

Aurora State Airport Master Plan Project



Planning Advisory Committee Meeting #9
February 11, 2025



Agenda

Time	Topic
5:00-5:10	Introductions
5:10-5:30	Review the Refined Preferred Alternative (as published 1.6.25)
5:30-6:00	PAC Clarifying Questions
6:00-6:20	Review Draft Capital Improvement Plan (CIP) Review Airport Layout Plan (ALP)
6:20-7:00	PAC Comments & Questions
7:00-7:30	Public Comments
7:30-8:00	Next Steps https://publicproject.net/AuroraAirport

Introductions



Oregon Department of Aviation (ODAV)

Kenji Sugahara

Director

Tony Beach

State Airports Manager

Alex Thomas

Policy, Planning & Program Manager

Brandon Pike

Aviation Planner

Project Team

Agency Oversight & Funding



Airport Owner (Sponsor)



Planning & Engineering



Public Involvement



Cultural Resources



Archaeological
Investigations
Northwest, Inc.

Environmental Review



AGIS Survey



Aurora State Airport Master Plan

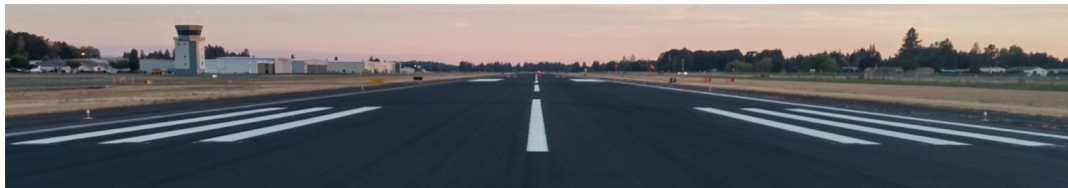
[Resources & Documents](#) [Meetings](#) [Contact & Comment](#) [What's an AMP?](#) [FAQs](#) [Public Records](#)

AIRPORT MASTER PLAN

Every airport owner/operator needs to look at the current use of their airport, its relationship to other airports, and expectations for how the airport will need to change in the future. This planning effort takes place every 10-20 years (on average) and helps the airport owner figure out what to study further, what to invest in, and what is crucial to fix for safety and operations.

The Airport Master Plan (AMP) is required by the Federal Aviation Administration (FAA) to maintain a safe and efficient airport that is economically, environmentally, and socially sustainable. The Airport Master Plan will also:

- Define the current, short-term and long-term needs of the Airport through a comprehensive evaluation of facilities, conditions and FAA airport planning and design standards.
- Look at what is happening around the airport that could affect the future plans, development and operation of the airport such as land use, transportation, environmental, economic development, etc.



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<https://publicproject.net/AuroraAirport>

PAC Members & Alternates

Below are the approved committee members; updated 2/7/25.

Organization	Name	Alternate
1000 Friends of Oregon	Roger Kaye	
AABC/TLM Holdings	Ted Millar	Aron Faegre
Atlantic Aviation (formerly Lynx Aviation)	Jon Bickford	
Aurora Air Traffic Control Tower (ATCT)	Raul Suarez	
Aurora Airport Improvement Association	Tony Helbling	
Aurora Butteville Barlow Community Planning Organization	Ken Ivey	
Aurora CTE, Inc	Bill Graupp	
Charbonneau Country Club	Dave Mauk	
City of Aurora	Brian Asher	
City of Canby	Jamie Stickel	Don Hardy
City of Wilsonville	Chris Neamtzu	Councilor Anne Shevlin
Clackamas County	Commissioner Tootie Smith	
Columbia Helicopters	Dave Tibbetts	Matt Nash
Confederated Tribes of Siletz Indians	Pam Barlow Lind	
Confederated Tribes of the Grand Ronde Community of Oregon	Cheryl Pouley	
Confederated Tribes of Warm Springs Reservation of Oregon		

Below are the approved committee members; updated 2/7/25.

Organization	Name	Alternate
Deer Creek Estates HOA	Matt Williams	
Friends of French Prairie	Ben Williams	Wayne Richards
Helicopter Transport Service	Robert Fournier	Aron Faegre
Life Flight Network	Michael Weimer	
Marion County	Alvin Klausen	Matt Lawyer
Marion County Planning Department	Austin Barnes	Brandon Reich
Oregon Dept of Aviation	Tony Beach	
Oregon Dept of Aviation Board	Cathryn Stephens	
Oregon Dept of Transportation	Naomi Zwerdling	
Oregon Dept of Land Conservation and Development	Melissa Ahrens	Matt Crall
Oregon Farm Bureau		
Oregon Department of Emergency Management	Whitney Stewart	
Positive Aurora Airport Management	Bruce Bennett	
Regional Solutions	Beth Wytoski	
Vans Aircraft	Rian Johnson	Greg Hughes
Willamette Aviation	David Waggoner	
Wilsonville Chamber of Commerce	Patrick Donaldson	Kevin Ferrasci O'Malley

PAC Meeting Guidelines

Meetings summaries will **include all comments along with responses/ follow up.**

- Meeting time **for all committee members to speak.** We have added more time for dialogue to be focused on the agenda items in this PAC meeting.
- Questions and comments on **non-agenda items** should be provided in writing.
- Committee members are encouraged to **provide comments on draft work products presented within the allotted review period** provided by the Planning Team.

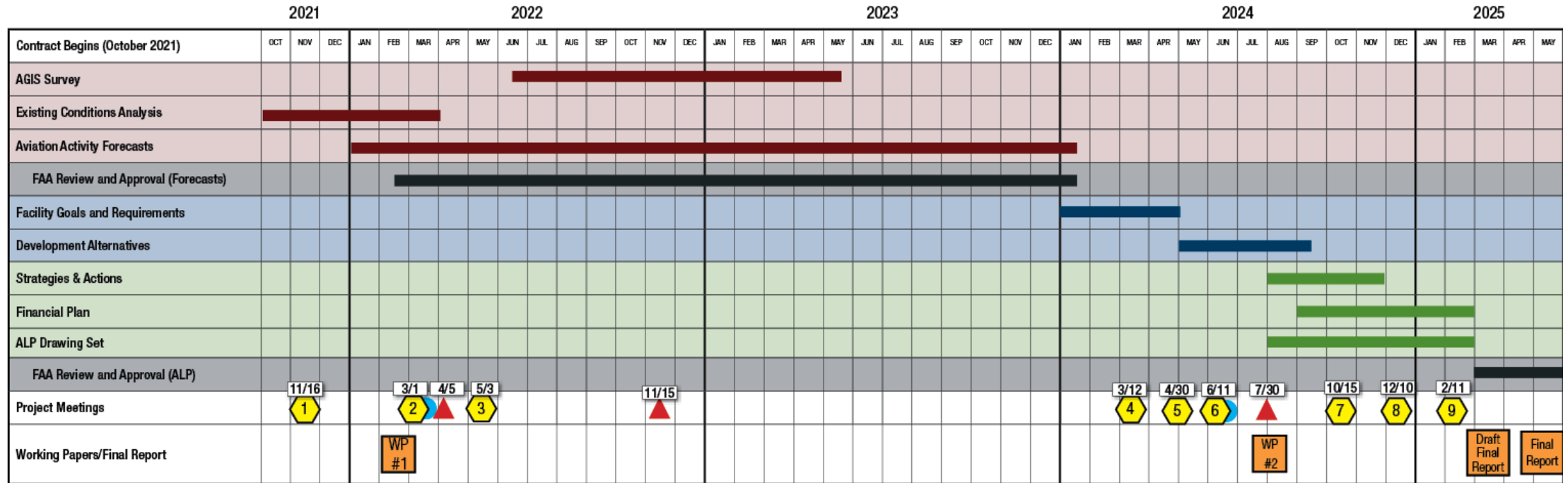
PAC Meeting Guidelines

As a committee, we agree to **approach this work with honesty, openness, and willingness to work together.**

- This includes building trust and **assuming good intentions in others** and ensuring that our behavior supports a successful process.
- We will work with each other and staff to **address issues as they arise, utilize tools to ensure clear communication and robust participation, and meet the communication needs of members.**
- PAC members represent their organization, please keep your constituents informed of public meetings and project information.
- **We need all PAC members to name/identify themselves.** Duplicates will be removed from the meeting.

Project Schedule

Recap since we started the project



■ Develop Understanding
 ■ Explore Solutions
 ■ Implementation
 ■ FAA Review and Approval

⬡ PAC Meetings
 ● Public Open House
 ▲ PAC Working Session Meeting

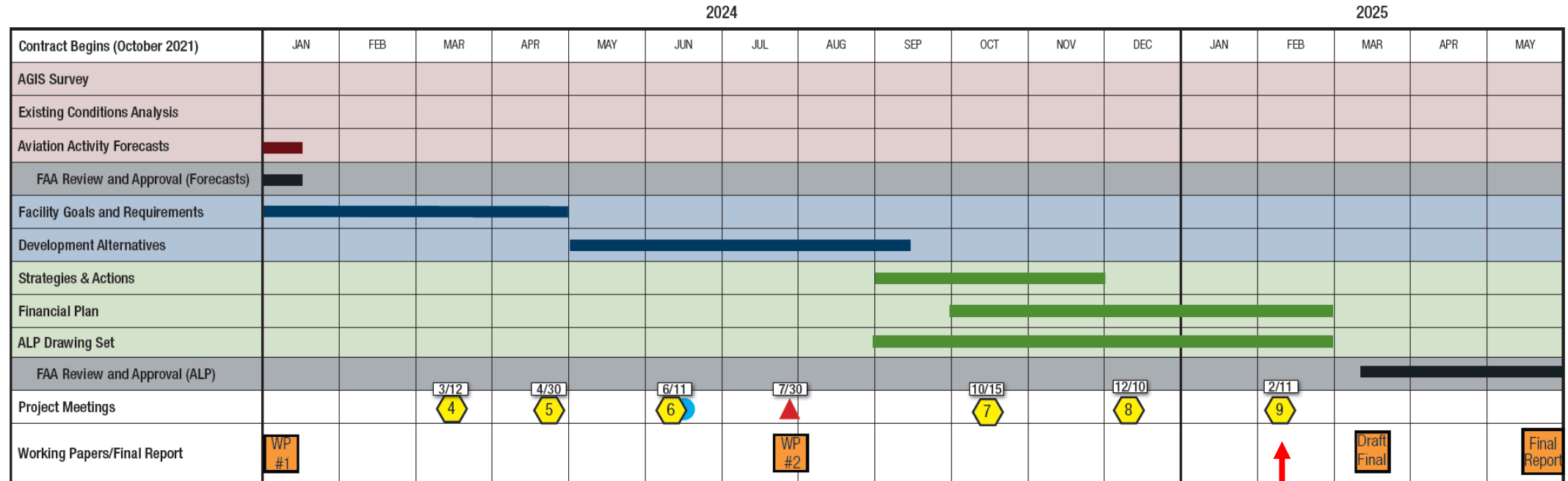
- ⬡ 1 Introduce the Project
- ⬡ 2 Review Existing Conditions and Preliminary Forecasts
- ⬡ 3 Review/address PAC Comments in Relation to the Draft Working
- ⬡ 4 Forecast Approval Overview
- ⬡ 5 Facility Goals and Requirements

- ⬡ 6 Review of Comments and Responses from Facility Requirements & Preliminary
- ▲ Review of Comments and Responses from Preliminary Alternatives & Refined
- ⬡ 7 Alternatives Review
- ⬡ 8 Noise Analysis & Roundtable Discussion
- ⬡ 9 CIP and ALP

We are here

Project Schedule

(Updated January 2025)



■ Develop Understanding
 ■ Explore Solutions
 ■ Implementation
 ■ FAA Review and Approval

⬡ PAC Meetings
 ● Public Open House
 ▲ PAC Working Session Meeting

- ⬡ 4 Forecast Approval Overview
- ⬡ 5 Facility Goals and Requirements
- ⬡ 6 Review of Comments and Responses from Facility Requirements & Preliminary Alternatives
- ▲ Review of Comments and Responses from Preliminary Alternatives & Refined Alternatives
- ⬡ 7 Alternatives Review
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We are here

Review:

Refined Preferred Alternative

Published 1.6.2025

Input received on the Preferred & Refined Preferred Alternative

Opportunities for Feedback:

- PAC Meeting #7- and two-week comment period
- PAC Meeting #8- and two-week comment period
- 1/6/25 Publication of Refined Preferred Alternative and two-week comment period (ending 1/21)

Feedback we've heard:

- A no build alternative should be considered (*note, a no build was presented and discarded as part of the preliminary alternatives*)
- Reduce or eliminate impacts to existing hangars
- A parallel taxiway is not needed
- Depict a vehicle service road on private TTF property (*note, this is a facility plan for on-airport improvements*)
- Improve the drainfield(s) that are in the safety areas to meet standards without requiring relocation
- Shift Hubbard Highway within the ROW to minimize impacts to adjacent properties
- Include the private TTF properties within the airport boundary

Refinements to the Preferred Alternative

Based on input received, ODAV has made the following refinements:

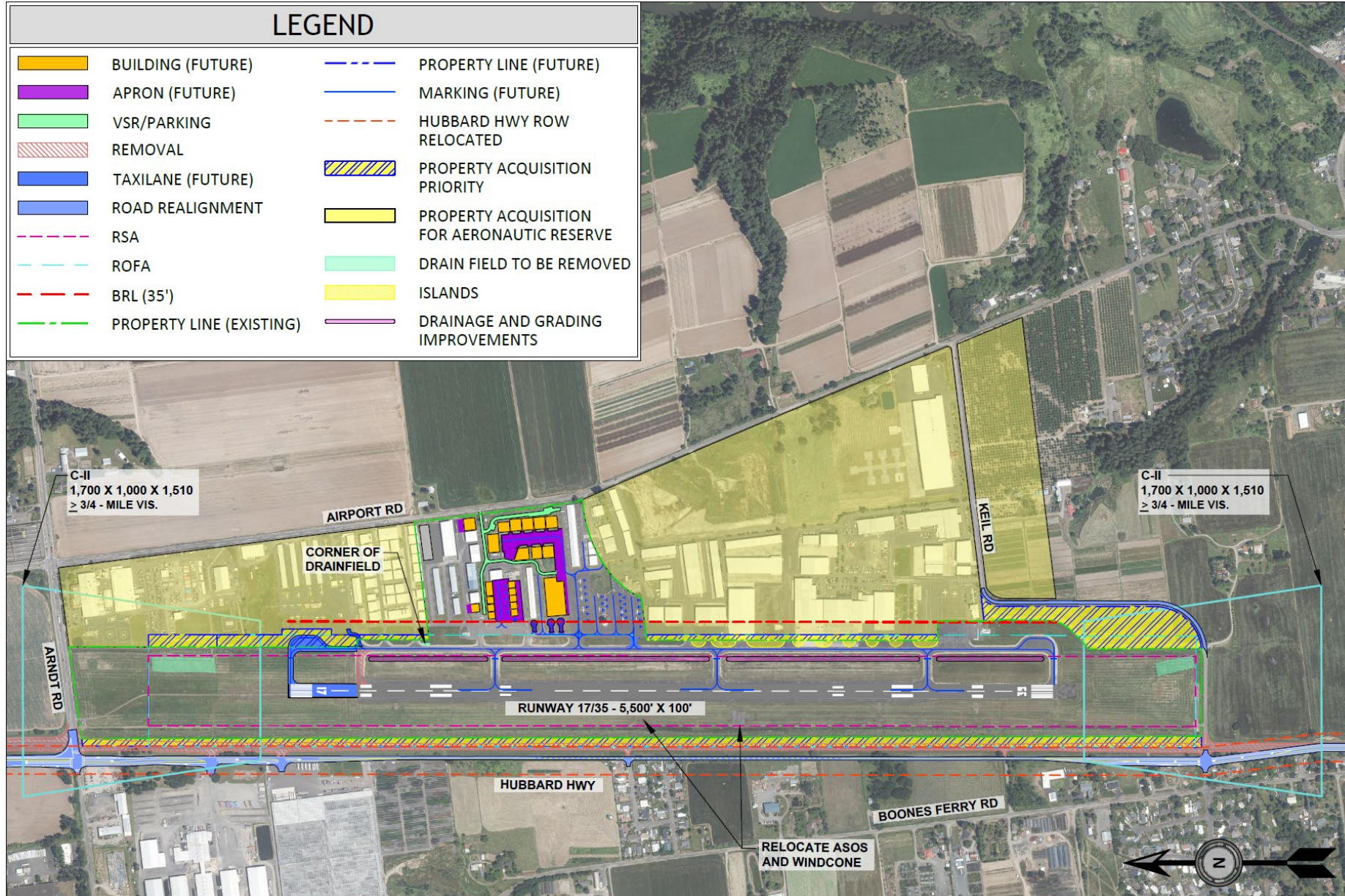
- Removed the Parallel Taxiway
- Removed the Vehicle Service Road (VSR)
 - Eliminates the need to acquire property that would impact existing hangars
 - Aircraft tiedowns and helicopter parking were re-added to the main apron area.
- Reduced required property acquisition to the areas needed to meet FAA ROFA/TOFA and RSA standards
 - Additional property has been identified as “Reserve” and will be included in the ALP to allow for ODAV to use FAA grant funding in the event properties come available for purchase

Refined Preferred Alternative

There was no change in recommendations to the other proposed improvements, including:

- Proposed runway extension to the North
- Removal/relocation of drain fields outside of the RSA/TSA
- Relocation/shift of Hubbard Highway and Keil Road outside of the ROFA
- Relocation of the ASOS and windcone outside of the ROFA
- Reconfigured apron tiedowns to meet standards
- Future depicted hangar sites on state-owned property
- Improve the drainage ditch in the RSA to meet standards

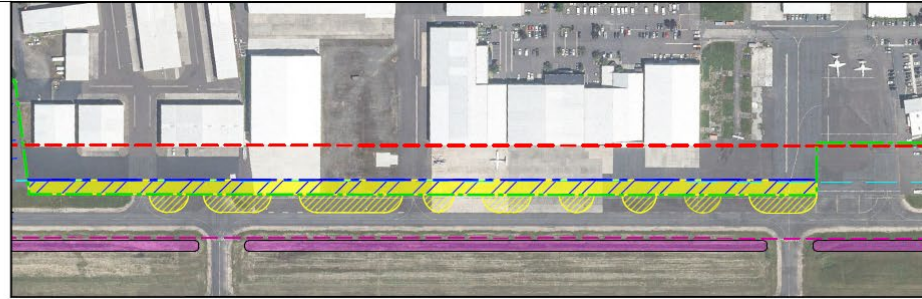
Refined Preferred Alternative - Overview



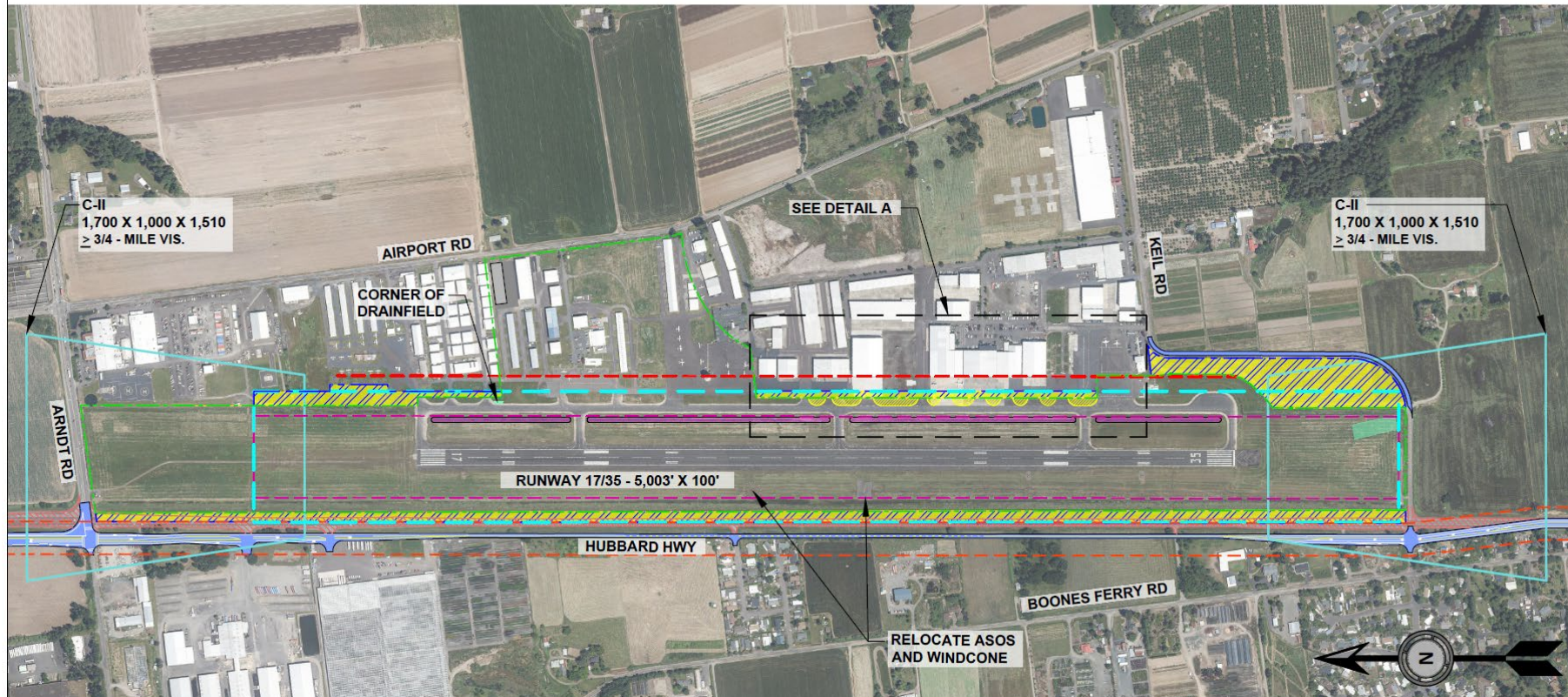
Refined Preferred Alternative

Phase – Meeting ROFA/RSA/TSA Standards

LEGEND			
	ROAD REALIGNMENT		HUBBARD HWY ROW RELOCATED
	RSA		PROPERTY ACQUISITION PRIORITY
	ROFA		DRAIN FIELD TO BE REMOVED
	BRL (35')		ISLANDS
	PROPERTY LINE (EXISTING)		DRAINAGE AND GRADING IMPROVEMENTS
	PROPERTY LINE (FUTURE)		



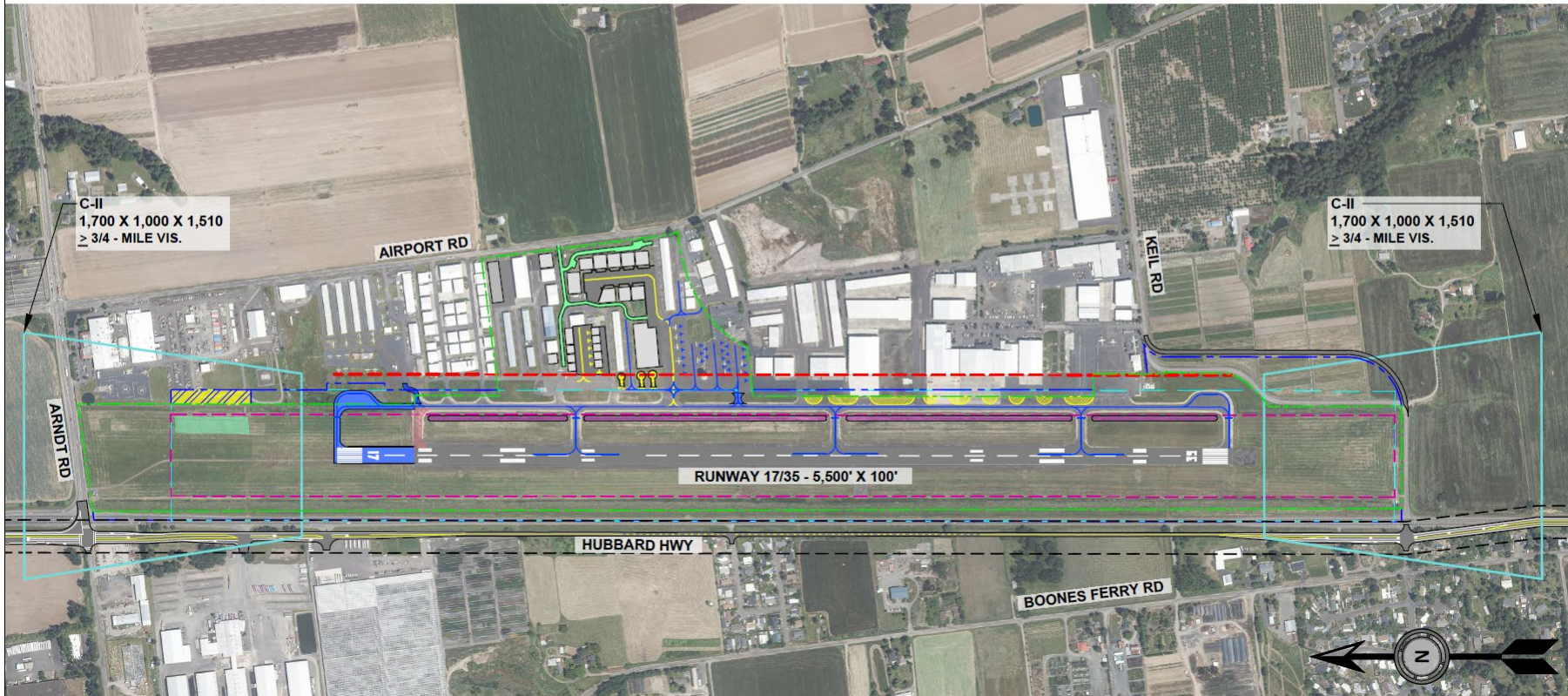
DETAIL A



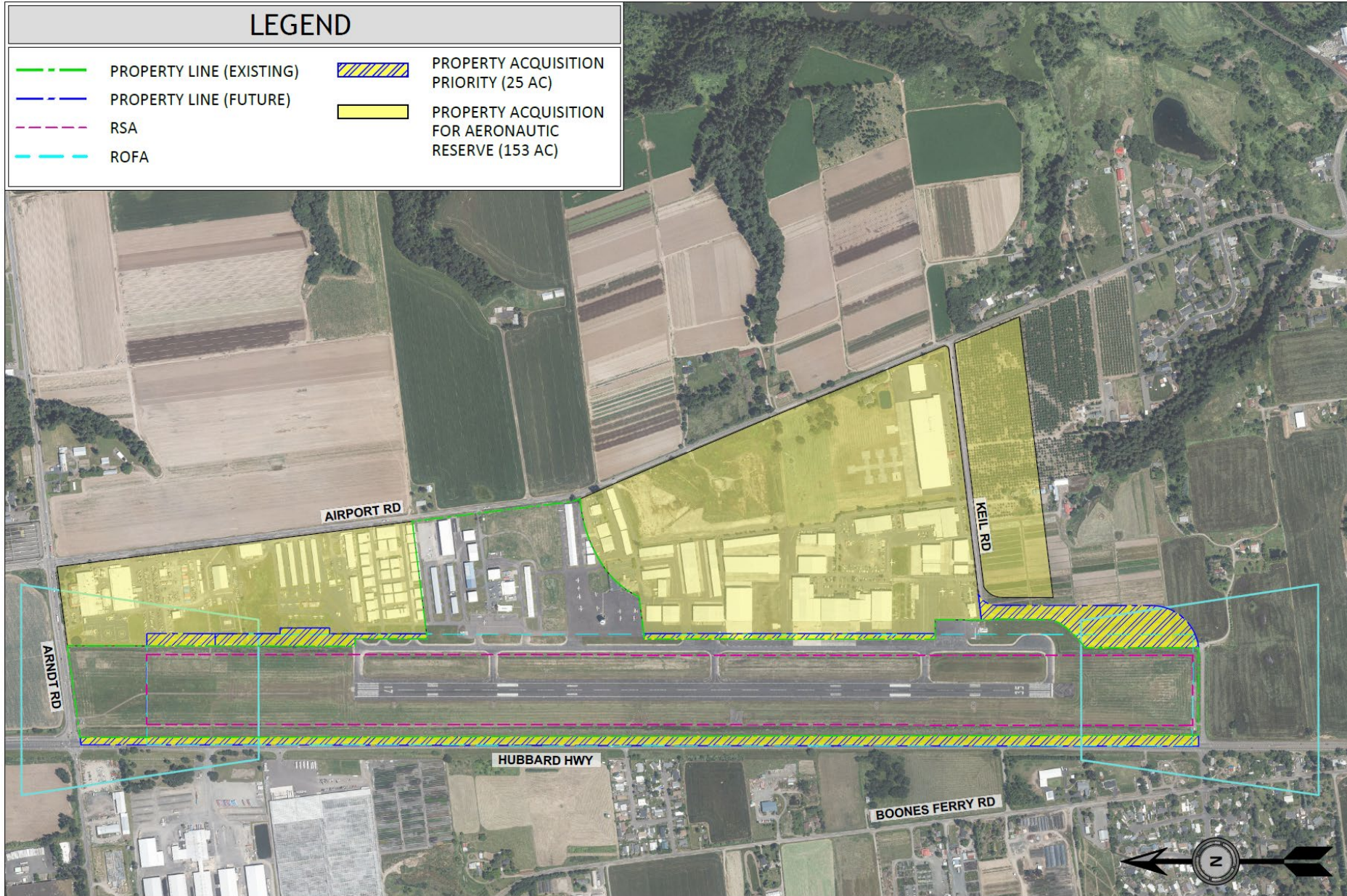
Refined Preferred Alternative

Phase – North Runway & Parallel Taxiway Extension

LEGEND			
	BUILDING (FUTURE)		PROPERTY LINE (EXISTING)
	APRON (FUTURE)		PROPERTY LINE (FUTURE)
	VSR/PARKING		MARKING (FUTURE)
	TAXILANE (FUTURE)		HUBBARD HWY ROW RELOCATED
	ROAD REALIGNMENT		DRAIN FIELD TO BE REMOVED
	RSA		ISLANDS
	ROFA		DRAINAGE AND GRADING IMPROVEMENTS
	BRL (35')		



Refined Preferred Alternative - Property Acquisition Overview



PAC

Clarifying Questions

on Refined Preferred Alternative

Review:

Capital Improvement Plan (CIP)



Capital Improvement Plan (CIP)

Short-Term Projects (2025-2029)	
Project Description	Total Project Costs
Runway Rehabilitation - Construction	\$3,247,500
Obstruction Removal - Easement Acquisition	\$825,000
Obstruction Removal - Design	\$155,000
Obstruction Removal - Construction	\$354,000
Total Short-Term	\$4,581,500

Long-Term Projects (2030-beyond)	
Project Description	Total Project Costs
Taxiway Reconstruction and Drainage Ditch Mitigation - Environmental	\$756,000
Taxiway Reconstruction and Drainage Ditch Mitigation - Design	\$780,000
Taxiway Reconstruction and Drainage Ditch Mitigation - Construction	\$14,070,000
Realign Hubbard Highway - Environmental	\$1,320,000
Realign Hubbard Highway - Easement/Property Acquisition*	\$16,582,000
Realign Hubbard Highway - Design	\$1,920,000
Realign Hubbard Highway - Construction	\$30,631,000
Realign Keil Road - Environmental	\$408,000
Realign Keil Road - Easement/Property Acquisition	\$1,184,000
Realign Keil Road - Design	\$396,000
Realign Keil Road - Construction	\$2,358,000
Reconstruct and Extend Runway/ Extend Taxiway A - Environmental	\$636,000
Reconstruct and Extend Runway/ Extend Taxiway A - Design	\$876,000
Reconstruct and Extend Runway/ Extend Taxiway A - Construction	\$22,185,000
Vehicle Service Road Improvements	\$100,000
South Avigation Easement **	-
Airport Master Plan	\$1,000,000
New Flight School Apron - Environmental	\$342,000
New Flight School Apron - Design	\$498,000
New Flight School Apron - Construction	\$3,180,000
Total Long-Term	\$99,222,000

Notes:

Ultimate timing for project implementation will be determined based on available grant funding and coordination with FAA.

Depending on funding availability, several projects may be accomplished during the same project years.

On-going pavement maintenance projects will be completed based on funding, which would cover general crack fill, seal coat, and markings.

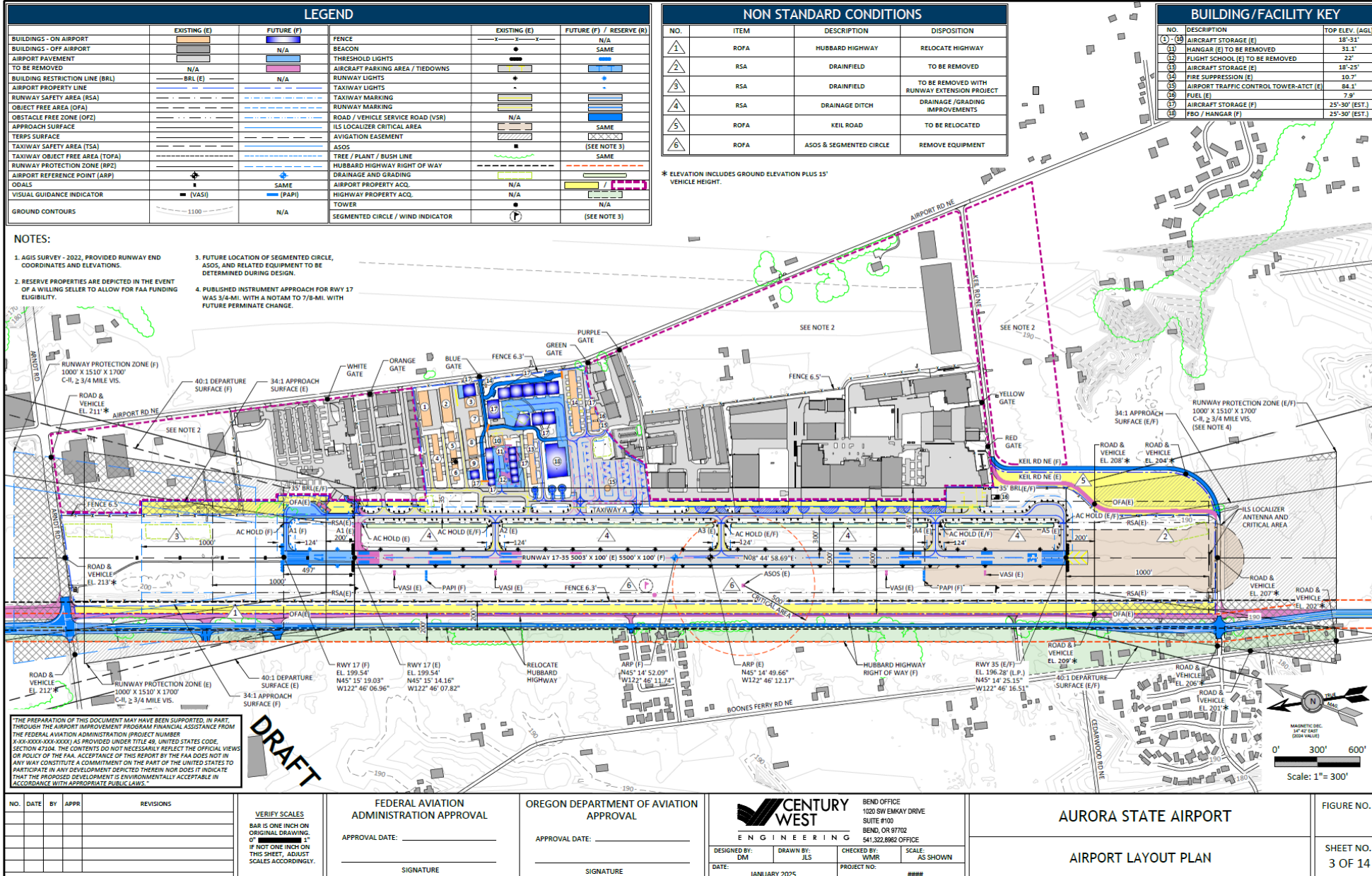
* Year shown for easement/property acquisition is reimbursement year. Project originates 1-2 year(s) prior to the year shown.

** Avigation easement costs vary and will be determined at the time of project.

Review:

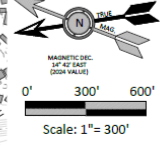
Airport Layout Plan (ALP)

Airport Layout Plan (ALP)



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DRAFT



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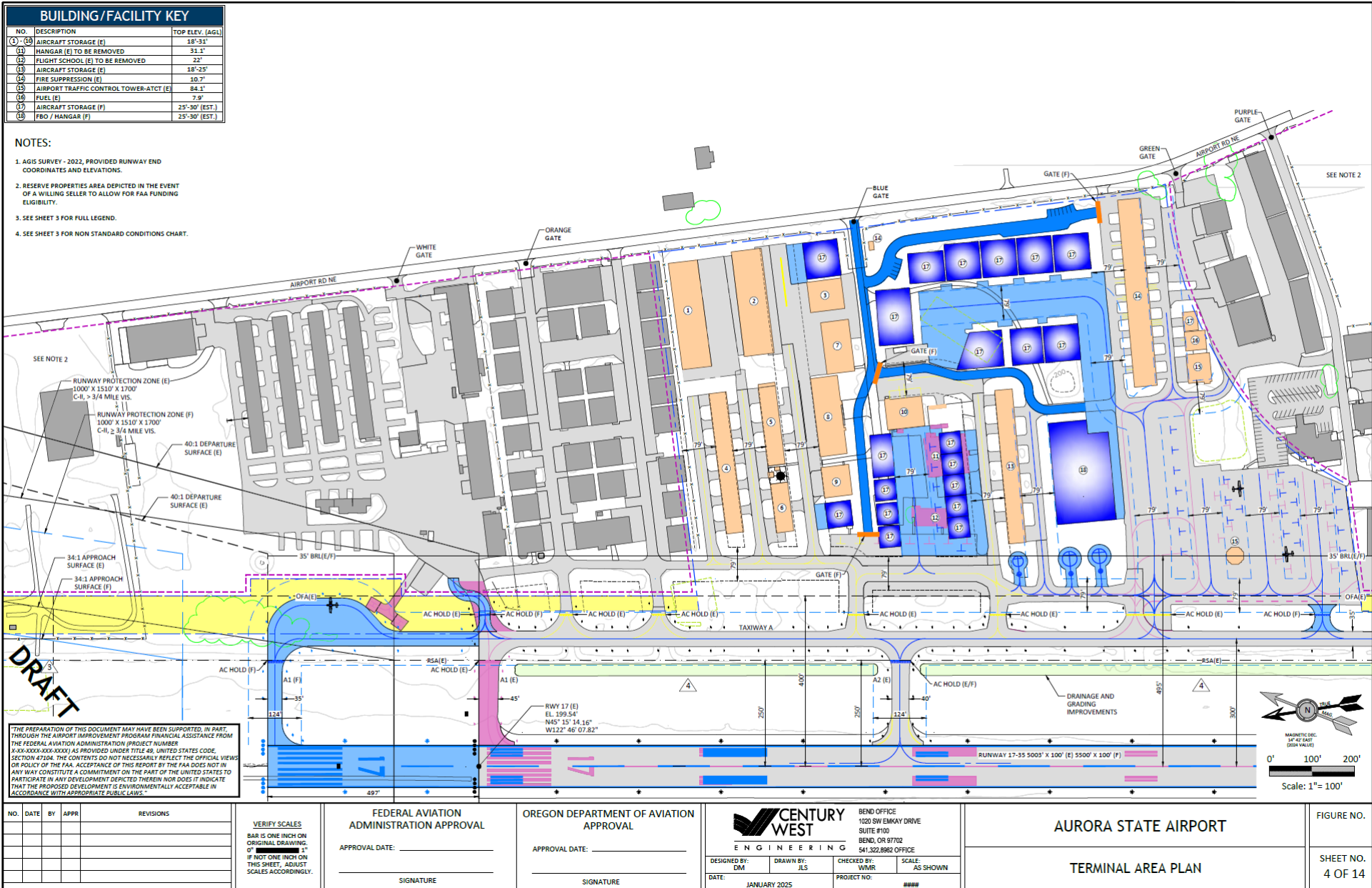
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 DATE: JANUARY 2025 PROJECT NO: #####

AURORA STATE AIRPORT
AIRPORT LAYOUT PLAN

FIGURE NO.
 SHEET NO. 3 OF 14

Terminal Area Plan



PAC Questions & Comments on the CIP and ALP

Public Comments

Next Steps

Next Steps

- Prepare the Draft Final Report
- Submit Draft ALP to FAA for Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) review
- Submit Draft Final Report to FAA for review & posted on project website for public information
- Once ALP & report are reviewed and approved, FAA and ODAV will sign ALP
- Project Closeout with FAA
- ODAV Board Adoption Process
 - *Note, this step is beyond the scope of this project and will be completed following the completion of the project.*

Thank You

Alex Thomas – ODAV

Tony Beach – ODAV

Brandy Steffen – JLA Public Involvement

David Miller – Century West Engineering



Project Website: <https://publicproject.net/AuroraAirport>