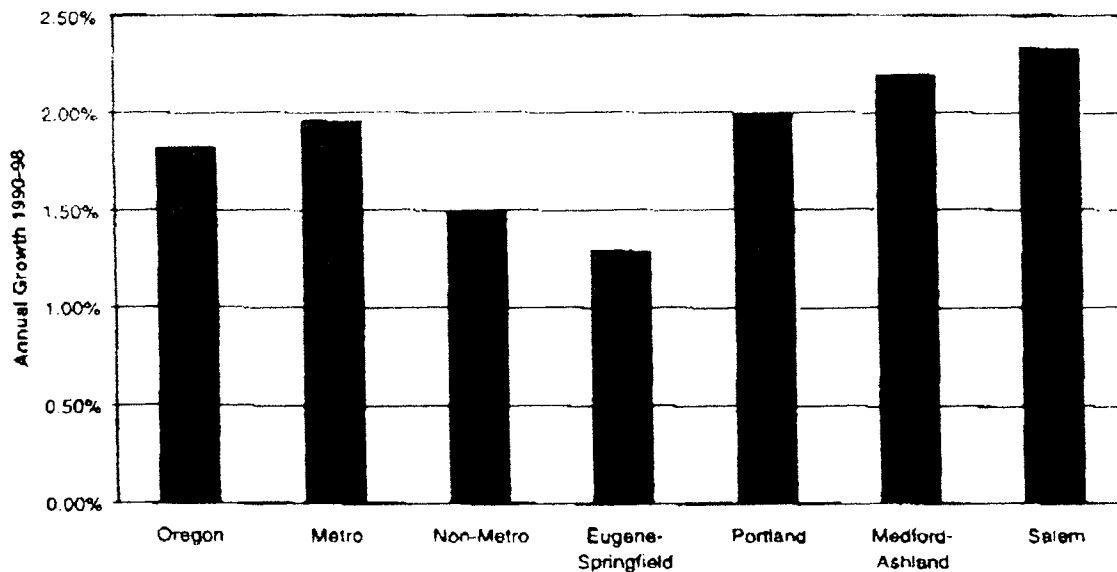
While many people both inside and outside Oregon retain the image of the state as a place of coastal beaches, mountain forests, and high desert plains, the state's population is mainly urban and has been for some time. In 1998, about 66 percent of Oregon's residents lived in cities and towns; in fact, over 2.3 million live in metropolitan counties.

state as a whole. The Eugene-Springfield metropolitan area has been growing at slower rate than the state average

Nor do localities within metropolitan areas experience equal levels of growth. All cities and towns in metropolitan areas have been growing in the 1990s, but there is wide variation in growth rates.

For many years, the localities outside the central cities of metropolitan areas were the fastest-growing localities, and most of them still have above average annual growth rates. A substantial number of these older localities, however, have now grown to a size that they have become major urban areas. With more economic development moving to these localities, residential growth has been moving out to further towns in metropolitan areas. This trend is especially evident in the metropolitan Portland area, where growth rates for Canby, Oregon City, and Wilsonville

Average Annual Growth Rates 1990-98 by for Oregon's Metropolitan Areas



Higher growth rates occur mainly in metropolitan counties, which taken together have had average annual growth rates of 2.0 percent since 1990, compared to 1.5 percent for nonmetropolitan counties and 1.8 percent for the state as a whole.

However, not all metropolitan areas are growing at equal rates. Portland, Medford-Ashland, and Salem metropolitan areas have been growing faster than the

in Clackamas County; Beaverton, Forest Grove, Hillsboro, Tigard, and Tualatin in Washington County; and McMinnville and Newberg in Yamhill County well outstrip those for Portland. Evidence of the trend is found in all Oregon metropolitan areas: Keizer, Central Point, and Florence are all examples of localities that are growing more rapidly than the central cities of their metropolitan areas.



### Net Migration's Contribution to Growth

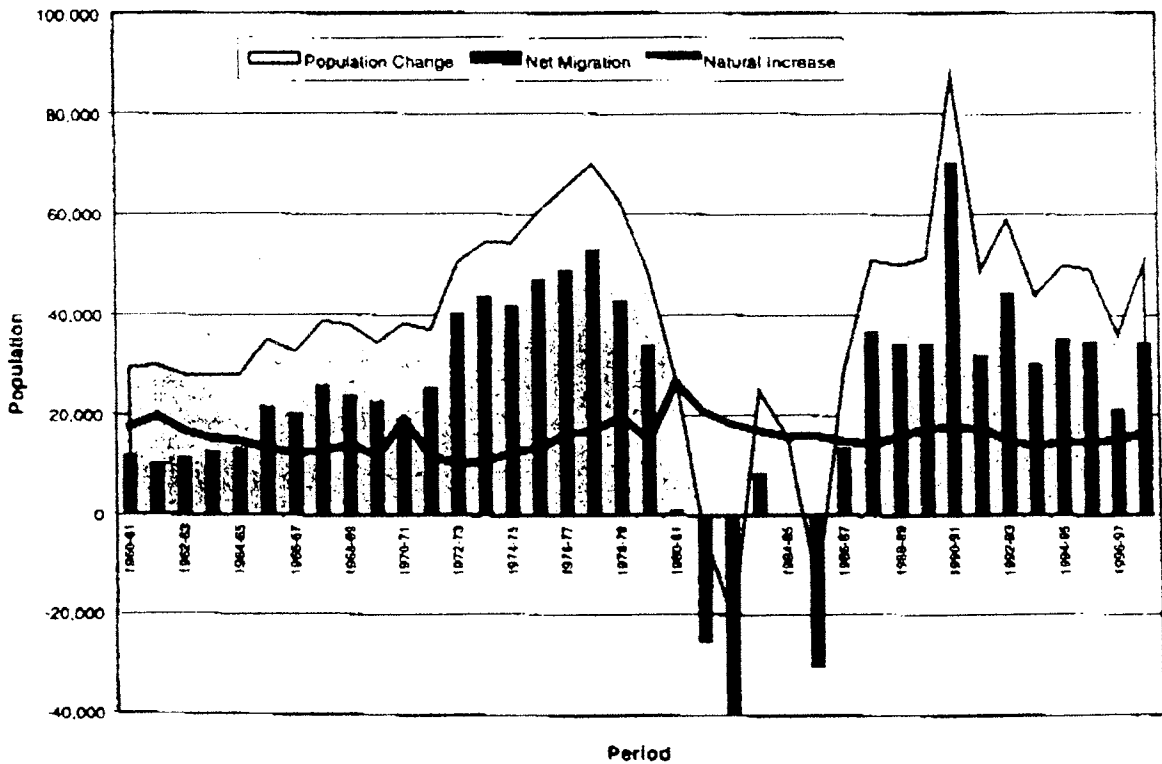
During the 1970s, net migration drove Oregon's population increase. During the 1980s, the economy was weak and the state experienced net out-migration during three years. During the 1990s, the tables have turned in favor of migration, which accounted for 70 percent of the state's 1990-8 population growth. Natural increase's contribution to growth has declined - not because the excess of births minus deaths has decreased - due to the relative increase of migration.

The reversal of net migration's effect has been most evident in a number of counties, particularly in several counties that experienced population losses in the 1980s. Of Oregon's twenty-four counties with

negative net migration during the 1980 to 1990 period, all but two - Grant and Sherman - experienced a turnaround in the 1990s and witnessed positive net migration.

Meanwhile, there are ten counties in Oregon that are experiencing natural decreases in the 1990s (there are more deaths than births). These counties would decline in absolute numbers if net in-migration did not offset natural decreases. Except for Sherman County, net in-migration has offset natural decreases in Oregon's counties.

Population Change, Natural Increase and Net Migration, 1960-61 to 1997-98



## Population Estimates for Oregon, July 1, 1998

This report presents population estimates for Oregon and its counties and incorporated cities for July 1, 1998. The nine tables in this report show current 1998 population estimates as well as historical data.

- Table 1 presents the components of population change for the state of Oregon, from 1960 to 1998.
- Table 2 shows the components of population change for Oregon's counties, from 1990 to 1998.
- Table 3 shows the population size for the state of Oregon and its counties and incorporated cities, from 1980 to 1998.
- Table 4 presents the rank of Oregon's incorporated cities by their July 1, 1998 population size.
- Table 5 offers an alphabetical listing of Oregon's incorporated cities with their estimate of population size on July 1, 1998.
- Table 6 shows population information on Oregon's incorporated cities that are located in more than one county.
- Table 7 presents information on the population added to incorporated cities due to annexation during April 1, 1990 to July 1, 1998.
- Table 8 displays estimates for the population by age and sex for the state of Oregon and its counties for July 1, 1998.
- Table 9 shows estimates for the population by selected age groups (birth to 17 years of age, 18 to 64 years of age, and 65 years of age and older) for the state of Oregon and its counties for July 1, 1998.

### State Requirements for Population Estimates

Oregon law (Oregon Regulatory Statutes 190.510 to 190.610) mandates the Center for Population Research and Census, Portland State University, acting on behalf of the State Board of Higher Education, to prepare annual population estimates for each county and incorporated city in the state of Oregon. The principal purpose of the population

estimates is for the allocation of selected tax revenues to cities and counties.

The Center for Population Research and Census had its origin in 1956, when the state government organized a State Census Office in Portland. The purpose of the State Census Office was to oversee and certify special censuses that rapidly growing towns conducted in order to document their population figures. The State Census Office eventually expanded its role to include the certification of the population added by annexations and the preparation of annual population estimates for counties.

Administrative responsibilities for population estimates were transferred to Portland State University in 1965, when the unit changed its name to the present one. The Population Center is located within the College of Urban and Public Affairs.

### Duties of the Population Center

In addition to preparing population estimates and projections, the Center houses the Oregon State Data Center, the lead agency in Oregon for contact and collaboration with the U.S. Bureau of the Census and for dissemination of census data and documents. This information includes current and past census data for Oregon as well as results from Census Bureau surveys.

The Population Center provides a research and teaching focus for the investigation of the causes and consequences of demographic change in current society. Typical research activities include enrollment forecasts for school districts, survey research on population issues, social and economic factors affecting demographic change, population distribution and migration, population geography, and demographic methods. Population staff regularly assist city, county, and state governments on examination of population issues.

Staff in the Population Center teach in the School of Urban Studies and Planning, College of Urban and Public Affairs. The School of Urban Studies and Planning offers a graduate certificate program in applied demography, an applied demography curriculum in the Master of Urban Studies degree program, and a graduate concentration within applied demography in the Ph.D. program.

### Methods for Population Estimates

We include all residents in cities, counties, and the state in the population estimates. All residents include people living in their own homes, rental homes or apartments, mobile homes, or in college dormitories, nursing homes, jails and prisons, and other group quarters. We consider college students to be residents of the place where they live while attending college. We count seasonal residents as living at the place that they consider to be their usual residence.

We have developed methods for Oregon's population estimates to be as accurate as possible. Toward this goal, we work closely with state, county, and city officials, requesting information from them and inviting their review of our methods and estimates.

For estimates for the state population, we rely on the observed registration of births and deaths for an estimate of natural increase (the excess of births minus deaths). For the second component of population, migration, we rely on Medicare data for an estimate of changes in the population aged 65 years older and from administrative records for changes for the population less than 65 years. We use information on school enrollments, voter registration, state tax returns, and non-farm payroll information for an estimate of net migration for Oregon for the population less than 65 years.

We base county population estimates on a method called ratio correlation. The ratio correlation method relates changes since the 1990 census to changes in state tax returns, school enrollments, automobile registration, births, and voter registration -- all for county populations. We track changes in each of these types of administrative data since the 1990 census to make an estimate of the current county populations. We also examine changes in the housing stock for counties as a check on the accuracy of the county estimates.

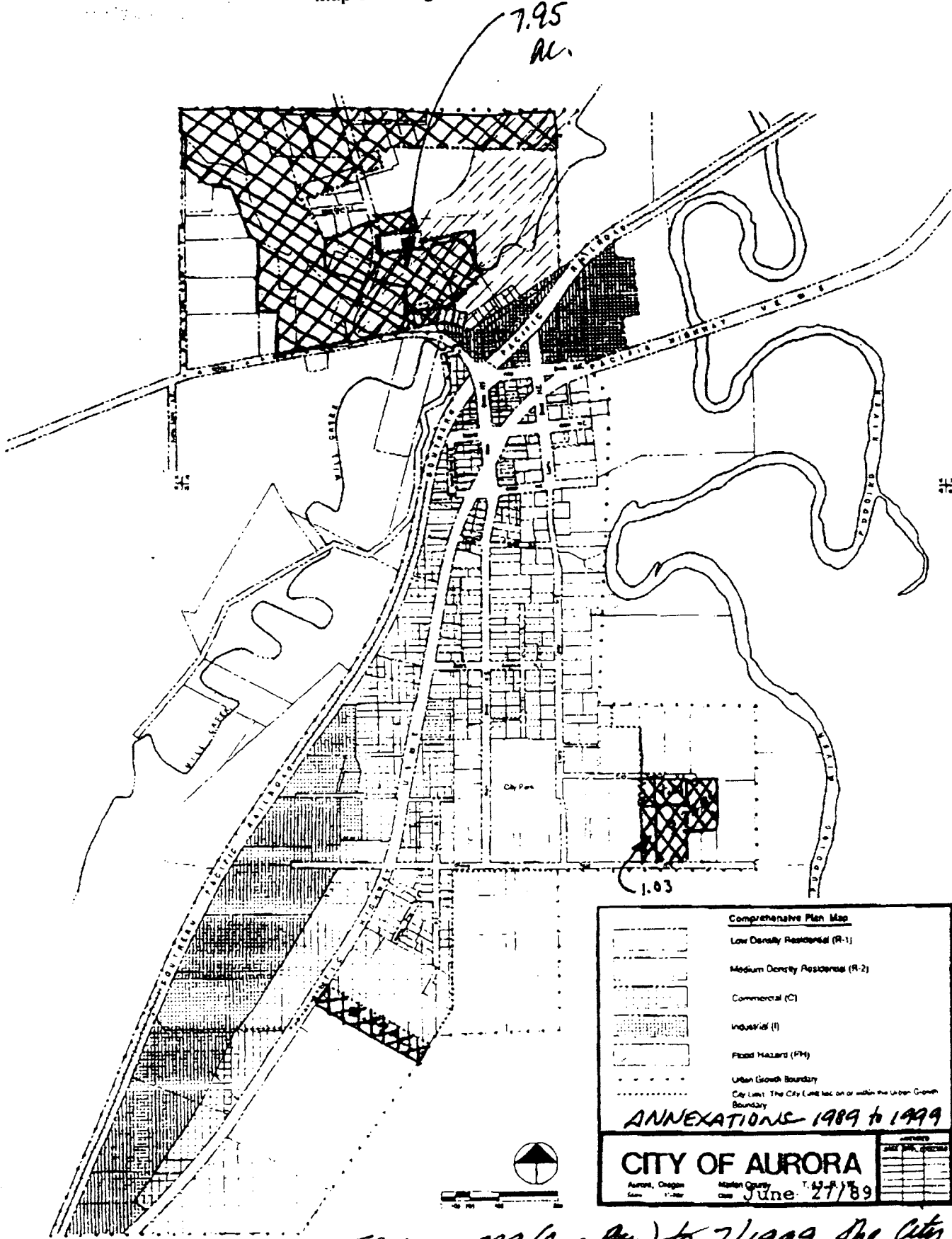
We determine city population estimates based on changes in the housing stock. City officials report each year on the changes in their city's housing stock (for single family units, multi-unit residents, and mobile homes) and the number of persons residing in group quarters. We also take into account any population changes that have been due to annexations. We separately estimate possible changes due to the number of people per housing unit and use this information to prepare the city's final population estimate.

We monitor city annexations throughout the year. We are informed about annexations by the office of the Secretary of State. When an annexation occurs, we contact city officials to find out the number of residential housing units and population, if any, involved in the annexation. If the annexation added people to the city's population, then we certify an updated city population on a quarterly basis, in a special report to the Secretary of State's office.

Table 3. Populations of Oregon and Its Counties and Incorporated Cities: April 1, 1980 to July 1, 1998 (continued)

County and City	July 1 Population Estimates								U.S.	U.S.
	1998	1997	1996	1995	1994	1993	1992	1991	Census Count 4/1/90	Census Count 4/1/80
<b>MALHEUR</b>	29,200	28,700	28,700	28,200	28,100	27,500	26,800	26,300	26,038	26,896
Adrian	145	145	135	130	135	135	135	135	131	162
Jordan Valley	390	390	385	380	375	380	385	370	364	473
Nyssa	3,045	3,000	2,970	2,885	2,675	2,655	2,640	2,630	2,629	2,862
Ontario	10,680	10,510	10,290	9,980	9,830	9,680	9,575	9,470	9,394	8,814
Vale	1,505	1,515	1,510	1,495	1,495	1,495	1,500	1,495	1,491	1,558
Uninc.	13,435	13,140	13,410	13,330	13,590	13,155	12,565	12,200	12,029	13,027
<b>MARION</b>	271,900	267,700	262,800	258,000	252,800	247,400	241,500	235,900	228,483	204,692
Aumsville	2,875	2,820	2,585	2,285	1,975	1,840	1,805	1,695	1,650	1,432
Aurora	695	675	675	650	630	630	620	610	567	523
Deirolt	380	380	370	365	360	345	345	340	331	367
Donald	700	630	580	480	425	410	395	380	316	267
Gates*	535	535	530	525	490	500	505	500	499	455
Gervais	1,370	1,220	1,080	995	1,000	1,025	1,030	1,015	992	799
Hubbard	2,210	2,205	2,185	2,045	2,015	1,965	1,925	1,895	1,881	1,640
Idanha*	300	300	315	290	290	300	310	285	289	319
Jefferson	2,335	2,300	2,145	2,020	1,870	1,835	1,825	1,815	1,805	1,702
Keizer****	29,235	28,340	27,450	26,320	25,275	24,100	23,435	22,790	21,884	
Mt. Angel	3,015	3,020	3,010	3,010	2,990	2,950	2,930	2,840	2,778	2,876
St. Paul	350	350	355	355	345	345	340	320	322	312
Salem*	126,635	124,190	120,835	118,355	116,950	113,325	111,575	110,360	107,793	89,233
Scotts Mills	315	315	310	310	310	300	300	295	283	249
Silverton	6,740	6,675	6,565	6,405	6,170	6,080	6,050	5,725	5,635	5,168
Stayton	6,655	6,290	6,035	5,905	5,630	5,490	5,350	5,160	5,011	4,396
Sublimity	2,400	2,145	1,985	1,915	1,800	1,715	1,695	1,610	1,491	1,077
Turner	1,330	1,330	1,330	1,320	1,320	1,315	1,300	1,290	1,281	1,116
Woodburn	16,585	16,150	15,780	15,475	15,235	14,375	14,250	13,700	13,404	11,196
Uninc.	82,865	82,914	83,264	83,111	81,585	82,073	78,736	76,218	72,919	91,951
<b>MORROW</b>	9,400	9,050	9,000	8,700	8,600	8,450	8,100	7,800	7,625	7,519
Boardman	2,795	2,685	2,580	2,550	2,145	2,000	1,760	1,560	1,387	1,261
Happner	1,500	1,465	1,480	1,480	1,465	1,440	1,420	1,410	1,412	1,498
Ione	275	250	250	265	250	245	245	255	255	345
Irrigon	1,330	1,245	1,090	1,080	890	875	830	820	737	700
Lexington	305	295	295	290	285	285	285	285	286	307
Uninc.	3,195	3,110	3,305	3,035	3,565	3,605	3,560	3,470	3,548	3,408
<b>MULTNOMAH</b>	641,900	639,000	636,000	626,500	620,000	615,000	605,000	600,000	583,887	562,647
Fairview	5,910	5,200	4,670	4,245	3,740	3,735	2,975	2,590	2,391	1,749
Gresham	83,595	81,865	79,350	77,240	74,625	73,185	72,210	71,225	68,249	33,005
Maywood Park	790	795	795	790	780	780	780	780	781	845
Portland*	509,610	508,500	503,000	497,600	495,090	471,325	459,300	454,150	438,802	368,139
Troutdale	14,040	13,880	12,750	11,450	10,495	9,410	8,790	8,195	7,852	5,908
Wood Village	3,030	3,000	2,995	2,965	2,950	2,920	2,920	2,930	2,814	2,253
Uninc.	24,575	25,425	32,097	31,860	31,975	53,300	57,685	59,775	62,649	150,886
<b>POLK</b>	59,500	57,400	56,300	55,400	54,400	53,600	53,000	52,000	49,541	45,203
Dallas	12,530	12,020	11,360	10,850	10,545	10,045	9,730	9,560	9,422	8,530
Falls City	1,020	955	935	890	830	830	820	820	818	804
Independence	5,815	5,405	4,985	4,875	4,620	4,620	4,510	4,410	4,425	4,024
Monmouth	7,980	7,590	7,385	7,225	6,995	6,830	6,635	6,520	6,288	5,594
Uninc.	15,820	15,637	16,344	16,714	16,830	17,046	17,376	17,036	15,231	15,149

Exhibit G  
 Aurora Comprehensive Plan  
 Map showing annexations from 1989 to 1999



- FROM 1989 (Comp. Plan) to 7/1999, the City  
 ANNEXED 57.86 ACRES.  
 - NO UGB Amendments!

# **Exhibit H-1**

## **Buildable Lands Inventory**

### Methodology for Buildable Lands Inventory

The following reductions in "Gross vacant" acreage were made to establish "Buildable" acreage.

1. Any slopes over 20%.
2. Any 100 year flood plain.
3. Riparian areas.
4. On oversized parcels with existing houses, the minimum lot size for the zone.

**Buildable Lands Inventory  
Historic Residential Overlay  
Inside Aurora City Limits**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
1500	partial lot	41W12C	.5
1502	whole lot		.5
2100	partial lot		3.12
2300	partial lot		.43
1500	partial lot	41W12CA	.4
1501	whole lot		.1
1900	whole lot		.24
1901	partial lot		.3
1902	whole lot		.06
300	partial lot	41W12CB	.43
301	whole lot		.56
302	whole lot		.67
900	partial lot		.52
901	whole lot		1.61
1000	whole lot		.18
1700	partial lot		2.71
<b>Total</b>			<b>12.33</b>

12.33 X 3.27 du/a<sup>1</sup> equals 40 dwelling units

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<sup>1</sup>Includes 25% allowance for public improvements

**Buildable Lands Inventory  
 Future Historic Residential Overlay  
 Outside City Limits/Inside Aurora Urban Growth Boundary**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
2400	whole lot	41W12C	3.1
2500	whole lot		4.11
100	partial lot	41W12CB	1.69
200	whole lot		1.04
1100	whole lot		2.82
1200	whole lot		1.82
<b>Total</b>			<b>14.58</b>

14.58 X 3.27 du/a<sup>2</sup> = 47 dwelling units

Historic Residential total dwelling units: 87 X 2.5 per household provides housing for 217 persons

---

<sup>2</sup>Includes 25% allowance for public improvements



**Buildable Lands Inventory  
R-1 Low Density Residential  
Inside Aurora City Limits**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
100	partial lot	41W12CA	1.41
1100	whole lot		.4
1200	partial lot		.5
100	partial lot	41W13	2.2
300	partial lot		2.1
400	partial lot	41W13AB	.46
700	partial lot		.61
800	partial lot		.34
900	partial lot		.85
1000	partial lot		.21
1100	partial lot		.28
1200	partial lot		.23
1300	partial lot		.23
1400	partial lot		.23
400	partial lot	41W13AC	.42
401	partial lot		.25
402	whole lot		.62
600	partial lot		.17
1300	whole lot		.44
1400	partial lot		1.85
1500	whole lot		.22
2500	partial lot		.44
2800	whole lot		.99
<b>Total</b>			<b>15.45</b>

**Buildable Lands Inventory  
R-1 Low Density Residential  
Inside Aurora City Limits (continued)**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
1800	whole lot	41W13BD	.23
2350	whole lot		.64
2800	partial lot		.21
4800	partial lot		.22
5100	partial lot		.22
5200	partial lot		.23
5300	partial lot		.23
5500	partial lot		.24
5600	partial lot		.24
6100	whole lot		.44
Total Page 2			2.9
Total Page 1			15.45
<b>Total</b>			<b>18.35</b>

18.35 acres X 4.36 du/a<sup>3</sup> equals 80 dwelling units.

---

<sup>3</sup>Allows 25% for public improvements

**Buildable Lands Inventory  
 Future R-1, Low Density Residential Zoning  
 Outside City Limits/Inside Aurora Urban Growth Boundary**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
300	partial lot	41W13AC	1.34
500	partial lot		.52
200	partial lot	41W13CA	2.59
300	partial lot		2.59
400	partial lot		4.30
500	partial lot		1.5
700	partial lot		7.1
700	whole lot	41W13C	13.63
<b>Total</b>			<b>33.57</b>

33.37 acres X 4.36 du/a<sup>4</sup> equals 146 dwelling units

Low density residential dwelling units: 226 X 2.5 per household provides housing for 565 persons

---

<sup>4</sup>Allows 25% for public improvements

**Buildable Lands Inventory  
R-2, Moderate Density Residential  
Inside Aurora City Limits**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
1200	partial lot	41W13C	1.24
1300	partial lot		.90
1400	whole lot		6.51
<b>Total</b>			<b>8.65</b>

8.65 acres X 6.53 du/a<sup>5</sup> equals 56 dwelling units.

**Buildable Lands Inventory  
Future R-2, Moderate Density Residential  
Outside City Limits/Inside Aurora Urban Growth Boundary**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
800	whole lot	41W13C	8.00
900	whole lot		1.88
1000	whole lot		4.68
1100	whole lot		4.90
<b>Total</b>			<b>19.46</b>

19.46 acres X 6.53 du/a<sup>6</sup> equals 127 dwelling units.

Moderate density residential dwelling units: 183 X 2.5 per household provides housing for 457 persons

---

<sup>5</sup>Allows 25% for public improvements

<sup>6</sup>Allows 25% for public improvements

**Total Buildable Acreage  
Within Aurora City Limits  
Residential Zoning**

<b>Zoning or Overlay</b>	<b>Area in Acres</b>
Historic Residential	12.33
R-1 Low Density	18.35
R-2 Moderate Density	8.65
<b>Total</b>	<b>39.33</b>

**Total Buildable Acreage  
Outside Aurora City Limits  
Inside Aurora Urban Growth Boundary  
Residential Zoning**

<b>Future Zoning or Overlay</b>	<b>Area in Acres</b>
Historic Residential	14.58
R-1 Low Density	33.57
R-2 Moderate Density	19.46
<b>Total</b>	<b>67.61</b>

**Estimated Increase in number of persons by 2020**

Projected population increase at 1.4% = 236 persons

Projected population increase at 2.8% = 546 persons

Projected population increase at 3.0% = 598 persons

Projected population increase at 5.0% = 1,241 persons

**Number of additional persons that can be housed  
in the current Urban Growth Boundary  
with the proposed zoning**

<b>Current or Future Zoning</b>	<b>2.5 persons per d/u</b>
Historic Residential	217 persons
Low Density Residential	565 persons
Moderate Density Residential	457 persons
<b>Total</b>	<b>1239 additional persons</b>

**Buildable Land Inventory  
City of Aurora  
Commercial Zoning**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
100	whole lot	41W12CD	1.38
200	whole lot		.55
1200	whole lot		.70
1700	whole lot		.11
1800	whole lot		.22
2200	partial lot		.65
2300	whole lot		1.7
5400	whloe lot		.36
5600	partial lot		.12
5700	partial lot		.09
5800	partial lot		.12
5900	partial lot		.12
900	partial lot	41W13B	1.05
1000	partial lot		3.06
1500	whole lot		1.87
1600	partial lot		.31
2900	partial lot	41W13BD	.65
3000	partial lot		.19
3300	partial lot		.21
102	partial lot	41w13C	2.01
104	partial lot		2.11
<b>Total page 1</b>			<b>17.58</b>

**Buildable Land Inventory  
City of Aurora  
Commercial Zoning (continued)**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
200	whole lot	41W13C	6.84
300	partial lot		1.57
1900	partial lot	41W12C	1.03
Total page 2			9.44
Total page 1			17.58
<b>Total</b>			<b>27.02</b>

**Buildable Land Inventory  
Commercial Designation  
Outside City Limits/Inside Aurora Urban Growth Boundary**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
500	partial lot	41W13C	1.21
1000	partial lot	41W14D	2.76
<b>Total</b>			<b>3.97</b>



**Buildable Land Inventory  
City of Aurora  
Industrial Zoning**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
1100	whole lot	41W13B	2.53
1700	whole lot		1.66
1800	partial lot		.97
200	partial lot	41W13C	2.41
300	partial lot		2.75
1900	whole lot		.11
<b>Total</b>			<b>10.43</b>

**Buildable Land Inventory  
Industrial Designation  
Outside City Limits/Inside Aurora Urban Growth Boundary**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
400	whole lot	41W13C	4.93
800	whole lot	41W14D	1.72
900	whole lot		2.16
1000	partial lot		4.82
<b>Total</b>			<b>13.63</b>

**Buildable Lands Inventory  
Historic Residential Overlay  
Inside Aurora City Limits  
Individual vacant parcels One Acre or Greater**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
2100	partial lot		3.12
901	whole lot		1.61
1700	partial lot		2.71
<b>Total</b>			<b>7.44</b>

7.44 X 3.27 du/a<sup>1</sup> equals 24 dwelling units

**Buildable Lands Inventory  
Future Historic Residential Overlay  
Outside City Limits/Inside Aurora Urban Growth Boundary  
Individual vacant parcels One Acre or Greater**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
2400	whole lot	41W12C	3.1
2500	whole lot		4.11
100	partial lot	41W12CB	1.69
200	whole lot		1.04
1100	whole lot		2.82
1200	whole lot		1.82
<b>Total</b>			<b>14.58</b>

14.48 X 3.27 du/a<sup>2</sup> = 47 dwelling units

Historic Residential total dwelling units: 71 X 2.5 per household provides housing for 177 persons

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<sup>1</sup>Includes 25% allowance for public improvements

<sup>2</sup>Includes 25% allowance for public improvements

**Buildable Lands Inventory  
R-1 Low Density Residential  
Inside Aurora City Limits  
Individual vacant parcels One Acre or Greater**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
100	partial lot	41W12CA	1.41
100	partial lot	41W13	2.2
300	partial lot		2.1
1400	partial lot		1.85
<b>Total</b>			<b>7.56</b>

7.56 acres X 4.36 du/a<sup>3</sup> equals 32 dwelling units.

**Buildable Lands Inventory  
Future R-1, Low Density Residential Zoning  
Outside City Limits/Inside Aurora Urban Growth Boundary  
Individual vacant parcels One Acre or Greater**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
300	partial lot	41W13AC	1.34
200	partial lot	41W13CA	2.59
300	partial lot		2.59
400	partial lot		4.30
500	partial lot		1.5
700	partial lot		7.1
700	whole lot	41W13C	13.63
<b>Total</b>			<b>33.05</b>

33.05 acres X 4.36 du/a<sup>4</sup> equals 144 dwelling units

Low density residential dwelling units: 176 X 2.5 per household provides housing for 440 persons

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<sup>3</sup>Allows 25% for public improvements

<sup>4</sup>Allows 25% for public improvements

**Buildable Lands Inventory  
R-2, Moderate Density Residential  
Inside Aurora City Limits  
Individual vacant parcels One acre or greater**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
1200	partial lot	41W13C	1.24
1400	whole lot		6.51
<b>Total</b>			<b>7.75</b>

7.75 acres X 6.53 du/a<sup>5</sup> equals 50 dwelling units.

**Buildable Lands Inventory  
Future R-2, Moderate Density Residential  
Outside City Limits/Inside Aurora Urban Growth Boundary  
Individual vacant parcels One acre or Greater**

<b>Tax Lot</b>		<b>Tax Map</b>	<b>Area in Acres</b>
800	whole lot	41W13C	8.00
1000	whole lot		4.68
1100	whole lot		4.90
<b>Total</b>			<b>17.58</b>

17.58 acres X 6.53 du/a<sup>6</sup> equals 115 dwelling units.

Moderate density residential dwelling units: 115 X 2.5 per household provides housing for 287 persons

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<sup>5</sup>Allows 25% for public improvements

<sup>6</sup>Allows 25% for public improvements

**Total Buildable Acreage  
Within Aurora City Limits  
Residential Zoning  
Individual vacant parcels One acre or greater**

<b>Zoning or Overlay</b>	<b>Area in Acres</b>
Historic Residential	7.44
R-1 Low Density	7.56
R-2 Moderate Density	7.75
<b>Total</b>	<b>22.75</b>

**Total Buildable Acreage  
Outside Aurora City Limits  
Inside Aurora Urban Growth Boundary  
Residential Zoning  
Individual vacant parcels One acre or greater**

<b>Future Zoning or Overlay</b>	<b>Area in Acres</b>
Historic Residential	10.47
R-1 Low Density	33.05
R-2 Moderate Density	17.58
<b>Total</b>	<b>61.1</b>

Total buildable acreage in parcels one acre or greater in the Aurora UGB = 83.85 acres

**Estimated Increase in number of persons by 2020**  
 (Current Population per 2000 Census preliminary = 655)

Projected increase at 1.4% is 236 additional persons for a total population of 891 persons.

Projected increase at 2.8% is 546 additional persons for a total population of 1201 persons.

Projected increase at 3.0% is 598 additional persons for a total population of 1253 persons.

Projected increase at 5.0% is 1,241 additional persons for a total population of 1,896 persons.

**Number of additional persons that can be housed  
 in the current Urban Growth Boundary  
 with the proposed zoning  
 based on existing individual vacant parcels  
 one acre or greater**

<b>Current or Future Zoning</b>	<b>2.5 persons per d/u</b>
Historic Residential	145 persons
Low Density Residential	440 persons
Moderate Density Residential	287 persons
<b>Total</b>	<b>872 additional persons or a total population of 1,527 persons.</b>

### Exhibit H-3

#### Existing Housing by Type

Type	Number of Units	Percent of Total Housing
Single Family, Site Built	160	72
Manufactured Homes	43	19
Duplex	8	4
Triplex	3	1
Apartment*	10	4
	224	

\* Located over ground floor commercial establishments.

The City recognizes the need to encourage a greater variety of housing types within the City, particularly in view of the high cost of construction generally and the large land requirements imposed by the lack of public sewer. To do this, zoning densities and comprehensive plan designations have been established that will support construction of 525 additional dwelling units at the following ratios:

Type	Current Number of Units	Projected Number of Units	Total Number of Units	Percent of Total Housing
Single Family, site built	160	74	234	31
Single family, site built or manufactured home	43	226	269	36
Multi Family	21	225	246	33
	224	525	749	100

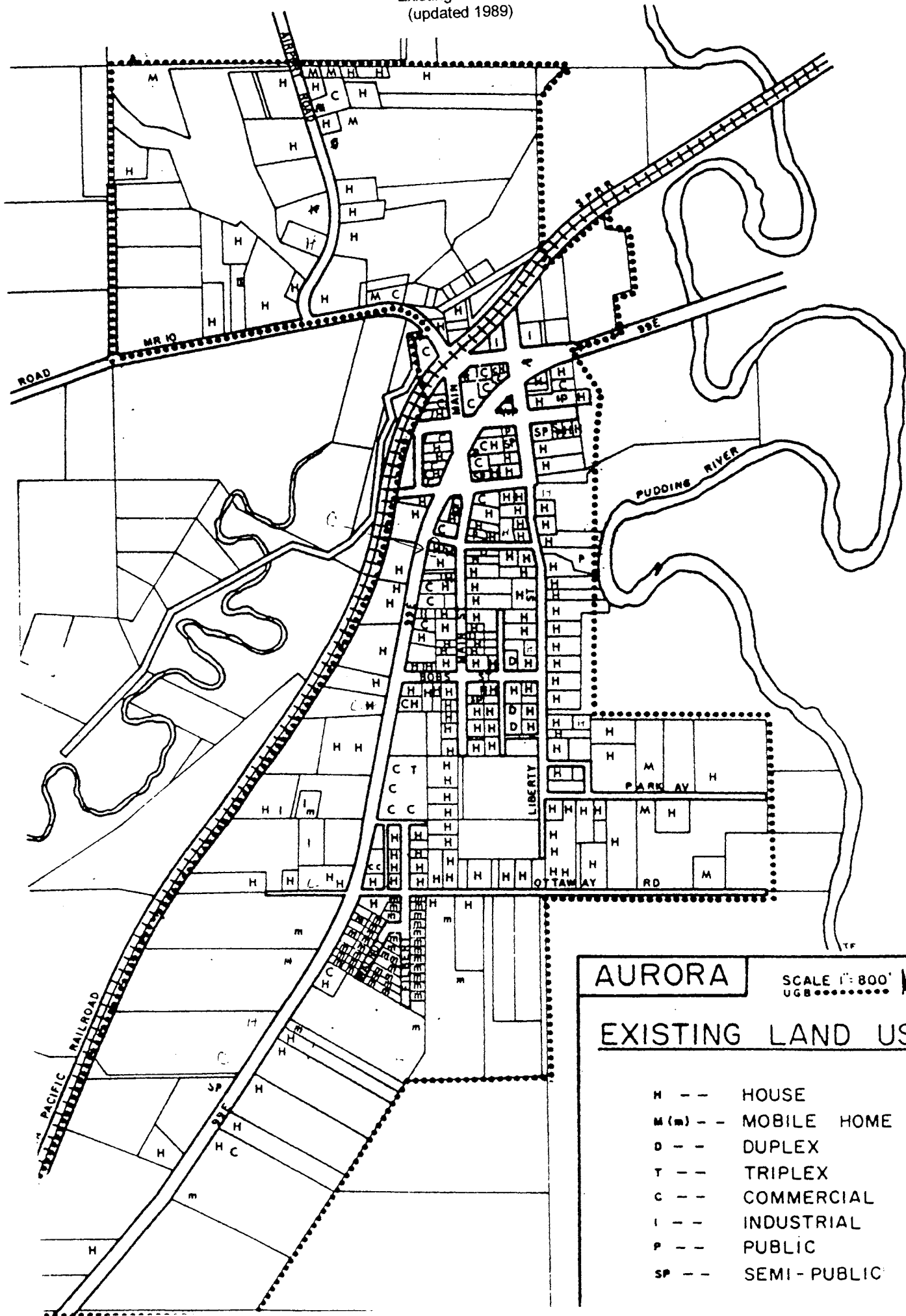
The City has incorporated several changes in its Development Code to facilitate the construction of more affordable housing including the addition of high density zoning (10.89 units per acre); permitting duplexes as outright uses in the low density zone

subject to minimum lot size and adjacency requirements; permitting tri plexes as outright uses in the moderate density zone; permitting manufactured home parks as outright uses in the high density zone; permitting dwelling units on the second floor of commercial structures as outright rather than conditional uses; and permitting accessory dwelling units in all residential zones.

The large lot minimums required due to the lack of a public sewer system significantly increased the cost of housing and restricted actual development to approximately 3 units per gross acre. The City has recently constructed a municipal sewer system which will be operational no later than 2001.





EXISTING  
Existing Land Use  
(updated 1989)



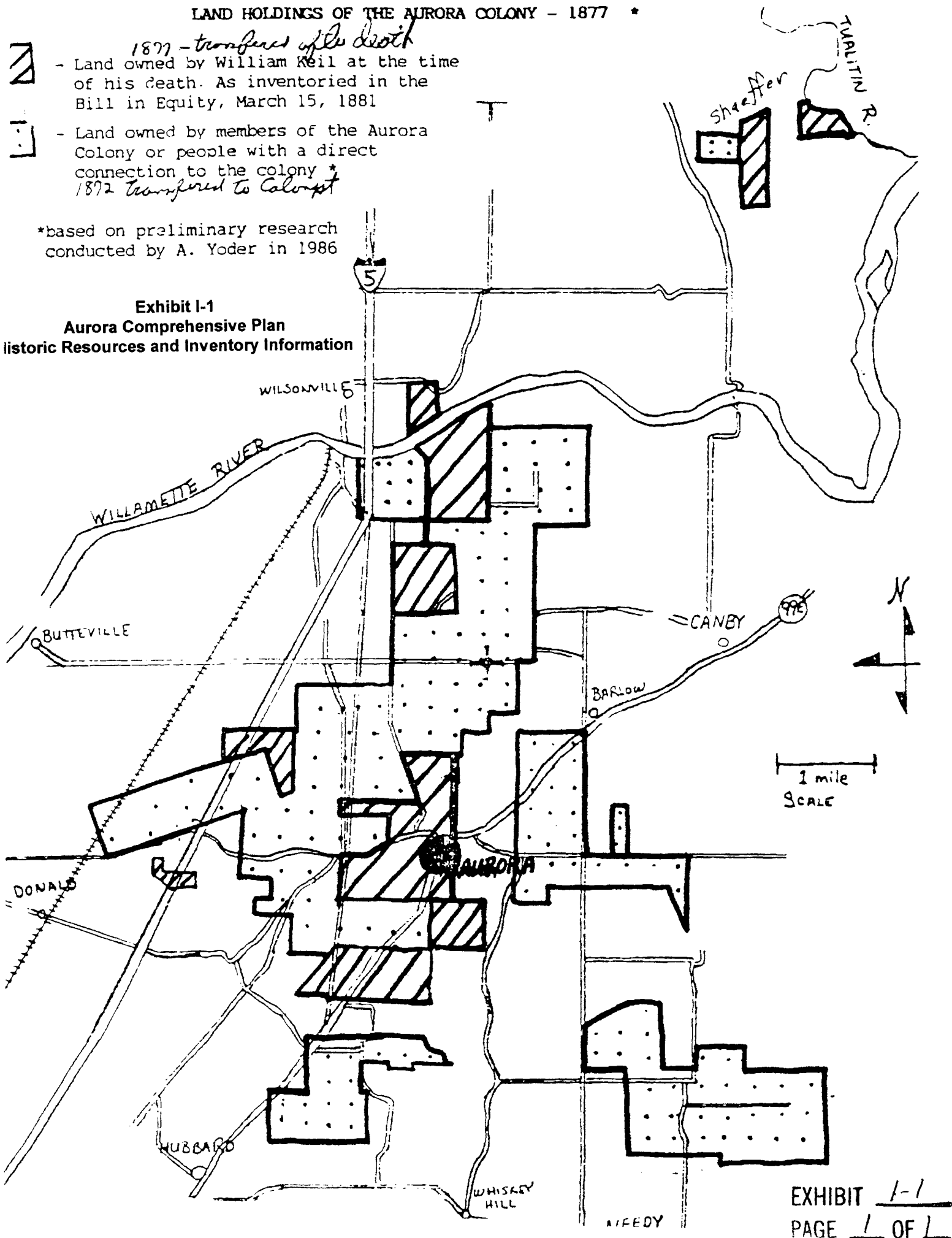
<b>AURORA</b>		SCALE 1" = 800'	NORTH
		UGB	.....
<b>EXISTING LAND USE</b>			
H	--	HOUSE	
M	(m) --	MOBILE HOME	
D	--	DUPLEX	
T	--	TRIPLEX	
C	--	COMMERCIAL	
I	--	INDUSTRIAL	
P	--	PUBLIC	
SP	--	SEMI-PUBLIC	

LAND HOLDINGS OF THE AURORA COLONY - 1877 \*

-  - Land owned by William Keil at the time of his death. As inventoried in the Bill in Equity, March 15, 1881
-  - Land owned by members of the Aurora Colony or people with a direct connection to the colony \*  
*1872 transferred to Colony*

\*based on preliminary research conducted by A. Yoder in 1986

**Exhibit I-1**  
**Aurora Comprehensive Plan**  
**Historic Resources and Inventory Information**



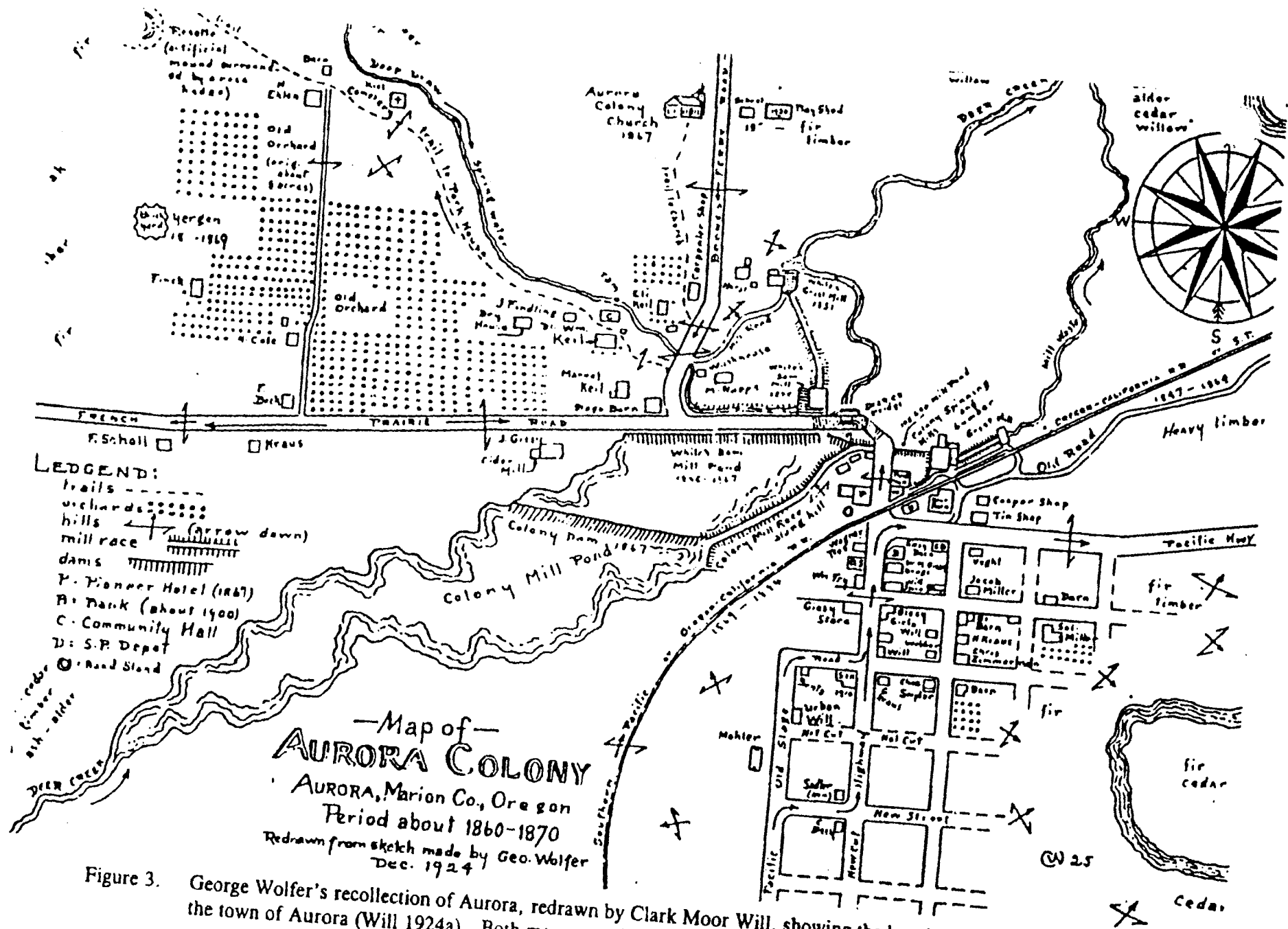
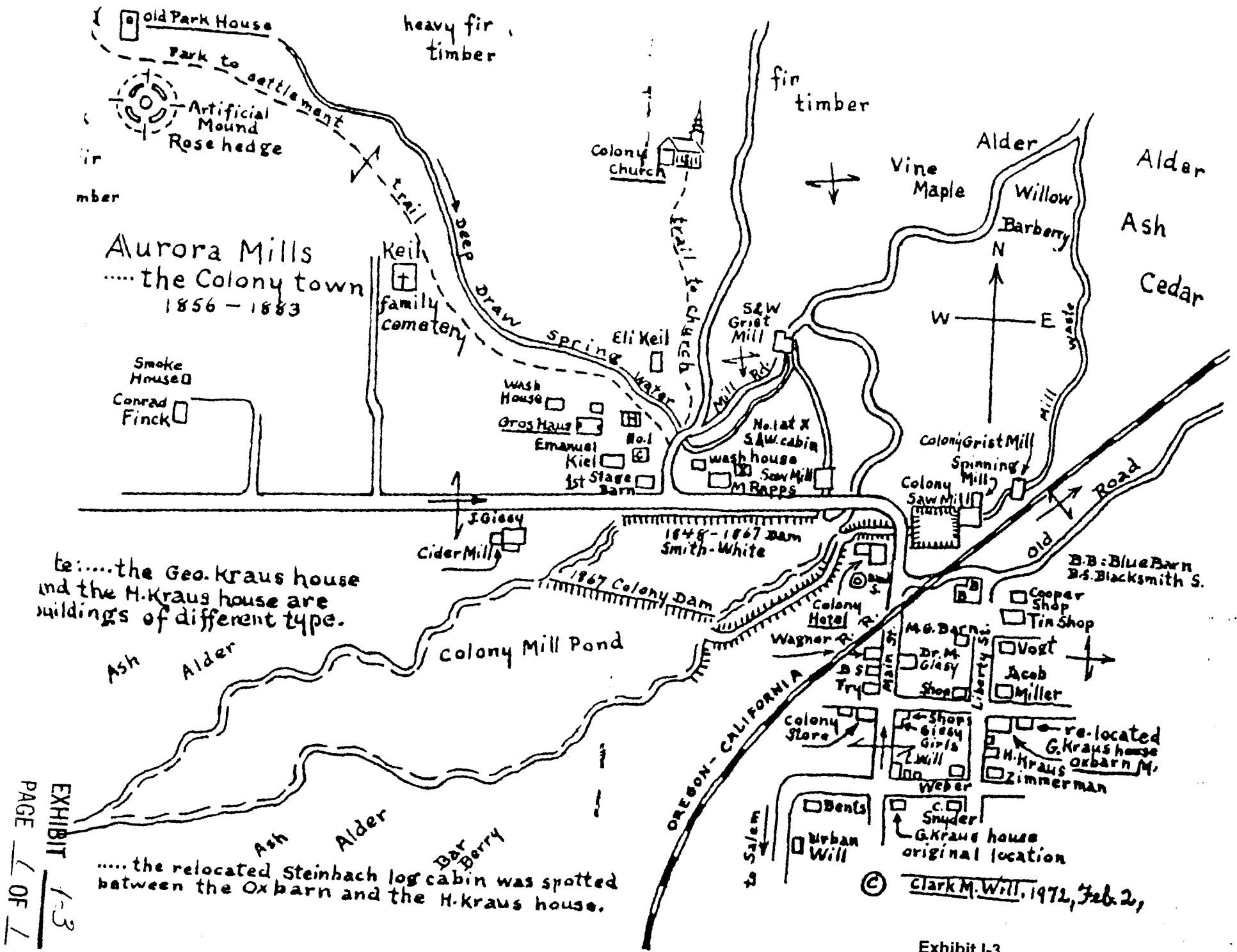


Figure 3. George Wolfer's recollection of Aurora, redrawn by Clark Moor Will, showing the location of the Colony Hotel within the town of Aurora (Will 1924a). Both men were descendants of original Aurora Colony families.

EXHIBIT 1-2  
 PAGE 1 OF 1



the Geo. Kraus house and the H. Kraus house are buildings of different type.

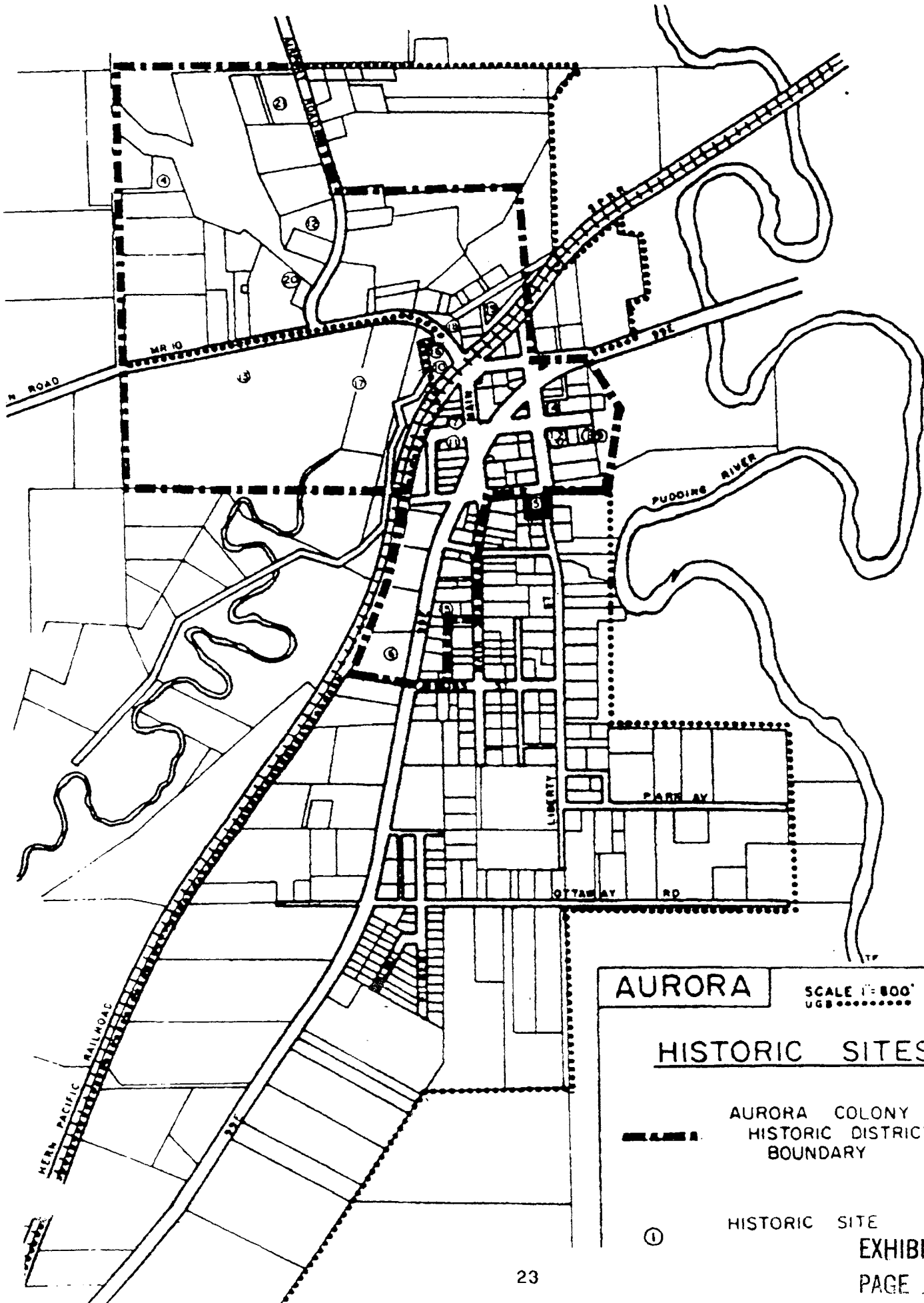
the relocated Steinbach log cabin was spotted between the Oxbarn and the H. Kraus house.

© Clark M. Will, 1972, Feb. 2,

**Exhibit I-4  
Aurora Comprehensive Plan  
Historic Resources and Inventory Information**

**AURORA COLONY HISTORIC SITES**

1. Old Aurora Colony Museum
2. Giesy (Emma Wagner) House, or "Kraus House"
3. Steinbach Log Cabin
4. Keil Cemetery
5. Snyder (Andrew) House
6. Snyder House
7. Fry (William) House
8. Smith (Stephen) House
9. Small Board and Batten House
10. Octagonal Building
11. Colony Store and Hall (Aurora Food Market)
12. Keil (Frederick) House, Synonymous with Elias Keil House
13. Geisy (John) House
14. Miller (Jacob) House
15. Miller House
16. Colony Hotel Site
17. Colony Dam and Mill Pond Site
18. "California" Store Front
19. Sites of Colony Spinning, Lumber and Grist Mills
20. Site of Wilhelm Keil's Gros Haus
21. Site of Aurora Colony Church



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

HISTORIC SITES

— AURORA COLONY  
 HISTORIC DISTRICT  
 BOUNDARY

① HISTORIC SITE

EXHIBIT 1-4  
 PAGE 2 OF 2

Exhibit I-5  
Aurora Comprehensive Plan  
Historic Resources and Inventory Information



City of Aurora  
FOUNDED 1856  
"National Historic Site"

February 25th, 1999

Aurora Planning Commission  
21420 Main Street N.E.  
Aurora, Oregon 97002

The Historic Review Board has concerns about four specific properties in Aurora's North area. This may require some form of special considerations or protections.

1. Keil Cemetery: Tax Lot 1300, *Owner-Aurora Colony Historical Society*. Sensitivity in what is built around it as well as access.

2. Keil House Property, 21883 Airport Road, Tax Lots 900,901,1000, *Owner-Anita Barbey*. The large area in front of the house as well as the large side lot.

The HRB as well as many residents would prefer that nothing is developed on these areas

3. 14763 Ehlen Road (corner of Ehlen and Airport Roads), Tax Lot 21000, *Owners-Harry and Margaret Starr*. Whether this stays residential or becomes commercial or some type of open space, this is not only a historic site but a visually important area in the Historic District.

4. 14634 Ehlen Road, Tax Lot 2600 H1/2600 H2, *Owners-Gary and Elaine Ihle*. Although not in Aurora's protection and largely floodplain, this property's scenic beauty is unsurpassed in the area and it's development would have a major negative impact on the rural village nature of Aurora forever.

The Board will look for ways to protect these properties. We would appreciate the Planning Commission's ideas.

Yours Truly,

Aurora Historic Review Board

Andy Curtis  
Diane Anderson  
Karen Townsend  
Terry Roberts      circulation



# City of Aurora

FOUNDED 1856

"National Historic Site"

February 25th, 1999

City of Aurora Planning Commission  
21420 Main Street N.E.  
Aurora, Oregon 97002

Dear Planning Commission:

The Historic Review Board makes the following recommendations for the periodic review process of Aurora's comprehensive Plan based on a vote at the February 25th, 1999 meeting. We also have some comments and suggestions for planning future developments in the Historic District.

The committee recommends the following zone densities:

Historic District R-2: 5000 square foot average lot size minimum (area south of Ehlen Road)

Historic District R-1 (HDR1 or another designation: 10,000 square feet minimum average lot size. This in the area north of Ehlen Road. The committee prefers to see continuity in lot sizes in relation to the two existing developments in this area, particularly Kasel Court. New housing in the north area of Aurora's Urban Growth Boundary will be highly visible as "entrances" to town on both Ehlen and Airport Roads.

We would also recommend that consideration be given to open space in order to maintain as much of a rural feel as possible and to avoid the "roof top to roof top" look of most new subdivisions. As you know, originally Aurora's layout was based on a street "grid" with houses on corners with remaining land for outbuildings and gardens. These were much larger lots than modern financial pressures will allow. It may be possible to achieve open space, however by the careful placement of houses on their lots. When planning developments please avoid curving and circular streets as well as culdesacs what we currently have in this area but strive for the traditional connecting streets which serve public services as well. Careful and creative planning will be necessary to achieve the "managed growth" that Aurora's residents have requested when weighted against the city's financial needs.

Enclosed is a list of additional concerns the HRB has for properties in this area that may require additional considerations.

Thank you for requesting our input. Please call on us anytime.

Yours Truly,

Aurora Historic Review Board

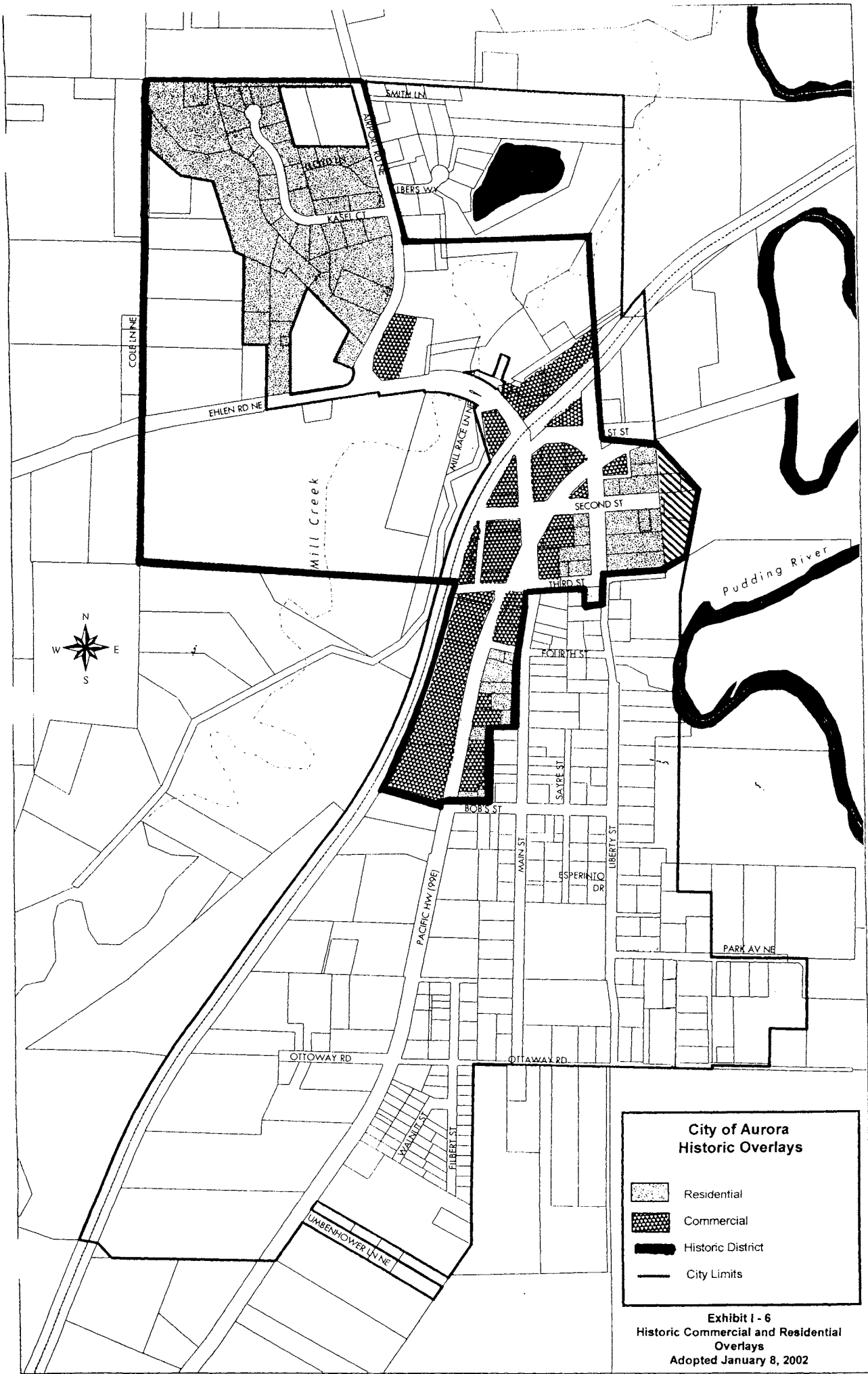
Andy Curtis  
Diane Anderson  
Karen Townsend  
Terry Roberts

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21420 Main Street • Aurora, OR 97002 • (503) 678-1283 • Fax (503) 678-2758

EXHIBIT 1-5  
PAGE 2 OF 2

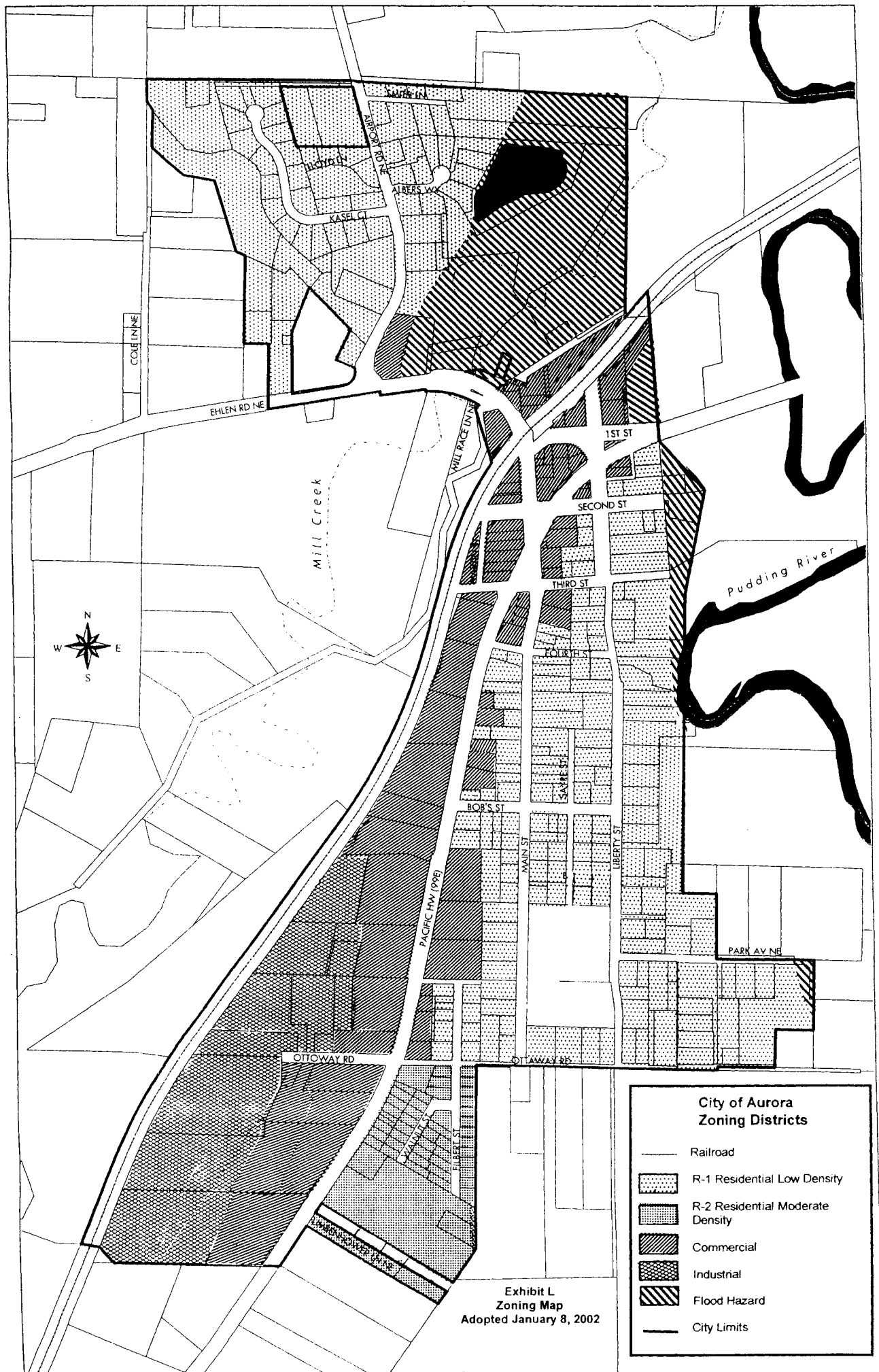




**City of Aurora  
Historic Overlays**

-  Residential
-  Commercial
-  Historic District
-  City Limits

**Exhibit I - 6  
Historic Commercial and Residential  
Overlays  
Adopted January 8, 2002**



**City of Aurora  
Zoning Districts**

- Railroad
- [Dotted pattern] R-1 Residential Low Density
- [Cross-hatched pattern] R-2 Residential Moderate Density
- [Diagonal lines /] Commercial
- [Diagonal lines \] Industrial
- [Thick black line] Flood Hazard
- City Limits

Exhibit L  
Zoning Map  
Adopted January 8, 2002

## **Exhibit J**

### **Marion County Letter**

**City of Aurora  
Comprehensive Plan Map Amendments**

1. Plan Map amended from Industrial to Commercial for 5.6 acres (tax lots 100, 200, 1700, 1800, 2100, 2200, 2300 and road right of way, tax map 41W12CD) lying outside the FEMA defined 100 year flood plain between Highway 99 and the Southern Pacific Rail Line in the northeast area of the City, inside the current City limits.
2. Plan Map amended from Industrial to Flood Plain for 5.65 acres (tax lot 500 and 700, tax map 41W12D) adjacent to Highway 99 northeast of the current City limits and within the Urban Growth Boundary and for that portion of Tax Lots 2200 and 2300, tax map 41W12CD located within the FEMA defined 100 year flood plain.
3. Plan Map amended from Residential to Flood Plain for 8.77 acres (tax lot 100 and portions of tax lots 200 and 300, tax map 41W13AC; and portions of tax lots 403 and 700, tax map 41W13) outside the current City limits and within the Urban Growth Boundary.
4. Plan Map amended from Residential to Flood Plain for 1.19 acres (portions of tax lots 800, 801, 802, tax map 41W12D) inside the current City limits.
5. Plan Map amended from Flood Plain to Commercial for 1.03 acres (tax lot 1900, tax map 41W12C) at the corner of Ehlen Road and Airport Road within the current City Limits.
6. Plan Map amended from moderate density residential to low density residential for 13.63 acres (tax lot 700, tax map 41W13C) at the southwest edge of the urban growth boundary.
7. Plan Map amended from low density residential to moderate density residential for 19.76 acres (tax lots 800, 900, 1000 and 1100, tax map 41W13C) outside the current City limits and within the Urban Growth Boundary.

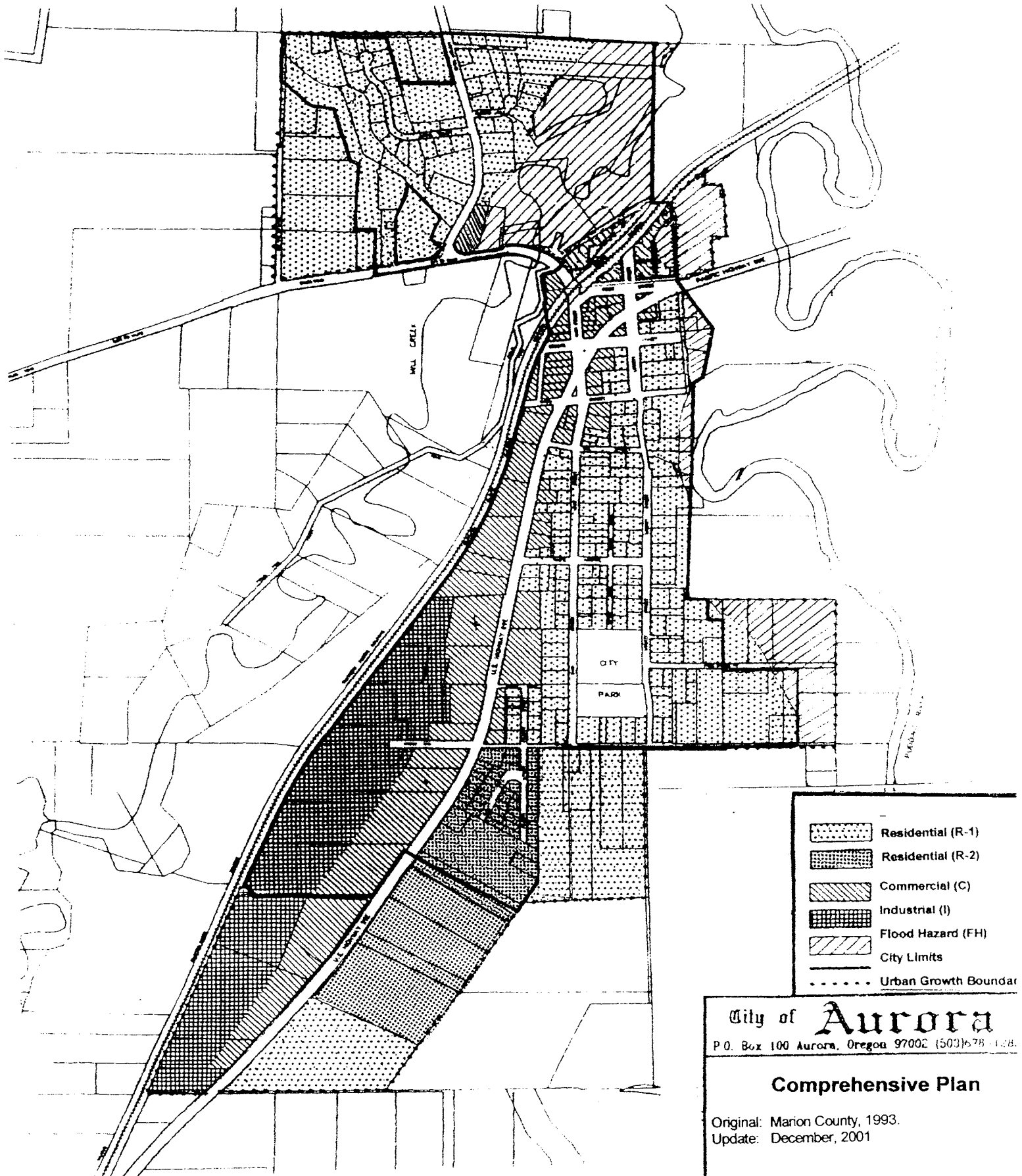
See attached map.

**City of Aurora  
Zoning Map Amendments**

1. Zoning Map amended from Industrial to Commercial for 5.6 acres (tax lots 100, 200, 1700, 1800, 2100, 2200, 2300 and road right of way, tax map 41W12CD) lying outside the FEMA defined 100 year flood plain between Highway 99 and the Southern Pacific Rail Line in the northwest area of the City, inside the current City limits.
2. Zoning Map amended from Industrial to Flood Plain for that portion of Tax Lots 2200 and 2300, tax map 41W12CD, located within the FEMA defined 100 year flood plain.
3. Zoning Map amended from Flood Plain to Commercial for 1.03 acres (tax lot 1900, tax map 41W12C) at the corner of Ehlen Road and Airport Road within the current City Limits.
4. Zoning Map amended from Residential to Flood Plain for 1.19 acres (portions of tax lots 800, 801, 802, tax map 41W12D) inside the current City limits.

See attached Map.

Exhibit K  
 Comprehensive Plan Map  
 Adopted January 8, 2002

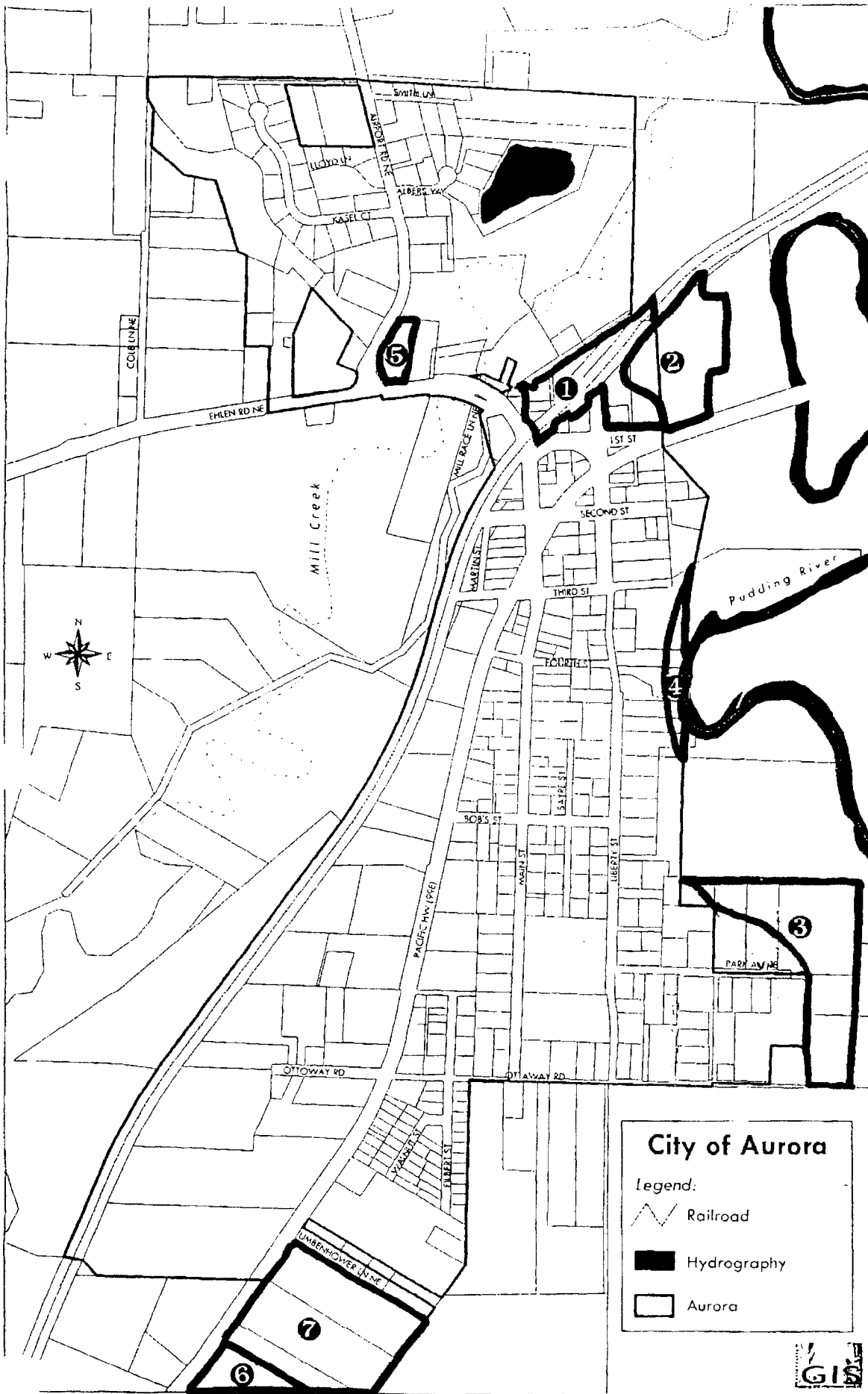


	Residential (R-1)
	Residential (R-2)
	Commercial (C)
	Industrial (I)
	Flood Hazard (FH)
	City Limits
	Urban Growth Boundary

City of **Aurora**  
 P.O. Box 100 Aurora, Oregon 97002 (503)678-1234

**Comprehensive Plan**

Original: Marion County, 1993.  
 Update: December, 2001






### Comprehensive Plan Map Amendments

- ① From Industrial to Commercial.
- ② From Industrial to Flood Plain.
- ③ From Residential to Flood Plain.
- ④ From Residential to Flood Plain.
- ⑤ From Flood Plain to Commercial.
- ⑥ From Moderate Density Residential to Low Density Residential (includes portion of tax lot not shown on this map).
- ⑦ From Low Density Residential to Moderate Density Residential.

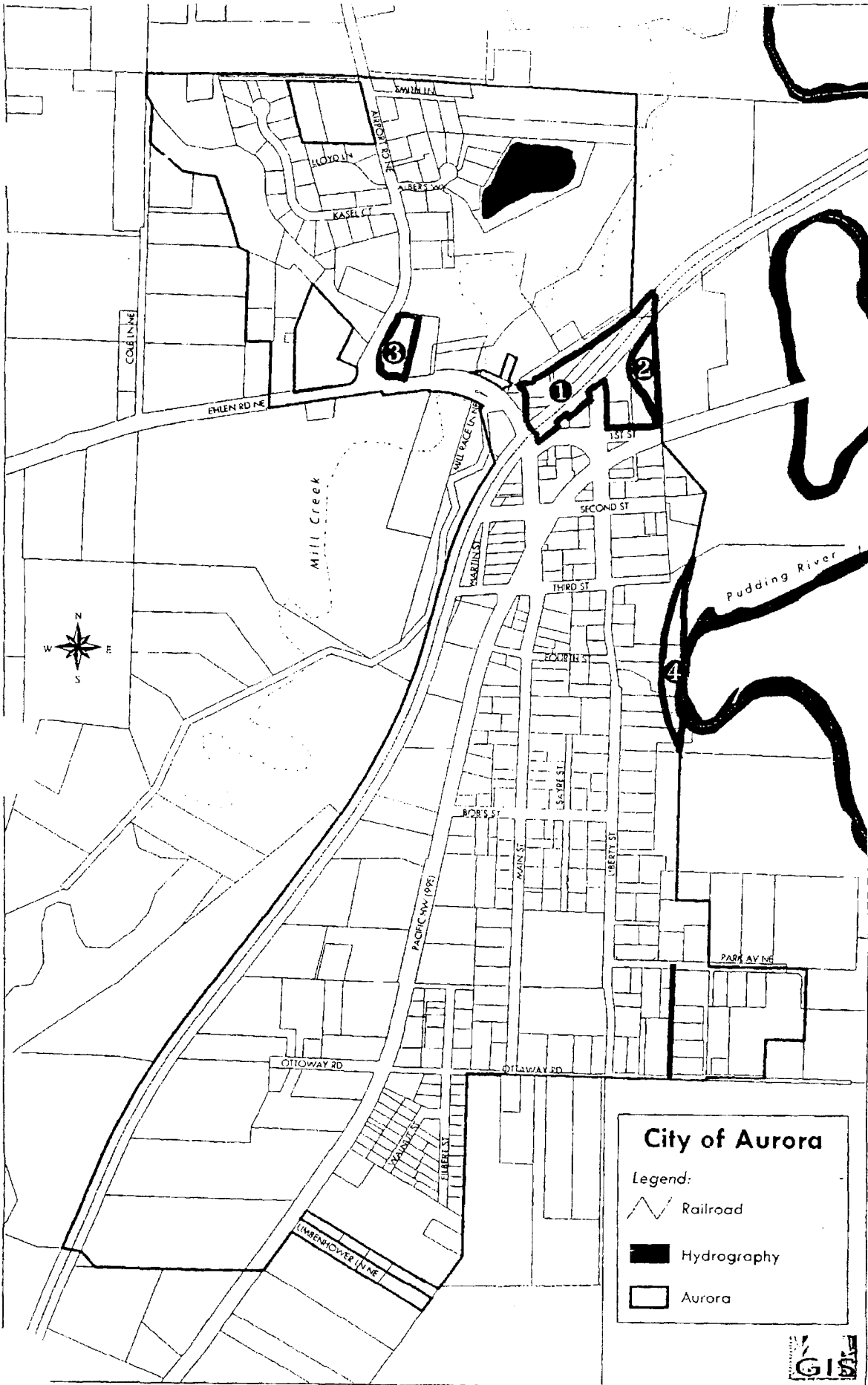
1<sup>st</sup> Reading 12/11/01  
 2<sup>nd</sup> Reading 1/08/02  
 Effective 2/07/02

### City of Aurora

Legend:

-  Railroad
-  Hydrography
-  Aurora





**Zoning Map Amendments**

- ① From Industrial to Commercial.
- ② From Industrial to Flood Plain.
- ③ From Flood Plain to Commercial.
- ④ From Residential to Flood Plain.

1<sup>st</sup> Reading 12/11/01  
 2<sup>nd</sup> Reading 1/08/02  
 Effective 2/07/02