

**AIRPORT FUTURES – CITY LAND USE PLAN**  
**Airport Development Projects and City Review Procedure Types**  
**(on-airport development only)**

***Recommendation to the PAG from June 3, 2009 Land Use/Transportation Subcommittee***

The Airport Futures planning process will create a Plan District for PDX. The Plan District will address the unique circumstances of operating a commercial airport within the City. One function of the Plan District is to establish regulatory processes to review future aviation related development projects, along with tailored review criteria.

This list was initially discussed at the February 19, 2009 Planning Advisory Group meeting. On June 3, 2009, the Land Use/Transportation Subcommittee endorsed the following framework regarding levels of City of Portland review for sample types of airport development projects. This framework makes most usual and customary airport development allowed by right, with major development initiatives subject to City land use review. The Ongoing Public Involvement Committee will supplement, and in some case replace, some aspects of City regulatory review of airport development projects.

**Legislative Plan Amendment – decision by City Council**

A Legislative Plan Amendment is the highest possible local review procedure. Legislative reviews require an in-depth public processes, a hearing before the Planning Commission, and a final hearing and decision by City Council. Legislative Plan Amendments are heard and decided by elected officials, not City staff or the City's Hearing Officer.

**EXAMPLES**

- Third Parallel Runway
  - Timing with City Approval, National Environmental Policy Act (NEPA) process, Master Plan Update needs consideration
  - Specifically address noise, height, transportation, and natural resource issues
  
- Decentralized Terminal
  - Must be identified as needed within 20 years in a future PDX Master Plan
  - Specifically address transportation impacts
  
- Fundamental Shift From New Master Plan
  - Moving or deleting a Runway
  - Other fundamental change in airport layout and associated operation
  
- Add Land into Plan District

**Type III      Quasi-judicial review with Notice - decision by City Hearings Officer**

With the exception of Legislative Plan Amendments, Type III procedures receive the highest level of review by the City. Type III procedures involve applicants proposing a specific project that is conditionally allowed by the Zoning Code. City staff reviews the proposal against specific approval criteria. Adjacent neighborhoods and property owners are notified of the proposal and given an opportunity to identify issues or concerns. Planning staff then review all materials and typically make a recommendation to the City Hearings Officer as part of a formal public hearing. The Hearings Officer

then makes a decision, based on criteria established in the Zoning Code, to do one of three things: approve the project, approve the project with conditions, or deny the project. The decision can typically be appealed to City Council. The current Conditional Use Master Plan process is a Type III

#### EXAMPLES

- SW Quadrant Development - fill and infrastructure improvements
- NW Quadrant Redevelopment
  - Major shift of airport activities (cargo, military, general aviation)
- Environmental Review (as required)

#### **Type II Administrative Review with Notice – decision by City staff**

Type II reviews are mid level reviews that involve a staff decision based on approval criteria in the Zoning Code. This review may require some discretion by staff. Adjacent neighborhoods and property owners are notified of the proposal and given the opportunity to identify issues or concerns. Staff reviews all the material and makes the final decision. The decision can typically be appealed to the City Hearings Officer.

- Centralized Terminal
  - If identified as needed within 20 years in a future PDX Master Plan
- Non-Aviation Development
  - In excess of any prior city approvals
  - Regional facility (throwing center, recycling center, etc.)
- Aviation Tenant Development > 60,000 s.f.
  - In excess of any prior city approvals
  - Hotels
  - Does not include aircraft storage
- E-Zone review (as required)
- Phased Traffic Analysis
  - Draft a specific set of approval criteria
- Add land within Plan District into Port-owned/airport-related Sub-district

#### **Type I Administrative – decision by City staff**

Type I reviews are the lowest level of City review. They typically involve a non-discretionary review and are approved by City staff if the applicant can meet a list of standards. In this case staff is charged with simply checking that all required criteria are met. Public notice may be required.

- Tree Removal/Trimming

**By Right – no review**

Some development projects are allowed by right and do not require property owners to submit an application of any kind to the City - with the exception of building permits.

**Usual and Customary Airport Development**

- Airfield Projects (except as specified above)
- Airfield Fence Adjustments
- Auxiliary Structure /Use – NEW
  - e.g. fire station, aircraft storage
- Auxiliary Structure Expansions
  - e.g., Central Utility Plant, fuel farm, parking toll plaza, maintenance compound, etc.
- Aviation Tenant Development - < 60,000 s.f.
  - In excess of any prior city approvals
- Terminal/Concourse Expansions
  - In excess of any prior city approvals
- Equipment Storage
- Federal Facilities Related to Airport Operations (FAA, TSA, CBP)
- Federally Mandated Security & Safety Projects
- Interior Remodels
- Operation and Maintenance Projects
- Parking Expansions (within traffic analysis caps)
- People Mover Systems
- Port Roadway Projects
- Rental Car Expansions (within traffic analysis caps)
- Technology Projects

**Other Related Airport Development**

- Compressed Natural Gas (CNG) fueling station
- Multnomah County Drainage District (MCDD) Projects
- Grading/Stockpiling
- Landscaping Projects (with special standards)
- Light Rail Improvements/realignments
- Property Acquisitions
- Transportation System Management Projects
- Port of Portland Office Expansions
- Utility Facility
  - e.g., solar farm, wind farm, deicing, etc.