
Re: Aurora State Airport Master Plan Website Comments - Brett Kacalek

From Brandy Steffen <brandy.steffen@jla.us.com>

Date Thu 2025-01-23 3:20 PM

To pondrocker@gmail.com <pondrocker@gmail.com>

Cc THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; Samantha Peterson <SPeterson@CenturyWest.com>

Thank you for your comment, Brett. I've sent this along to the rest of the team as well.

Thank you,

BRANDY STEFFEN | JLA PUBLIC INVOLVEMENT

Senior Program Manager + Partner

She/Her » [Why pronouns matter](#)

brandy.steffen@jla.us.com » Office 503-235-5881 » jla.us.com

From: Brett Kacalek <noreply@jotform.com>

Sent: Wednesday, January 22, 2025 4:02 PM

Subject: Re: Aurora State Airport Master Plan Website Comments - Brett Kacalek

 **Aurora State Airport Master Plan Website Comments**

Name Brett Kacalek

Organization Bullfrog Properties, LLC

Comments or questions? Date: 1/22/2025

To Whom It May Concern,

Subject: Opposition to the Aurora State Airport Master Plan and Proposed Relocation of Hubbard Highway

Dear Alex Thomas, ODAV Planning and Programs Manager,

I am writing to formally express my opposition to the proposed Aurora State Airport Master Plan, particularly the relocation of Hubbard Highway, due to the significant

negative impacts it will have on my property located at 22540 Boones Ferry Rd NE, Aurora, OR 97071.

Key Concerns:

1. Impact on Property Use and Loss of Property

The proposed relocation of Hubbard Highway would directly encroach on my property, resulting in a loss of land. This loss not only diminishes the overall value of my property but also disrupts its current use. As a property owner, I depend on the land for nursery stock, livestock, and a landscape business. This relocation would render portions unusable or inaccessible, severely impacting these operations.

2. Lack of Notification and Inclusion in the Planning Process

We were not adequately informed about this project, nor was the community of property owners affected. Proper notification and opportunities for feedback are critical to ensure transparency and fairness, yet these were insufficient. There may still be property owners who will be impacted but have not been adequately informed. The community deserves opportunities to voice legitimate concerns and not be shut out of the process.

3. Increased Noise Pollution

The proposed airport expansion and Hubbard Highway realignment will significantly increase noise pollution. The proximity of additional air traffic and vehicles to our facility will disrupt operations and create a diminished quality of life. Increased noise levels will also impact the marketability and value of my property, making it less desirable for future buyers.

4. Drainage and Water Runoff

The realignment and associated construction could alter natural drainage patterns, potentially causing flooding or erosion issues on my property and those in the surrounding area. This could result in costly mitigation efforts and long-term environmental damage.

5. Economic Burden and Unfair Compensation

The potential loss of property and reduced utility will create an economic burden. Short-term, the disruption of operations will cause immediate financial strain due to the inability to fully utilize the land for business purposes. Long-term, the loss of property and reduced accessibility will diminish the overall value and growth opportunities of the business. Compensation for such impacts rarely reflects the true loss in value and usability, further exacerbating the financial burden placed on property owners.

Request for Reconsideration

Given these substantial concerns, I strongly urge the Oregon Department of Aviation and all associated planning authorities to:

Reevaluate the necessity of relocating Hubbard Highway and explore alternative routes that minimize the impact on private property.

Engage directly with affected property owners to ensure their voices are heard, and their concerns are addressed.

Conduct a comprehensive economic impact study to assess the broader implications of this project.

Consider the economic impact potential lawsuits from disgruntled property owners will bring to the proposed roadway relocation.

In addressing the non-standard Runway and Taxiway Safety Areas (RSA/TSA) at Aurora State Airport, several alternatives have been considered that do not involve relocating Hubbard Cutoff Road. Notably:

Refined Alternative 2 – Shift Runway East and Extend Runway North to 5,500 feet: This proposal suggests shifting the runway approximately 85 feet east and extending it 497 feet north, achieving a total length of

5,500 feet. This adjustment would clear the Runway Object Free Area (ROFA) of existing public roads without altering Hubbard Highway. However, it necessitates the acquisition of approximately 37 acres of property east of the airport and the relocation of certain facilities, including the Air Traffic Control Tower (ATCT).

JLA PUBLIC INVOLVEMENT

Realistic Alternative No. 3: Proposed by George Van Hoomissen, this alternative involves extending the existing runway by 500 feet to the north, bringing it to a total length of 5,500 feet, without relocating Hubbard Highway. While this approach would not fully resolve all non-standard conditions, it would enhance safety and operational capabilities with minimal impact on surrounding properties.

OREGON

Realistic Alternative No. 4: Also suggested by Van Hoomissen, this option entails extending the runway 500 feet north and shifting Hubbard Highway westward within its existing right-of-way. This would mitigate some ROFA infringements without requiring significant property acquisitions. However, it would necessitate coordination with the Oregon Department of Transportation (ODOT) and may not fully eliminate all non-standard conditions.

OREGON

These alternatives aim to address FAA compliance issues while minimizing disruptions to existing infrastructure and private properties.

Conclusion

While I understand the desire to improve the Aurora State Airport, such developments should not come at the expense of local property owners and community members. I respectfully request that my concerns be given due consideration and that the proposed relocation of Hubbard Highway be revisited to prevent undue harm to my

property and livelihood.

Thank you for your attention to this matter. I look forward to your response and the opportunity to discuss potential resolutions.

Sincerely,

Brett Kacalek
Property Owner

Rod Kacalek
Property Owner

Bullfrog Properties, LLC

22540 Boones Ferry Rd NE
Aurora, OR 97071

503-678-7744 Office

This email may contain confidential information and is for the sole purpose of the intended recipient. If you are not the intended recipient, please contact the sender immediately and delete the e-mail and any attachments from your computer.

I would like to receive email updates.

If you would like a response, please tell us the best way to contact you: Email

Email pondrocker@gmail.com

Phone Number (503) 209-3687

You can [edit this submission](#) and [view all your submissions](#) easily.