



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> December 5, 2022		<b>Subject: Ordinance No. 871 – 1<sup>st</sup> Reading</b> Airport Good-Neighbor Policies	
		<b>Staff Member:</b> Miranda Bateschell, Planning Director	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: December 5, 2022 <input checked="" type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: December 5, 2022 <input checked="" type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: December 19, 2022 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		<b>Comments:</b> The Wilsonville Planning Commission unanimously adopted Resolution No. LP22-0003 recommending adoption of the Comprehensive Plan amendments to adopt Area of Special Concern O and related Airport Good-Neighbor Policies.	
<b>Staff Recommendation:</b> Staff recommends Council adopt Ordinance No. 871 on first reading.			
<b>Recommended Language for Motion:</b> I move to adopt Ordinance No. 871 on first reading.			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> Council Goals/Priorities: Goal 7: Protect Wilsonville’s environment and increase access to sustainable lifestyle choices	<input checked="" type="checkbox"/> Adopted Master Plan(s): Wilsonville Comprehensive Plan	<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

The project team will present the proposed airport good-neighbor policies and seek Council adoption to add Area of Special Concern O to the Wilsonville Comprehensive Plan.

## **EXECUTIVE SUMMARY:**

The Aurora Airport is located in Marion County and is approximately 1.6 miles south of the Wilsonville City Limits. The airport flight path is over Wilsonville with the closest neighborhood impacted by the Airport being Charbonneau. The Airport's current operations and planned future growth have both positive and negative impacts to residents and businesses in the City. While the City of Wilsonville does not have direct jurisdiction of lands outside of the city limits or urban growth boundary, such as the Aurora Airport site, State law requires intergovernmental coordination between state agencies and affected jurisdictions on land use issues. As far back as 1991, the City's Urban Growth Management Agreement with Clackamas County included reference to the airport as an area of interest to both the City and County.

Beginning in 2009, as part of a previous airport master planning process, Clackamas County and the City of Wilsonville made joint requests to participate with other impacted jurisdictions via an intergovernmental agreement (IGA) to plan for growth and development at the airport. Both entities were included on the Planning Advisory Committee, which could make recommendations but had no authority. A similar, new airport master planning process is underway now, which could propose a runway expansion to accommodate larger aircraft.

As an affected jurisdiction, it is important to articulate the relevant land use issues in local adopted policy for purposes of intergovernmental coordination and standing in state law. The Clackamas County Comprehensive Plan includes policies specifically addressing the Aurora Airport, while the City of Wilsonville Comprehensive Plan does not. Recent land use proceedings have noted the lack of applicable airport-related policies in the Wilsonville Comprehensive Plan.

Federal and state law require protecting aviation operation from intrusion of incompatible uses, and the City's existing zoning and transportation policies comply with limiting physical hazards to air navigation in the area surrounding the Aurora Airport. However, policies have not been adopted to address potential impacts of existing Airport operations and potential growth to public infrastructure and services, natural and environmental systems, and local residents and businesses.

This Comprehensive Plan update project aims to: acknowledge the positive and negative impacts of the Airport's current operations to Wilsonville residents and businesses; identify the prospective impacts of potential growth and intensification of use at the Aurora Airport and through-the-fence properties; and establish policy objectives that both articulate these effects on the City of Wilsonville and also provide direction to the City on how to advocate for the continued benefits of the existing operations as well as the proper mitigation for the negative impacts of aviation activity and development.

The airport good-neighbor policies will be adopted in the form of a new, geographically defined Area of Special Concern in Section F of the Comprehensive Plan. Areas of Special Concern are intended to "include specific language describing special considerations that must be addressed in development of these areas." The special considerations guide the City when planning for or reviewing development in these Areas. Potential development in these Areas could affect the

immediate vicinity, places in Wilsonville connected to the Area of Special Concern through geography or travel routes, or the Wilsonville community as a whole, depending on what is proposed.

The Aurora Airport affects the community but is located outside of the City. Planning and development proposed in that Area may impact the City of Wilsonville in several ways but is outside the City's direct control and entitlement process, making it suitable to be designated as an Area of Special Concern. The articulation of special considerations through Area of Special Concern O in the Comprehensive Plan, will guide the City's participation in planning efforts led by other agencies and the City's review of development proposals in the Area, giving the City an opportunity to advocate for those considerations to be appropriately addressed. As such, the boundary is focused on the Airport and vicinity, and the language addresses the land use related impacts to the entire City of growth, development, and intensification of use in the Area.

The final draft of the proposed amendments to the City's Comprehensive Plan (Exhibit A to the Ordinance), incorporate feedback from the community, key stakeholders, the Planning Commission and City Council from over the past year. On November 16, 2022, the Planning Commission adopted Resolution No. LP22-0003 recommending adoption to the City Council of the Comprehensive Plan amendments for Area of Special Concern O and related Airport Good-Neighbor Policies. LP22-0003 and associated record and findings of fact are attached as Exhibit B to the Ordinance.

**EXPECTED RESULTS:**

City Council action to adopt Ordinance 871 and Wilsonville Comprehensive Plan Area of Special Concern O. This will memorialize City policies to address the highest priority issues pertaining to the interrelationships between Aurora Airport and the City of Wilsonville.

**TIMELINE:**

The public hearing is scheduled with the City Council on December 5, 2022, with second reading scheduled for December 19, 2022.

**CURRENT YEAR BUDGET IMPACTS:**

The project budget is \$38,760 covered by the Community Development general professional services fund for FY 2021-22 and carried over into FY 22-23.

**COMMUNITY INVOLVEMENT PROCESS:**

Community outreach for the project included surveys, interviews, and open houses, and was conducted primarily online and remotely due to the COVID-19 pandemic. A Community Engagement Summary is included in Exhibit B as part of the Planning Commission Record. Work sessions with the Planning Commission and Council were also advertised and open to the public. The team received input from the Planning Commission and Council on key stakeholders to engage during this process.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Comprehensive Plan policies will provide the City with clear, adopted policy priorities as they relate to the Aurora Airport. This will clarify City interests and hopefully, provide more opportunity for the City to participate in formal Airport planning efforts.

**ALTERNATIVES:**

The Council can adopt, adopt with modifications, or deny the proposed amendments. If more time is needed to consider the proposed amendments, the Council may also continue the hearing to a date certain.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Ordinance No. 871
  - A. Wilsonville Comprehensive Plan Area of Special Concern O Text and Map
  - B. Resolution No. LP22-0003 Planning Commission Record