



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: May 2, 2022		Subject: Airport Good-Neighbor Policies	
		Staff Member: Miranda Bateschell, Planning Director	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: N/A	
Staff Recommendation: Review and provide feedback on the discussion questions related to potential Comprehensive Plan Policies pertaining to the Aurora Airport.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<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 an update, including community feedback, and seek input from the Council on draft airport good-neighbor policies to add 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. Its 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 the City.

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, and the City of Wilsonville is once again participating on a Planning Advisory Committee. Based on prior actions of the Oregon Department of Aviation, the new airport master plan could propose a runway expansion to accommodate more and 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.

This Comprehensive Plan update project aims to address the potential positive and negative impacts of the Airport's current operations and planned future growth for Wilsonville residents and businesses, identify other interrelationships between the Aurora Airport and City of Wilsonville, and adopt Comprehensive Plan policies to memorialize and address the highest priority issues. Adopted policies provide clear direction for policy-makers and staff to advocate on behalf of the City when taking part in regional planning efforts related to the Airport.

The City has contracted with planning professionals at Harper Houf Peterson Righellis Inc (HHPR) who have experience in this specific type of planning work. The attached memo (Attachment 1) provides a project update, a brief summary of feedback received to-date, a description of how the team approached the draft policies included in the packet, and a summary of feedback from the Planning Commission's work session on April 13, 2022. Full survey results are in the survey response report from *Let's Talk, Wilsonville!* (Attachment 2), and the draft Comprehensive Plan policies for Council consideration are in Attachment 3.

Discussion Questions

The team welcomes Council feedback, and specifically seeks input on the following:

- Do the draft Comprehensive Plan policies reflect the community and stakeholder input?
- Do they reflect the breadth of concerns or are key policy objectives missing?
- Should the policies address the potential impacts from further development near the airport as well as the impacts from airport operations?
- Do the proposed boundaries for Area of Special Concern O align with the issues being addressed or are there alternatives you want the project team to assess?

EXPECTED RESULTS:

Work sessions with the Planning Commission and City Council will provide guidance on draft airport good-neighbor policies. The key outcome expected at the end of this project is the adoption of Comprehensive Plan policies to memorialize and address the highest priority issues pertaining to the interrelationships between Aurora Airport and the City of Wilsonville.

TIMELINE:

The team is finalizing outreach. Work sessions with the Commission and Council will follow in Spring and Summer 2022 focused on the draft policies.

CURRENT YEAR BUDGET IMPACTS:

The project budget is \$38,760 for FY 2021-22 covered by the Community Development general professional services fund as this project was not anticipated when the budget was adopted.

COMMUNITY INVOLVEMENT PROCESS:

Community outreach for the project includes surveys, interviews, and open houses, and will be conducted primarily online and remotely due to the COVID-19 pandemic. The team received input from the 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 provide a range of policy alternatives for the project team to consider.

CITY MANAGER COMMENT:

ATTACHMENTS:

1. City of Wilsonville-Aurora Airport Good-Neighbor Policies Project Update Memo #2 (April 15, 2022)
2. Survey Response Report: Airport Good-Neighbor Policies (March 14, 2022)
3. Preliminary Draft City of Wilsonville Airport Good-Neighbor Comprehensive Plan Policies (March 28, 2022)