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**Fw: Aurora Airport expansion - ODAV seeking comment**

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

**Date** Tue 2025-02-25 8:53 AM

**To** Ashley Balsom <ashley.balsom@jla.us.com>; Jen Winslow <Jen.winslow@jla.us.com>

**BRANDY STEFFEN | JLA PUBLIC INVOLVEMENT**

Partner + Senior Program Manager

[brandy.steffen@jla.us.com](mailto:brandy.steffen@jla.us.com) » [Schedule a 30 minute meeting](#)

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**From:** THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>

**Sent:** Monday, February 24, 2025 4:56 PM

**To:** Brandy Steffen <brandy.steffen@jla.us.com>; Samantha Peterson <SPeterson@CenturyWest.com>; BEACH Anthony <Anthony.BEACH@odav.oregon.gov>

**Subject:** FW: Aurora Airport expansion - ODAV seeking comment

Hello,

Good afternoon. Please include within the UAO master plan record.

**ALEX THOMAS**

**OREGON DEPARTMENT OF AVIATION (ODAV)**

POLICY, PLANNING, & PROGRAMS MANAGER



**CELL 971-375-2357**

**EMAIL** [Alex.R.Thomas@ODAV.Oregon.Gov](mailto:Alex.R.Thomas@ODAV.Oregon.Gov)

**SALEM, OR 97302**

**[WWW.OREGON.GOV/AVIATION](http://WWW.OREGON.GOV/AVIATION)**

[Schedule a meeting with me.](#)

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*Alternative Contacts:*

*COAR Grants:* [Grants@ODAV.Oregon.Gov](mailto:Grants@ODAV.Oregon.Gov)

*Procurement / Contracts:* [Contracts@ODAV.Oregon.Gov](mailto:Contracts@ODAV.Oregon.Gov)

*Pavement (PEP/PMP):* [Pavement@ODAV.Oregon.Gov](mailto:Pavement@ODAV.Oregon.Gov)

*Land Use / Tall Structure:* [LandUse@ODAV.Oregon.Gov](mailto:LandUse@ODAV.Oregon.Gov)

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**From:** Buehrig, Karen <KarenB@clackamas.us>  
**Date:** Friday, February 21, 2025 at 16:26  
**To:** PIKE Brandon <Brandon.PIKE@odav.oregon.gov>  
**Cc:** THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>, BEACH Anthony <Anthony.BEACH@odav.oregon.gov>  
**Subject:** RE: Aurora Airport expansion - ODAV seeking comment

You don't often get email from karenb@clackamas.us. [Learn why this is important](#)

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Brandon – I wanted to thank you for your very detailed response. I do not have any additional comments at this time.

Karen

Karen Buehrig  
Phone – (503) 742-4683  
Mobile – (971) 291-8127

Clackamas County  
Working Hours: Monday – Friday 8 AM – 5 PM

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**From:** PIKE Brandon <Brandon.PIKE@odav.oregon.gov>  
**Sent:** Thursday, February 6, 2025 10:58 AM  
**To:** Buehrig, Karen <KarenB@clackamas.us>  
**Cc:** THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; BEACH Anthony <Anthony.BEACH@odav.oregon.gov>  
**Subject:** RE: Aurora Airport expansion - ODAV seeking comment

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Hi Karen,

Thanks for reaching out about this. I'd be glad to chat with you sometime if you'd like. I've also provided an explanation below:

Yes, in the proposed scenario, dubbed the *refined preferred alternative*, the runway would be extended to the north 497'. You may have already seen this version of the plan, but just in case, here's a link to the preferred alternative I'm referencing: <https://publicproject.net/files/UAOAMP/uao-refinedpreferredalternative-010725.pdf>

As an aside, full project information and maps can be found on the project website:  
<https://publicproject.net/auroraairport#>

The lines you're noticing to the north of Arndt Road are likely the new boundaries of the runway protection zone (RPZ), shown in light blue in Figure 1 of the refined preliminary alternative. Because the runway's dimensions would change under the new plan, with the runway extending farther to the north, the associated RPZ would shift to the north, as well. Pursuant to the FAA's design guidelines for airports and runways (AC 150/5300-13B), the RPZ is designed to enhance the protection of people and property on the ground.

In an ideal scenario, the airport sponsor/owner would have ownership or control over the land in the RPZ in order to reduce the potential for conflicts and ensure compatible land uses. But in cases like this where it's under separate ownership, there are a number of land use types that can still be deemed compatible. Pursuant to the State of Oregon's [Airport Land Use Compatibility Guidebook](#), agricultural uses (excluding livestock), parks, utilities, and certain transportation features (roads, parking, terminals) can all be deemed compatible assuming they meet a list of criteria relating to height, creation of smoke, creation of bird attractants, etc. (per Table 3-4: Compatible Land Uses per FAR Part 77 Surfaces and FAA Safety Areas).

When coming up with this plan, our consultant reviewed Clackamas County's zoning for the area north of Arndt Road and determined that it was zoned EFU—which is generally one of the zones that's easiest to ensure compatibility when located inside an RPZ. Like any development or land use actions on property adjacent to public-use airports in Oregon, if future development or zoning changes were to occur on this land, ODAV would comment at that time, as appropriate (if, for example, a proposed structure would impact airspace).

Finally, with the proposed changes to the dimensions of the runway, Clackamas County's associated airport overlay zone would automatically expand 497' to the north, based on my understanding of how your overlay zone is written (ZDO 713). Therefore, while I don't think your code would need revisions as a result of the new airport master plan, the dimensions of your overlay zone would change. Structures north of the runway would be subject to slightly more stringent height limitations per federal (14 CFR FAR Part 77) and state (OAR 738, Division 70) aviation regulations, since the approach surface would begin 497' sooner than it currently does.

Let us know if you foresee any issues with any of this at this stage. As part of the airport master planning process, our goal is to include the local community, public officials, and other stakeholders throughout the process.

Additionally, let us know if you'd like to discuss this further or if you have follow-up questions.

Best,

**BRANDON PIKE**

OREGON DEPARTMENT OF AVIATION  
(ODAV)

AVIATION PLANNER



PHONE 971-372-1339

EMAIL [brandon.pike@odav.oregon.gov](mailto:brandon.pike@odav.oregon.gov)

3040 25<sup>TH</sup> STREET SE, SALEM, OR 97302

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*Alternative Contacts:*

COAR Grants: [Grants@ODAV.Oregon.Gov](mailto:Grants@ODAV.Oregon.Gov)

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**From:** Buehrig, Karen <[KarenB@clackamas.us](mailto:KarenB@clackamas.us)>  
**Date:** Wednesday, February 5, 2025 at 10:21  
**To:** THOMAS Alex R <[Alex.R.THOMAS@odav.oregon.gov](mailto:Alex.R.THOMAS@odav.oregon.gov)>  
**Subject:** FW: Aurora Airport expansion - ODAV seeking comment

You don't often get email from [karenb@clackamas.us](mailto:karenb@clackamas.us). [Learn why this is important](#)

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Alex-

Do you have the time to talk with me to help me understand the implications of this plan on land in unincorporated Clackamas County? It appears that there are some lines that extend north of Arndt Road, but I can't really tell what they mean.

Thank you for your assistance.

Karen

Karen Buehrig  
Long Range Planning Manager, Clackamas County  
Phone – (503) 742-4683  
Mobile – (971) 291-8127

Clackamas County  
Working Hours: Monday – Friday 8 AM – 5 PM

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**From:** REID Kelly \* DLCD <[Kelly.REID@dlcd.oregon.gov](mailto:Kelly.REID@dlcd.oregon.gov)>  
**Sent:** Monday, February 3, 2025 1:38 PM  
**To:** Hughes, Jennifer <[jenniferh@clackamas.us](mailto:jenniferh@clackamas.us)>; Buehrig, Karen <[KarenB@clackamas.us](mailto:KarenB@clackamas.us)>  
**Subject:** Aurora Airport expansion - ODAV seeking comment

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Hi Jennifer and Karen,

I am not sure if you all have been involved in any of the [Aurora Airport Master Plan](#) meetings, but Melissa Ahrens shared with me that the Dept. of Aviation is seeking comment on the preferred alternative and has another meeting scheduled for February 11<sup>th</sup>.

We thought it might be possible that some land under Clackamas County jurisdiction on the north side of Arndt Road could be impacted, based on the maps in this revised plan: [uao-refinedpreferredalternative-010725.pdf](#)

Just wanted to make sure you are aware.

Best,



**Kelly Reid**

Regional Representative for Multnomah and Clackamas Counties  
Portland Metro Regional Solutions

*Pronouns: She/her*

Oregon Department of Land Conservation and Development

1600 SW Fourth Avenue, Suite 109 | Portland, OR 97201

Cell: 971-345-1987

[kelly.reid@dlcd.oregon.gov](mailto:kelly.reid@dlcd.oregon.gov) | [www.oregon.gov/LCD](http://www.oregon.gov/LCD)