| | |
|---|---|
| **From:** | Brandon Reich |
| **To:** | Posegate Stacy C; Austin Barnes; Andrew Mittendorf |
| **Cc:** | BEACH Anthony; PIKE Brandon; THOMAS Alex R; Boderman Nathan; INS Legal Secretary |
| **Subject:** | RE: ODAV- Marion County meeting to discuss coordination requirements for UAO Master Plan |
| **Date:** | Monday, November 23, 2026 8:50:23 AM |
| **Attachments:** | 20261123093501521.pdf |

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It's the area outlined in black on the attached. Correct, the zoning did not change.
Brandon

**From:** Stacy C Posegate
**Sent:** Monday, November 23, 2026 8:41 AM
**To:** Brandon Reich ; Austin Barnes ; Andrew Mittendorf
**Cc:** BEACH Anthony ; PIKE Brandon ; THOMAS Alex R ; Nathan Boderman ; INS Legal Secretary
**Subject:** RE: ODAV- Marion County meeting to discuss coordination requirements for UAO Master Plan

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Good morning Brandon,
I did a comparison of Ord 1487 Exhibit C (attached) and our revised Sheet 11 which includes the new subset showing the airport boundary. Can you compare the two and let me know if you see something missing? Sheet 11 made the most sense to add in the boundary because it is the only sheet that identifies land use zoning.
Also, can you confirm that the zoning for TLM's property did not change from EFU? That's my read of the ordinance, but I just want to make sure.

**Stacy C. Posegate**
Department of Justice
Sr. Asst. Atty General | Infrastructure and Transportation Section |General Counsel Division
971-718-7950

**From:** Brandon Reich <BREICH@co.marion.or.us>
**Sent:** Friday, November 20, 2026 3:13 PM
**To:** Stacy C Posegate <Stacy.C.Posegate@doj.oregon.gov>; Austin Barnes <ABarnes@co.marion.or.us>; Andrew Mittendorf <AMittendorf@co.marion.or.us>
**Cc:** BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Nathan Boderman <Nathan.Boderman@doj.oregon.gov>; INS Legal Secretary <INSLegalSecretary@doj.oregon.gov>
**Subject:** RE: ODAV- Marion County meeting to discuss coordination requirements for UAO Master Plan

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I'm fine with these edits. I understand what you mean on page 7 that the master plan is for the state facility only.

I believe the ALP should the other parcel owned by TLM. Both were part of the action that the county took. I've attached just exhibit C from the ordinance which shows the area where the airport expansion took place in the county. Please let me know if you have any questions.

Thank you,

Brandon

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**From:** Stacy C Posegate <Stacy.C.Posegate@doj.oregon.gov>
**Sent:** Friday, November 20, 2026 2:55 PM
**To:** Brandon Reich <BREICH@co.marion.or.us>; Austin Barnes <ABarnes@co.marion.or.us>; Andrew Mittendorf <AMittendorf@co.marion.or.us>
**Cc:** BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Nathan Boderman <Nathan.Boderman@doj.oregon.gov>; INS Legal Secretary <INSLegalSecretary@doj.oregon.gov>
**Subject:** RE: ODAV- Marion County meeting to discuss coordination requirements for UAO Master Plan

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Hi Brandon,

I cant tell you much I appreciate you taking a look at this so quickly.

As promised, we have added the new airport boundary to sheet 11 in the ALP Set chapter 6. - In the drafts I sent to you we identified that the change would be in set 12, but made the change to set 11 instead as a subset.

I think I have addressed all of your comments in the draft SAC, including adding some revised text based on your comment. I thought it would be easier to send the attached redline back to you to make sure I address some of your more substantive comments.

The last remaining item, I believe, is the addition of the goals and policies that you laid out in your last email. When ODAV applies to the County for a PAPA (and/or a CUP), these goals and policies will need to be addressed more specifically, as part of the application, especially, if we ask for the county to also consider proposed projects as part of the plan adoption. I am guessing that more will also likely be teased out once we start the preapplication process. As part of its coordination requirements, ODAV will make sure to address these and other goals and policies. For the SAC, I will add your list as a record reference along with a statement that ODAV will further work with the county to ensure these goals and policies are addressed in its application.

Again, thank you for all your help. If we need to meet next week, please let me know and I will coordinate on the DOJ and ODAV side to accommodate any time you may have.

**Stacy C. Posegate**
Department of Justice
Sr. Asst. Atty General | Infrastructure and Transportation Section |General Counsel Division
971-718-7950

**From:** Brandon Reich <BREICH@co.marion.or.us>
**Sent:** Friday, November 20, 2026 11:17 AM
**To:** Stacy C Posegate <Stacy.C.Posegate@doj.oregon.gov>; Austin Barnes <ABarnes@co.marion.or.us>; Andrew Mittendorf <AMittendorf@co.marion.or.us>
**Cc:** BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Nathan Boderman <Nathan.Boderman@doj.oregon.gov>; INS Legal Secretary <INSLegalSecretary@doj.oregon.gov>
**Subject:** RE: ODAV- Marion County meeting to discuss coordination requirements for UAO Master Plan

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Please find my comments (and a few suggestions) on the attached documents. Overall, I believe the revisions capture our discussion earlier this week very well and provides a path to move forward with county consideration.

Previously, in my letter last year, I referenced the policies in the Marion County Comprehensive Plan and the Goal and Policies in the county transportation system plan that apply to the county considering to adopt the master plan into the county's comprehensive plan. I noticed that some of the policies were addressed in the Draft Appendix 12, but others weren't. I've attached a list of the policies and goal so this email as well as the chapters of the transportation plan that contain the referenced policies and goals. I'm happy to discuss this in greater detail if you want. Please let me know.

Thank you for the opportunity to review the documents and provide feedback. Please let me know if we can provide any additional information.

Brandon

**From:** Stacy C Posegate <Stacy.C.Posegate@doj.oregon.gov>
**Sent:** Wednesday, November 18, 2026 2:35 PM
**To:** Brandon Reich <BREICH@co.marion.or.us>; Austin Barnes <ABarnes@co.marion.or.us>; Andrew Mittendorf <AMittendorf@co.marion.or.us>
**Cc:** BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Nathan Boderman <Nathan.Boderman@doj.oregon.gov>; INS Legal Secretary <INSLegalSecretary@doj.oregon.gov>
**Subject:** RE: ODAV- Marion County meeting to discuss coordination requirements for UAO Master Plan

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Good afternoon everyone,

As we discussed, please find attached an edited draft of the State Agency Coordination Findings and new Appendix 12, which we hope will address the comments in your letters and our discussions. We are working with the consultant to add to Sheet 12 of the ALP (Chapter 6) the new public zone that will apply now that the Airport Boundary has been expanded. As soon as we have that sheet we will send it your way.

For your convenience the SAC findings are in redline. We have made a few other editing changes not related to our discussions, but the edits are mostly directed at the section of the findings that discuss our coordination efforts. Can you please review those specifically to let us know if you agree with our representation of our efforts? I think a return email confirming or suggesting further edits, which we can work on, will suffice in terms of demonstrating our coordination efforts – in lieu of a letter stating the same thing from the County. ODAV will need to provide these changes to the Board as soon as possible for its review prior to the December 2-3 meeting, and so we request your review as soon as reasonably possible.

Thank you again for meeting us. It was a great opportunity for me and I look forward to working with you and ODAV on future planning coordination efforts.

**Stacy C. Posegate**
Department of Justice
Sr. Asst. Atty General | Infrastructure and Transportation Section |General Counsel Division
971-718-7950

**GG1296-22**

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**From:** Brandon Reich <BREICH@co.marion.or.us>
**Sent:** Tuesday, November 17, 2026 9:17 AM
**To:** Stacy C Posegate <Stacy.C.Posegate@doj.oregon.gov>; Austin Barnes <ABarnes@co.marion.or.us>; Andrew Mittendorf <AMittendorf@co.marion.or.us>
**Cc:** BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Nathan Boderman <Nathan.Boderman@doj.oregon.gov>; INS Legal Secretary <INSLegalSecretary@doj.oregon.gov>
**Subject:** RE: ODAV- Marion County meeting to discuss coordination requirements for UAO Master Plan

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Thank you,
Brandon

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**From:** Stacy C Posegate <Stacy.C.Posegate@doj.oregon.gov>
**Sent:** Tuesday, November 17, 2026 9:15 AM
**To:** Brandon Reich <BREICH@co.marion.or.us>; Austin Barnes <ABarnes@co.marion.or.us>; Andrew Mittendorf <AMittendorf@co.marion.or.us>

**Cc:** BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Nathan Boderman <Nathan.Boderman@doj.oregon.gov>; INS Legal Secretary <INSLegalSecretary@doj.oregon.gov>

**Subject:** ODAV- Marion County meeting to discuss coordination requirements for UAO Master Plan

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**WARNING:** This email originated outside of Marion County.
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Good morning Everyone,

First, let me say how much I appreciate your willingness to meet with us yesterday and talk through a path forward. We are currently working on doing some modifications to the Master Plan and findings to address the issues that you have raised.

Second, Brandon, I did find an example of other letters that may be helpful that were submitted by multiple local jurisdictions as part of the Newport Dundee bypass project that began years ago. This link will take you to the package that was submitted to OTC to adopt the facilities plan which includes the staff letter, drafting State Agency Coordination findings for the facilities plan (under a rule nearly identical to ODAV's) and letters from the local jurisdictions ultimately finding that the plan was compatible with their respective comprehensive plans (Exhibit D). As I mentioned yesterday, a key difference with ODOT is that it does not submit its findings to OTC until after the plan is adopted into the local jurisdictions. Whereas, ODAV will present the Master Plan to the Board first, then apply to Marion County to adopt the Aurora Airport Plan. I though this example may be helpful in any event to give some context for ODAV's coordination responsibilities.

OR 18 Newburg Dundee Corridor Plan

Third, Andrew,

As I promised, attached are the decisions in the SAC matters that I referenced yesterday. The SAC has not been the subject of many challenges, but we have definitely seen an uptick in the last five years and I assume we will see more.

Thank you again for meeting us. As soon as we have a draft of the edits to the Master Plan, we will share this with you as we discussed.

**Stacy C. Posegate**
Department of Justice
Sr. Asst. Atty General | Infrastructure and Transportation Section |General Counsel Division
971-718-7950

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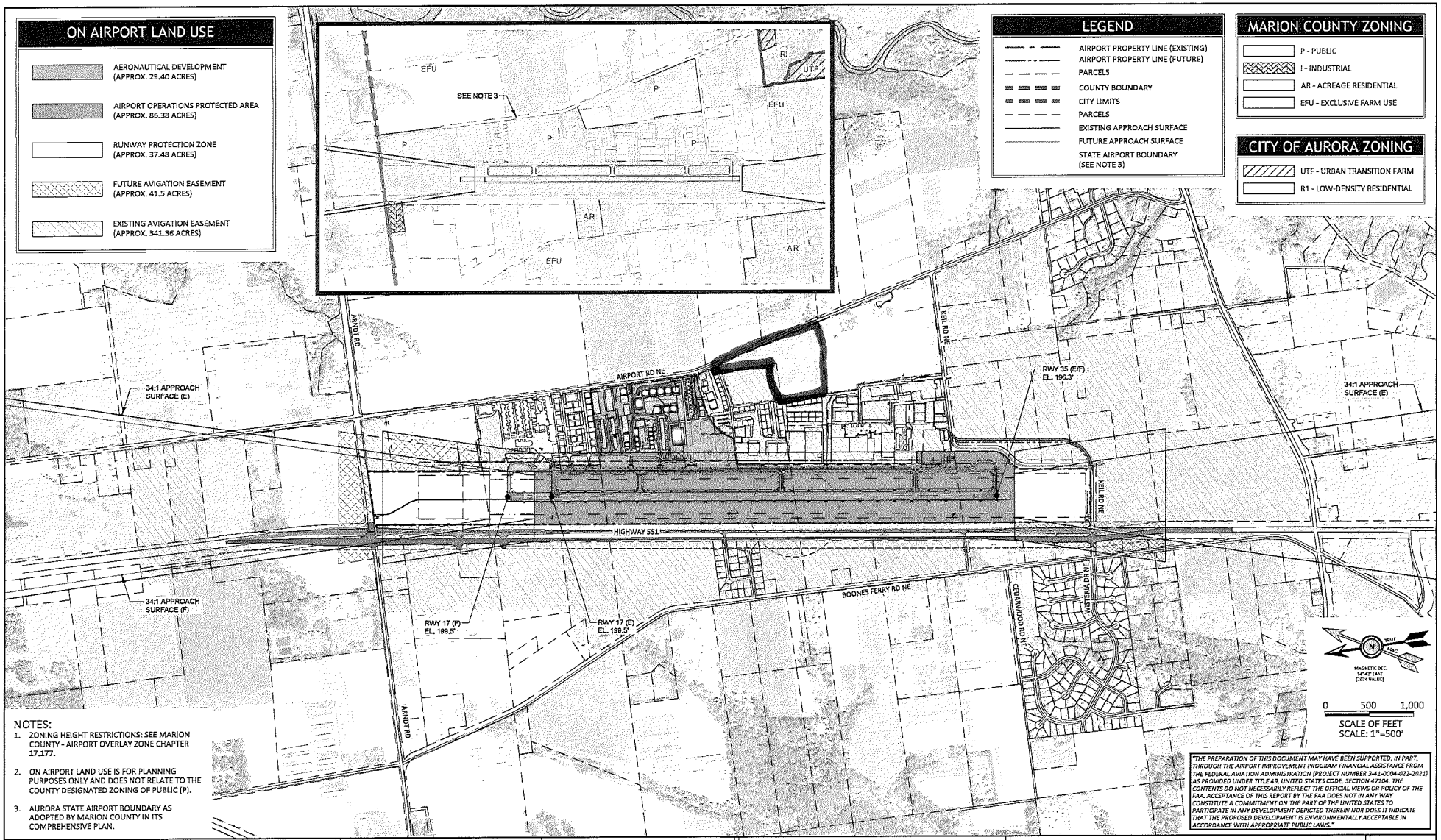


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1. ZONING HEIGHT RESTRICTIONS: SEE MARION COUNTY - AIRPORT OVERLAY ZONE CHAPTER 17.177.
2. ON AIRPORT LAND USE IS FOR PLANNING PURPOSES ONLY AND DOES NOT RELATE TO THE COUNTY DESIGNATED ZONING OF PUBLIC (P).
3. AURORA STATE AIRPORT BOUNDARY AS ADOPTED BY MARION COUNTY IN ITS COMPREHENSIVE PLAN.

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| DATE: MAY 2025 | | PROJECT NO: 40097.106.01 | |

# AURORA STATE AIRPORT

## ON AIRPORT LAND USE PLAN

FIGURE NO.

SHEET NO. 11 OF 17