



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: September 19, 2022		Subject: Aurora Airport Comprehensive Plan 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: The Planning Commission held a work session on the draft policies on September 14, 2022.	
Staff Recommendation: Review and provide feedback on the draft 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 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. 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 aircrafts.

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 project team incorporated feedback from the community, key stakeholders, the Planning Commission and City Council into a draft amendment to the City's Comprehensive Plan (Attachment 1). 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. Some of the existing Areas of Special Concern (Areas A-N) are either outside of the City limits or were outside of the City limits at the time of their adoption providing precedent for this designation.

Attachment 2 provides a series of maps, which depict Area of Special Concern O and its relationship to geographic facilities and resources relevant to the special considerations and City:

- The “Boundary Map” shows the Area of Special Concern boundary, which serves as the basis for amending the Area of Special Concern Map on Comprehensive Plan page F-13.
- The “Airport Areas Map” shows the Aurora Airport campus and Through-the-Fence boundaries to inform discussions about Area O relative to development near the Airport.
- The “Resource Map” highlights key transportation and natural/recreational resources in the vicinity of Area O.

The team welcomes feedback from the Council on the draft, specifically:

1. Are there any key policy objectives or special considerations missing?
2. Do the policy objectives reflect the City’s scope of influence?

EXPECTED RESULTS:

Work sessions with the Planning Commission and City Council will provide guidance to finalize the 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 draft policies with adoption anticipated by the end of the calendar year.

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. The team received input from the Planning Commission and City 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 policy alternatives to be considered.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Wilsonville Comprehensive Plan Area of Special Concern O (draft, dated 9/3/2022)
2. Area of Special Concern O Maps (draft, dated 9/3/2022)