

From: [PECK Heather](#)
To: [Sarah Absher](#); [Melissa Jenck](#)
Cc: [THOMPSON Seth](#); [BEACH Anthony](#); [PIKE Brandon](#); [STANSBURY Betty](#)
Subject: Pacific City Airport
Date: Friday, July 22, 2022 12:35:38 PM

Ms. Absher,

I cannot give you any assurance that the decisions that are made at the local level by the County that do not take into consideration the airport overlay, local codes, state statues and rules, will not have a negative effect on the airport or negative impact on the airport especially in this case. What I was saying is that all land use actions are made locally and governed at the local level. We have stated and will continue to state that we object to hazards in the airport overlay and will continue to put safety first.

Please look back through our agency comments for specific information relating to the apparent hazards related to this development and others that we have commented on.

The proposal for the Dollar General appears to be a commercial use and not accessory to the airport, for that reason, the ODAV does not recommend approval of the proposal. Our comments are specific to ODAV as the airport owner and operator and also the position of the Department of Aviation as a commenting agency. There are no state or federal criteria that can be addressed to achieve approval of the development proposal. There is no mitigation from our perspective. Please see the attached Table 3-4 Compatible Land Uses (Land Use Compatibility Guidebook) per FAR Part 77 Surfaces, which describes compatible and incompatible land uses near public-use airports.

Per Table 3-4 under Commercial Use, "offices, business and professional" land uses are incompatible land uses in the RPZ.

The RPZ is a critical safety zone for all airports and should be kept clear of development for both public and aviation safety.

For the Dollar General and the dwelling.

SECTION 3.565: PACIFIC CITY AIRPORT OBSTRUCTION OVERLAY ZONE (PAO)

(4) USE RESTRICTIONS: Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any zone established by this Section in such a manner as to create electrical interference with aviation radio communications, result in glare in the eyes of pilots using the airport, impair the visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, of maneuvering of aircraft intending to use the airport.

For the dwelling:

SECTION 3.565 (4)(b)

No use shall occur within the area defined by the Primary surface which will present an obstruction to aircraft except parking as allowed under (3) (e) above, or as approved through the variance procedure

described in Section 3.565(6).

There are also other state laws (statutes and rules, ORS & OAR's) that apply to development and structures as well as DLCD's OAR660 Division 13 and <https://www.oregon.gov/aviation/plans-and-programs/Pages/tall-structures.aspx>, these may have additional specific requirements related to this and other developments within the airport overlay. Lastly, please see the link to the Tall Structures Plans and Programs on our website for additional information.

[Tall Structures : Plans & Programs - State of Oregon](#)

Frequently Asked Questions. Obstruction Notification and Applicant Responsibility. Information and Reference Guide. The purpose of this document is to provide guidance for notifying the Federal Aviation Administration (FAA) and Oregon Department of Aviation (ODA) of potential obstructions to air navigation.

www.oregon.gov

Best,
Heather Peck

From: Sarah Absher <sabsher@co.tillamook.or.us>
Sent: Friday, July 8, 2022 2:54 PM
To: PECK Heather <heather.peck@odav.oregon.gov>; Melissa Jenck <mjenck@co.tillamook.or.us>
Cc: THOMPSON Seth <Seth.THOMPSON@odav.oregon.gov>
Subject: RE: Please Help

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Thank You Heather,

I appreciate the email and your clarification is greatly appreciated. If this application is approved at the local level based upon compliance with local ordinances, would ODAV then open public conversations again to consider closing the Pacific City airport as a result of the County approving the permits for this development? I ask because this is essentially what has happened in the past.

Your assurance that approval of this development proposal (if approved based upon local ordinances) would not compromise the status of the airport or be the cause of conversations to consider closure of the airport.

Thanks Again,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3317
sabsher@co.tillamook.or.us

From: PECK Heather <heather.peck@odav.oregon.gov>
Sent: Friday, July 8, 2022 11:19 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>; Melissa Jenck <mjenck@co.tillamook.or.us>
Cc: THOMPSON Seth <Seth.THOMPSON@odav.oregon.gov>
Subject: Re: Please Help

Ms. Absher,

Thank you for your email. I appreciate your comments. ODAV did want to be there at your meeting yesterday but as you know we are a very small agency and there was no one available at the time of the meeting. That said, we did send in comments originally (Seth Thompson) and I re-forwarded them to you yesterday. Our comments have not changed and should be applied to the record.

We take all of our land use reviews seriously and over the last 11 years that I have been here at ODAV we have reviewed all land development applications in which we have been included on and we have provided comments through the local process. As you are aware, and reminded us in your email, land use is governed at the local level and all development shall comply with local code. Our reviews take local code into consideration first and all state and federal guidance related to airspace and safety related to people and persons nearby and airmen second. ODAV has never stated that DLCD's rules in OAR660 Division 13 supersede local codes however, we encourage all municipalities to ensure their code and rules are clear and follow the intent and language as stated in DLCD's rules (OAR 660 and Aviation statutes 836.630).

"(2) A city or county with planning authority for one or more airports, or areas within safety zones or compatibility zones described in this division, shall adopt comprehensive plan and land use regulations for airports consistent with the requirements of this division and ORS 836.600 through 836.630. Local comprehensive plan and land use regulation requirements shall be coordinated with acknowledged transportation system plans for the city, county, and Metropolitan Planning Organization (MPO) required by OAR 660, division 12. Local comprehensive plan and land use regulation requirements shall be consistent with adopted elements of the state ASP and shall be coordinated with affected state and federal agencies, local governments, airport sponsors, and special districts. If a state ASP has not yet been adopted, the city or county shall coordinate the preparation of the local comprehensive plan and land use regulation requirements with ODA. Local comprehensive plan and land use regulation requirements shall encourage and support the continued operation and vitality of airports consistent with the requirements of ORS 836.600 through 836.630."

"660-013-0070

Local Government Safety Zones for Imaginary Surfaces

(1) A local government shall adopt an Airport Safety Overlay Zone to promote aviation safety by prohibiting

structures, trees, and other objects of natural growth from penetrating airport imaginary surfaces.

(a) The overlay zone for public use airports shall be based on Exhibit 1 incorporated herein by reference.

(b) The overlay zone for airports described in ORS 836.608(2) shall be based on Exhibit 2 incorporated herein by reference.

(c) The overlay zone for heliports shall be based on Exhibit 3 incorporated herein by reference.

(2) For areas in the safety overlay zone, but outside the approach and transition surface, where the terrain is at higher elevations than the airport runway surface such that existing structures and planned development exceed the height requirements of this rule, a local government may authorize structures up to 35 feet in height. A local government may adopt other height exceptions or approve a height variance when supported by the airport sponsor, the Oregon Department of Aviation, and the FAA.”

660-013-0080

Local Government Land Use Compatibility Requirements for Public Use Airports

(1) A local government shall adopt airport compatibility requirements for each public use airport identified in ORS 836.610(1). The requirements shall:

(a) Prohibit new residential development and public assembly uses within the Runway Protection Zone (RPZ) identified in Exhibit 4;

(b) Limit the establishment of uses identified in Exhibit 5 within a noise impact boundary that has been identified pursuant to OAR 340, division 35 consistent with the levels identified in Exhibit 5;

(c) Prohibit the siting of new industrial uses and the expansion of existing industrial uses where either, as a part of regular operations, would cause emissions of smoke, dust, or steam that would obscure visibility within airport approach corridors;

(d) Limit outdoor lighting for new industrial, commercial, or recreational uses or the expansion of such uses to prevent light from projecting directly onto an existing runway or taxiway or into existing airport approach corridors except where necessary for safe and convenient air travel;

(e) Coordinate the review of all radio, radiotelephone, and television transmission facilities and electrical transmission lines with the Oregon Department of Aviation;

(f) Regulate water impoundments consistent with the requirements of ORS 836.623(2) through (6); and

(g) Prohibit the establishment of new landfills near airports, consistent with Department of Environmental Quality (DEQ) rules.

(2) A local government may adopt more stringent regulations than the minimum requirements in section (1) (a) through (e) and (g) based on the requirements of ORS 836.623(1).

If a land use application is received for the aforementioned Dollar General project, or any other project in a similar location, ODAV will provide comments. It is ODAV's intent on all project and land development reviews to provide the most comprehensive review that is inclusive of all federal and state statutes, rules and guidance for the protection of the airport and safety areas surrounding the airport (including DLCD's rules in OAR660 Division13). Again, land use actions are governed at the local level and by the local codes and process. All legal responsibilities thereafter are also assumed by that local jurisdiction.

https://secure.sos.state.or.us/oard/displayDivisionRules.action;JSESSIONID_OARD=CHHeim9y4ojmppB5BoGFH_ODKoGe6GSxd-BxdhsFTA6p05upxGoK11730040663?selectedDivision=3063

<https://www.oregon.gov/aviation/plans-and-programs/Pages/Land-Use-Compatibility-Guidebook.aspx>

If you have any questions in the meantime please feel free to reach out.

Kind Regards,

Heather

HEATHER PECK
OREGON DEPARTMENT OF AVIATION
PLANNING & PROGRAMS MANAGER



OFFICE 503-378-3168 CELL 503-881-6966

EMAIL heather.peck@aviation.state.or.us

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From: Sarah Absher <sabsher@co.tillamook.or.us>

Sent: Thursday, July 7, 2022 5:26 PM

To: PECK Heather <heather.peck@odav.oregon.gov>; Melissa Jenck <mjenck@co.tillamook.or.us>

Cc: THOMPSON Seth <Seth.THOMPSON@odav.oregon.gov>

Subject: Please Help

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Heather,

Thank you for the comments. It was unfortunate that an ODAV representative was not on the meeting. I have asked Melissa to reach out to County Counsel for further discussion regarding inconsistencies between local ordinance requirements contained within the Tillamook County Land Use Ordinance and ODAV requirements. As you are aware, lack of ODAV engagement in previous local land use decisions for properties in the Pacific City Airport Overlay Zone resulted in significant issues- which is why we have been repeatedly requesting ODAV's engagement.

Because local ordinances for the Pacific City Airport Overlay Zone are adopted and acknowledged by LCDC and DLCD under the statewide planning program, these ordinances have been the applicable regulations for development review and decision. ODAV has never taken a clear position that ODAV rules supersede adopted and acknowledged local ordinances, and local reviews have continued to apply what is adopted in the Tillamook County Land Use Ordinance during review of land use applications.

If a land use application is received for the Dollar General project, a hearing will most likely be required. My hope is that ODAV will be present and engaged in the hearing process with clear confirmation that ODAV regulations supersede local land use ordinances, or that ODAV will work with the County and applicants to ensure any mitigation or development requirements related to the Pacific City Airport Overlay Zone are met.

ODAV reached out to me several years ago upset over a land use decision that was made by the Planning Commission for a development proposal within close proximity to the airport. Similarly to now, I had made repeated attempts and requests for ODAV engagement during that review process. It was quite unfortunate.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3317
sabsher@co.tillamook.or.us

From: PECK Heather <heather.peck@odav.oregon.gov>

Sent: Thursday, July 7, 2022 2:26 PM

To: Melissa Jenck <mjenck@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>

Cc: THOMPSON Seth <Seth.THOMPSON@odav.oregon.gov>

Subject: EXTERNAL: Re: Please Help

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

so sorry I was double booked in another meeting that ran long with another jurisdiction. We have provided comments earlier but I will look at any additional information and get comments to you

Kind Regards,
Heather

HEATHER PECK
OREGON DEPARTMENT OF AVIATION
PLANNING & PROGRAMS MANAGER



OFFICE 503-378-3168 **CELL** 503-881-6966

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From: Melissa Jenck <mjenck@co.tillamook.or.us>

Sent: Thursday, July 7, 2022 2:17 PM

To: Sarah Absher <sabsher@co.tillamook.or.us>; PECK Heather <heather.peck@odav.oregon.gov>

Subject: RE: Please Help



This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good afternoon Heather,

I am noticing no individuals from ODA are present at today's session. We are scheduled to be on till 3pm – if anyone from ODA will be able to be involved in these discussions, we'd appreciate comments on the record.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MmM5MDBjNWetYWZjMy00NTk1LThkOWEtNTdiN2FYTRmZTZk%40thread.v2/0?context=%7b%22id%22%3a%22c36936a2-9287-41d0-ab0e-d326170124cd%22%2c%22oid%22%3a%227454f13f-09e8-40a6-b11e-c87b62de46ef%22%7d

Thank you,



Melissa Jenck (she/her) | CFM, Senior Planner
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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

From: Sarah Absher <sabsher@co.tillamook.or.us>

Sent: Tuesday, June 28, 2022 11:44 AM

To: heather.peck@odav.oregon.gov

Subject: Please Help

Importance: High

Good Morning Heather,

Dollar General is requesting to move forward with a pre-application meeting. I am in receipt of the letter and so is Dollar General. It would be extremely helpful if a representative from ODAV was available to participate in the meeting. Please let me know if you or someone else can be available.

They are waiting for me to schedule the meeting but I am waiting in hope that ODAV can attend. The zoning allowances for the Pacific City Airport Overlay Zone do not match the restrictions in the letter. They will expect the County to apply local ordinances and this could be very problematic- similar to the

previous arcade application the County reviewed several years ago.

ODAV was not present during the review process, and I asked repeatedly during that review process for ODAV engagement. It was a bit of a mess so early participation is extremely important and greatly appreciated.



Sarah Absher, CBO, CFM, Director
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From: [Sarah Absher](#)
To: [Debra Garland](#)
Cc: [Rachel Hagerty](#); dougolson-oregon@charter.net; [Erin Skaar](#); [BEACH Anthony](#); [PIKE Brandon](#)
Subject: Board Briefing
Date: Monday, February 10, 2025 8:21:33 AM
Importance: High

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Good Morning Debi,

I have visited with Rachel and Erin and am checking in to see when time can be scheduled at an upcoming Board Briefing to discuss the status of adopted zoning regulations for the Pacific City Airport Overlay Zone and coordinated permitting reviews with the Oregon Department of Aviation (ODAV).

The conversation would be most productive if ODAV representatives could also attend the meeting virtually. I have copied Tony and Brandon so that you have their contact information. Doug's email is also included. It will be important to make sure Doug is also available to attend the Board Briefing either virtually or in-person.

Tony and Brad, please meet Debi. The Board Briefing meetings are held Wednesday afternoons at 2:00pm. There are variety of topics for each meeting and if you are available any time between 2:00pm and 3:00pm, that is generally the time frame when all topic conversations have at least been started. I am hoping you have time to join us for a Board Briefing sooner rather than later as the community heard a presentation over the weekend from Mr. Henderson regarding the County illegally issuing building permits and questioning the County's jurisdictional authority to review any development permit proposals in the surrounding areas of the airport.

In our conversations with the Board of County Commissioners at the Board Briefing, clarification of jurisdictional authority and regulations is going to be critical. I continue to be concerned about a growing impression that the County is issuing permits in error and that the County's zoning regulations are in violation with state law. Clarifications that the County's zoning regulations are not in violation of state law will be an important part of the conversation. The issue, as I understand it, is that the County must update local zoning regulations to be consistent with state law for the airport to continue to be eligible for consideration of state funding and to continue to operate as a state airport in the future. If the airport were to privatize, the County's adopted regulations would not need to change.

I want to be sure we are all on the same page and have a clear understanding with the Board of County Commissioners in terms of what the issues/concerns are with continued operation of the Pacific City Airport. At the conclusion of the conversation with the Commissioners, I am going to ask

for direction on next steps. I anticipate this will be the community meeting and will invite the Commissioners to join us. I anticipate the community to be very divided on this issue, and ultimately the County is going to have to decide what action, if any, should be taken to ensure the possibility of continued funding and operation of the airport as a state airport.

I will put together a white paper for the Commissioners prior to the meeting, to help them prepare. We have one newly elected Commissioner that will need a bit more of a background report than the others. The report will follow the summary outlined above and if there is anything you would like me to add, please let me know. Also, please be on the lookout for an email from Debi.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: [BEACH Anthony](#)
To: [Sarah Absher](#); [PIKE Brandon](#)
Subject: RE: Thank You & Next Steps
Date: Wednesday, April 23, 2025 4:45:00 PM

Hi Sarah,

Thank you I think it was a productive conversation. I've asked our consultant engineers and planners for cost estimates for maps and other renderings or tools to visualize obstructions at PFC. I've also asked for a rough cost estimate for a potential feasibility study for a new airport location. However, this will be fairly in-depth and costly.

I think those are good next steps, we can work around your schedule so let us know what timeframe works best for you. I'll know more on what the costs and timeframe for the above soon so we can go from there?

Tony Beach

OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
OFFICE 503-378-2523 **CELL** 503-302-5455
M-F 7:30am – 4pm

From: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Sent: Wednesday, April 23, 2025 3:59 PM
To: BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>
Subject: Thank You & Next Steps

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Good Afternoon Tony and Brandon,

Thank you for joining us today for the airport discussion. I am thinking we should put a meeting together to discuss next steps for data information sharing and timelines for grant applications, etc. moving forward. I will be done with middle housing code updates in August.

Should we start meeting now or wait until later in the summer? I will also follow up with Rachel to determine when we need to talk about contracts, etc.

Sincerely,

Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development

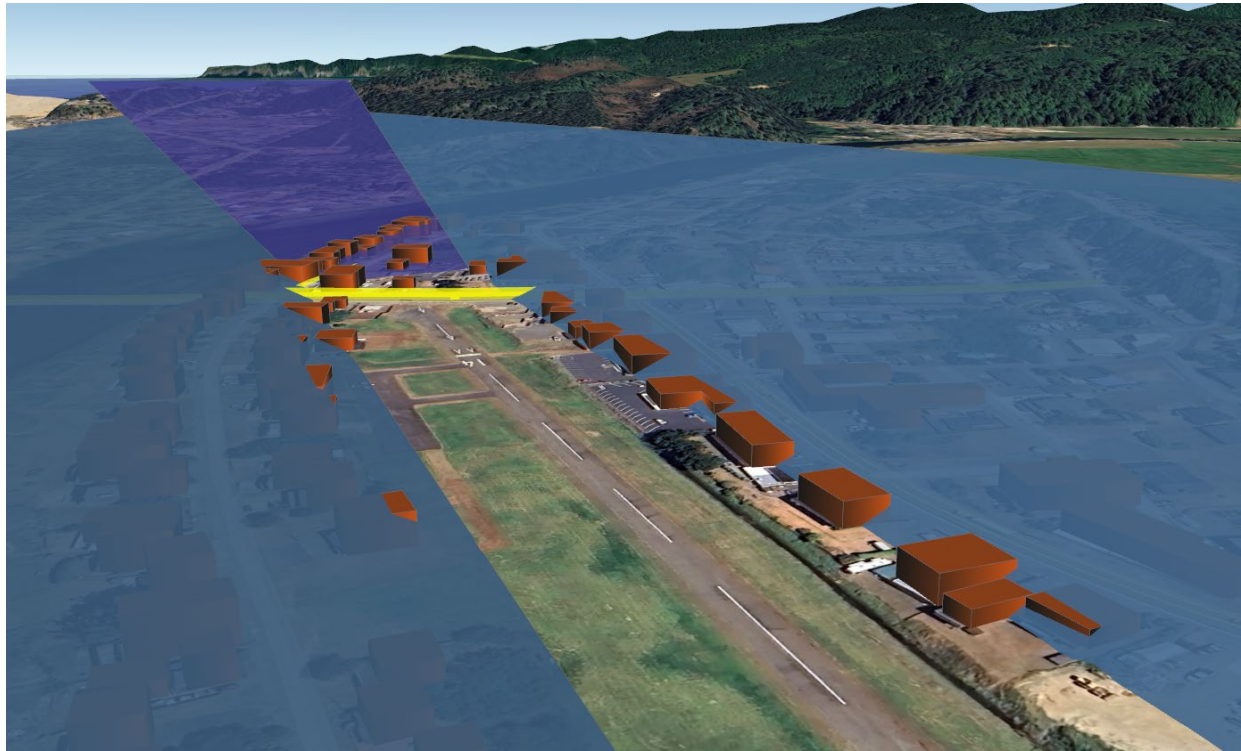


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Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: [BEACH Anthony](#)
To: ["Sarah Absher"](#)
Cc: [PIKE Brandon](#)
Subject: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps
Date: Wednesday, May 14, 2025 9:40:00 AM
Attachments: [image001.png](#)

Hi again,

I also wanted to mention, when you open the .kmz, you should have a 3d view centered on the runway that you can move around, zoom in above and below the airspace surfaces that look like this:



Tony Beach
OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
OFFICE 503-378-2523 CELL 503-302-5455
M-F 7:30am – 4pm

From: BEACH Anthony
Sent: Wednesday, May 14, 2025 9:38 AM
To: Sarah Absher <sarah.absher@tillamookcounty.gov>
Cc: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>
Subject: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

Good morning Sarah.

Please see the attached .kmz file which shows the Approach and Transitional Surfaces, as well as estimated obstructions for the Pacific City State Airport (PFC). If you have Google Earth Pro installed, you can double-click the file and it will load. It should work on the regular version of Google Earth, but we haven't tested that.

Because we do not have data on building heights, the obstructions shown are based on rough height estimates using available information (door heights, cinder blocks, lap siding, etc) from Google Street View. We think they are close enough for a general idea of what is and is not an obstruction, however we would need to hire a surveyor to get more accurate obstruction heights and account for sloped roofs.

We've also included a Conformance detail which labels obstructions/non-conforming uses within the various areas for the airport. Definitions and standards for each of these areas are in the [FAA's Advisory Circular 150/5300-13B – Airport Design](#). Since there are a few acronyms in the pdf, I'll list them below.

Acronyms:

- OFA – Object Free Area - *An area centered on the surface of a runway, taxiway, or taxilane centerline provided to enhance the safety of aircraft operations by remaining clear of objects, except for objects that need to be located in the OFA for air navigation or aircraft ground maneuvering purposes.*
- OFZ – Obstacle Free Zone - *The OFZ is the three-dimensional airspace along the runway and extended runway centerline that is clear of obstacles for the protection of aircraft landing or taking off from the runway and for missed approaches. The OFZ consists of four distinct surfaces: Runway OFZ, Precision OFZ, Inner[1]Transitional OFZ, and the Inner-Approach OFZ.*
- RSA – Runway Safety Area - *A defined area surrounding the runway consisting of a prepared surface suitable for reducing the risk of damage to aircraft in the event of an undershoot, overshoot, or excursion from the runway.*
- RPZ – Runway Protection Zone - *An area at ground level prior to the threshold or beyond the runway end to enhance the safety and protection of people and property on the ground.*

If you would like to chat about these areas, the [Part 77 airspace surfaces](#) in the .kmz, or compatible uses in our [Oregon Airport Land Use Compatibility Guidebook](#), we'd be happy to discuss.

Both attachments were put together by Century West Engineering (CWE), they are a company that specializes in aviation engineering and planning. CWE is putting together cost estimates for an Airport GIS survey and a feasibility study for an alternate airport site. The survey could cost roughly \$60-\$100K, and the feasibility study cost will vary greatly by scope, but could cost around \$200,000.

There's a lot to digest here, let us know how we can help.

Thanks,

Tony Beach

OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
OFFICE 503-378-2523 CELL 503-302-5455
M-F 7:30am – 4pm

From: [BEACH Anthony](#)
To: ["Sarah Absher"](#)
Cc: [PIKE Brandon](#); [THOMAS Alex R](#)
Subject: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps
Date: Thursday, March 19, 2026 2:32:00 PM
Attachments: [image001.png](#)

Hi Sarah, I am following up to see if there are any updates from the County on updating the Airport Overlay Zone?

I understand there is a potential new development adjacent to the airport. We are looking at investing over \$1M in the airport, and I think it is important we revisit this discussion so we can make sure we're planning long-term appropriately.

Please let me know when would be a good time to discuss.

Thank you,

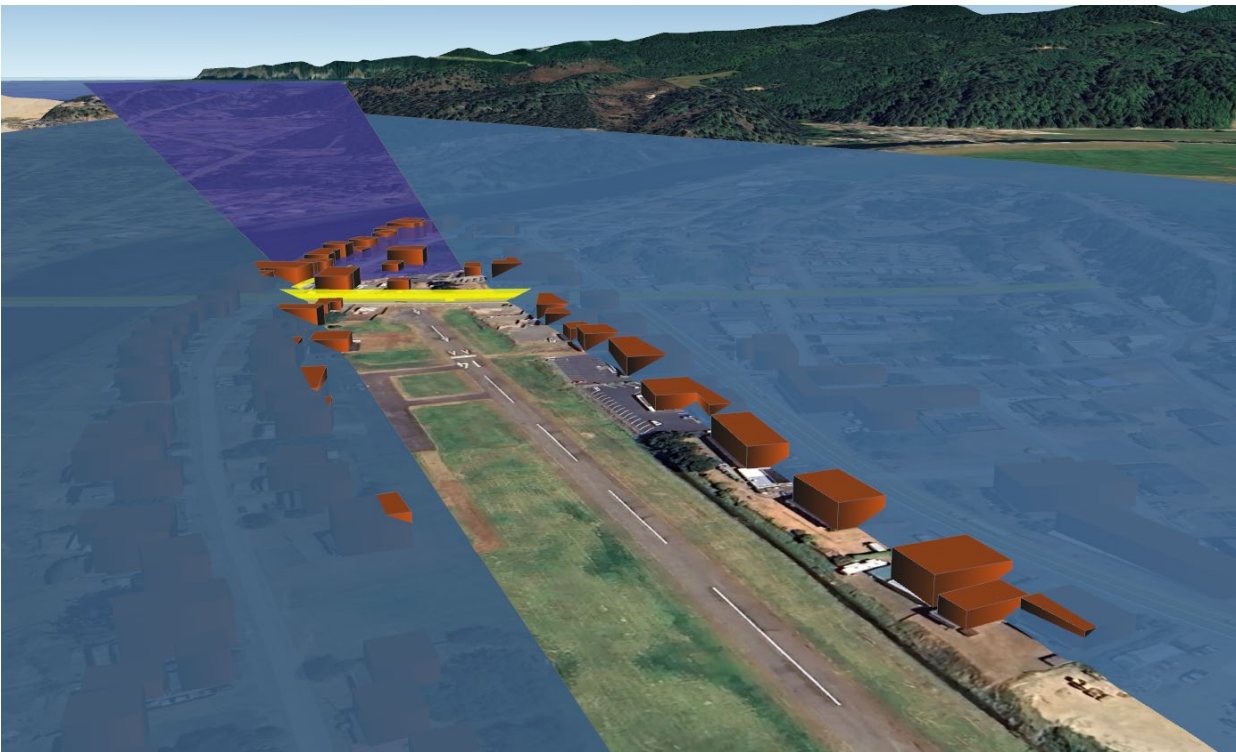
Tony Beach

OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
OFFICE 503-378-2523 **CELL** 503-302-5455
M-F 7:30am – 4pm

From: BEACH Anthony
Sent: Wednesday, May 14, 2025 9:40 AM
To: 'Sarah Absher' <sarah.absher@tillamookcounty.gov>
Cc: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>
Subject: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

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Tony Beach

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STATE AIRPORTS MANAGER
OFFICE 503-378-2523 CELL 503-302-5455
M-F 7:30am – 4pm

From: BEACH Anthony

Sent: Wednesday, May 14, 2025 9:38 AM

To: Sarah Absher <sarah.absher@tillamookcounty.gov>

Cc: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>

Subject: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

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Acronyms:

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provided to enhance the safety of aircraft operations by remaining clear of objects, except for objects that need to be located in the OFA for air navigation or aircraft ground maneuvering purposes.

- *OFZ – Obstacle Free Zone - The OFZ is the three-dimensional airspace along the runway and extended runway centerline that is clear of obstacles for the protection of aircraft landing or taking off from the runway and for missed approaches. The OFZ consists of four distinct surfaces: Runway OFZ, Precision OFZ, Inner[1]Transitional OFZ, and the Inner-Approach OFZ.*
- *RSA – Runway Safety Area - A defined area surrounding the runway consisting of a prepared surface suitable for reducing the risk of damage to aircraft in the event of an undershoot, overshoot, or excursion from the runway.*
- *RPZ – Runway Protection Zone - An area at ground level prior to the threshold or beyond the runway end to enhance the safety and protection of people and property on the ground.*

If you would like to chat about these areas, the [Part 77 airspace surfaces](#) in the .kmz, or compatible uses in our [Oregon Airport Land Use Compatibility Guidebook](#), we'd be happy to discuss.

Both attachments were put together by Century West Engineering (CWE), they are a company that specializes in aviation engineering and planning. CWE is putting together cost estimates for an Airport GIS survey and a feasibility study for an alternate airport site. The survey could cost roughly \$60-\$100K, and the feasibility study cost will vary greatly by scope, but could cost around \$200,000.

There's a lot to digest here, let us know how we can help.

Thanks,

Tony Beach

OREGON DEPARTMENT OF AVIATION

STATE AIRPORTS MANAGER

OFFICE 503-378-2523 **CELL** 503-302-5455

M-F 7:30am – 4pm

From: [BEACH Anthony](#)
To: [Sarah Absher](#)
Cc: [PIKE Brandon](#); [THOMAS Alex R](#); [Erin Skaar](#)
Subject: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps
Date: Tuesday, May 26, 2026 11:50:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Good morning Sarah,

Thank you for the update on the permit and wanting to proceed with reviewing/updating the airport overlay zone.

On the building permit, has the applicant received approval or submitted an application for approval from the Federal Aviation Administration?

Just a reminder that [14 CFR Part 77](#) applies to all public-use airports, including PFC. **Per Part 77.7 and 77.9 submitting a 7460 to the FAA is required.** ODAV and the FAA do independent analyses.

Another reminder, [ORS 836.535](#) states:

1. A person may not construct an object or structure that constitutes a physical hazard to air navigation, as determined by the Oregon Department of Aviation in coordination with the governing body with land use jurisdiction over the property.
2. Subsection (1) of this section does not apply:
 - a. To construction of an object or structure that is utilized by a commercial mobile radio service provider; or
 - b. If a person received approval or submitted an application for approval from the Federal Aviation Administration or the Energy Facility Siting Council established under ORS 469.450 to construct an object or structure that constitutes a physical hazard to air navigation. [2009 c.399 §2]

For the meeting, we should be able to make most times work for June 16th-18th, or the 24rd or 25th. Please propose dates and times that work for the County and we'll find a time that works for us.

Thank you, we look forward to continuing the discussion about the safety and future of the airport and community.

Tony Beach

OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
OFFICE 503-378-2523 CELL 503-302-5455
M-F 7:30am – 4pm

From: Sarah Absher <sarah.absher@tillamookcounty.gov>

Sent: Friday, May 22, 2026 3:47 PM

To: BEACH Anthony <Anthony.BEACH@odav.oregon.gov>

Cc: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Erin Skaar <Erin.Skaar@tillamookcounty.gov>

Subject: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello Tony,

I wanted to reach out and after further review of the permit application with County Counsel, the Coulter building and zoning permits were issued. Additionally, the County is ready to proceed with a collaborative process with ODAV and the Pacific City/Woods community to evaluate and address ODAV's concerns related to the County's adopted Pacific City Airport Overlay Zone and surrounding development.

I propose a follow-up meeting with the Board of County Commissioners to continue the conversation where we left off last year, including next steps on how to proceed in development of an economic study and long-range planning process as well as further discussion of the ODAV maps and related Primary and Transitional Surface boundaries ODAV would like the County to consider.

I would like to set up a meeting sometime mid to late June if possible. Please let me know if you are available during this time and I will work with Debi in the BOCC office to set up the meeting.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: BEACH Anthony <Anthony.BEACH@odav.oregon.gov>

Sent: Friday, April 24, 2026 9:18 AM

To: Sarah Absher <sarah.absher@tillamookcounty.gov>

Cc: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>

Subject: EXTERNAL: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good morning Sarah,

Our review has found that the proposed structure is a hazard to navigable-use airspace, and the height of the structure would need to be reduced to no longer be a hazard. Due to the extreme proximity of the proposed structure to the runway as well as the terrain elevation change, a sizeable portion of the structure would be a hazard at any height. As identified in my prior email, a structure exceeding a height of approximately 4' on the western boundary of the proposed development would also be a hazard.

Please keep us informed on the status of this permit, and we look forward to continuing the conversation and long-term planning for the safety and best interests of the airport and community.

Thank you,

Anthony Beach, C.M., ACE
OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
M-F 7:30am – 4pm



OFFICE 503-378-2523 CELL 503-302-5455

EMAIL Anthony.Beach@odav.oregon.gov

3040 25TH STREET SE, SALEM, OR 97302

WWW.OREGON.GOV/AVIATION

From: Sarah Absher <sarah.absher@tillamookcounty.gov>

Sent: Thursday, April 23, 2026 3:25 PM

To: BEACH Anthony <Anthony.BEACH@odav.oregon.gov>

Cc: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>

Subject: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello Tony,

Just circling back to this email. We have the pending permits and our statutory timeframe for issuance is gone. Are you stating that the height of the structure must be reduced? I need to respond to Commissioner Skaar and confirm whether we are issuing the building permits or if I have to deny the permit based upon a height issue.

Please note that appeal of this decision would go either to the Planning Commission or Oregon State Building Codes Division. I will need to explain the basis of the appeal and include ODAV in any appeal hearing given the project complies with local ordinances.

In terms of the long range planning work, I anticipate bringing this back to the Board of County Commissioners mid to late May with a request for a RPF so that we can engage a consulting firm to help with the process.

Please advise on the permit. I need to take action with a decision and if I deny the permits, I need to clearly state what state laws are preventing me from approving the permit.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: BEACH Anthony <Anthony.BEACH@odav.oregon.gov>

Sent: Tuesday, April 21, 2026 5:32 PM

To: Sarah Absher <sarah.absher@tillamookcounty.gov>; PIKE Brandon
<Brandon.PIKE@odav.oregon.gov>

Cc: THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Melissa Jenck
<Melissa.Jenck@tillamookcounty.gov>

Subject: EXTERNAL: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good afternoon Sarah,

Thanks for your patience and allowing us to clarify our statements and position on the proposed development adjacent to the Pacific City State Airport. We are reviewing our evaluation and determination process, and will be making improvements to state ODAV's position more clearly going forward.

We are very concerned with the proposed residential development and hazard in navigable-use airspace at the Pacific City State Airport.

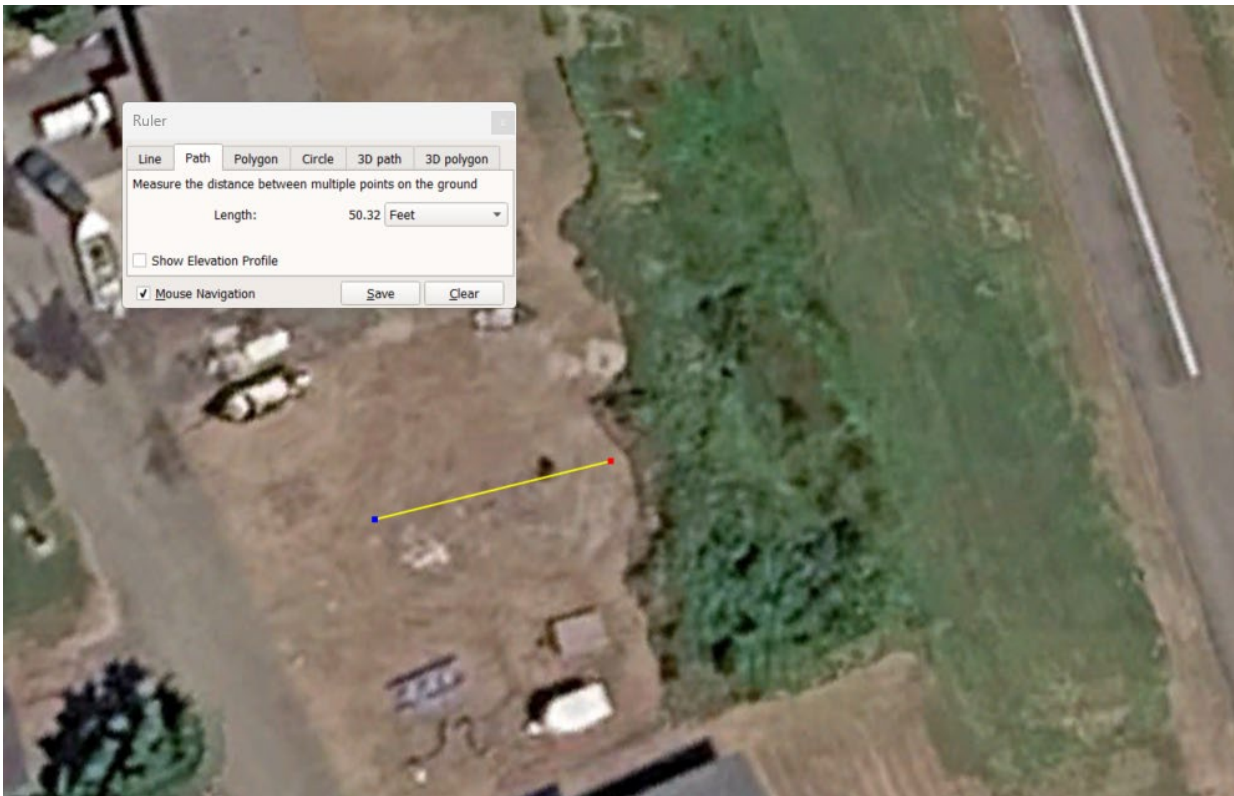
Based on the provided plans, a 2-story residence approximately 50 feet long and approximately 26.5 feet tall is proposed in tax lot 4700 off of Rueppel Avenue, with a 20 foot setback from the western property boundary. This potentially places the structure partially within the Primary Surface and Runway Object

Free Area, and penetrating the Transitional Surface by 26.5 feet on the eastern-most corner of the structure, and approximately 20 feet on the western-most corner. These are significant hazards in navigable-use airspace.

The Primary and Transitional Surfaces are described in [14 CFR Part 77](#) which applies to all public-use airports. Table 3-4 of our [Airport Land Use Compatibility Guidebook](#) shows that residential use in the Primary and Transitional Surfaces is incompatible (NC). The letter we sent dated April 10th identifies that the proposed structure was found to be a hazard in the Transitional Surface, and that the structure should be lowered to a height that is no longer an obstruction to the imaginary surfaces set forth in 14 CFR Part 77.

For context, the Primary Surface is 250 feet wide, centered on the runway at runway elevation. Measuring 125 feet from the runway centerline, the Primary Surface reaches just west of the vegetation as shown in the screenshot below. The Transitional Surface extends outward and upward from the edge of the Primary Surface at a ratio of 7:1. For every 7 feet west from that point, a structure could increase in height by no more than 1 foot to avoid being an obstruction in the Transitional Surface. 50 feet west from that point, the Transitional Surface increased by 7 feet and 1 inch. After accounting for the change in elevation from 9 feet at the runway to 12 feet at the blue point in the second screenshot below, the max structure height approximately 50 feet from the edge of the Primary Surface could be 4 feet and 1 inch. Again, these numbers are approximations based on Google Earth.





ODAV is statutorily required in [ORS 836.530](#) to adopt rules which establish standards for evaluating and mitigating hazards to air navigation. Those rules are in [Oregon Administrative Rule \(OAR\) Chapter 738, Division 70](#). This proposal was found to be a hazard, and per [ORS 836.535](#), a person may not construct an object or structure that constitutes a physical hazard to air navigation, as determined by the Oregon Department of Aviation in coordination with the governing body with land use jurisdiction over the property.

As we have previously discussed, the Pacific City State Airport is unique and already significantly encroached by hazards. Existing hazards do not alleviate the severity of new hazards. The extent of existing hazards and new proposed developments underscores the importance of working together on a path that will protect the airport, or the airport will inevitably no longer be safe to operate. Of course preserving our system of airports, and maintaining safety for our aviators as well as the surrounding community are top priorities.

Please let us know if you have any questions or would like to discuss, we look forward to continued coordination on planning and reviewing future developments around the Pacific City State Airport.

Anthony Beach, C.M., ACE
OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
M-F 7:30am – 4pm



OFFICE 503-378-2523 CELL 503-302-5455

EMAIL Anthony.Beach@odav.oregon.gov

3040 25TH STREET SE, SALEM, OR 97302

WWW.OREGON.GOV/AVIATION

From: BEACH Anthony

Sent: Friday, April 17, 2026 3:05 PM

To: Sarah Absher <sarah.absher@tillamookcounty.gov>; PIKE Brandon
<Brandon.PIKE@odav.oregon.gov>

Cc: THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Melissa Jenck
<Melissa.Jenck@tillamookcounty.gov>

Subject: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

Hi Sarah,

We'll follow up Monday with more clarification regarding the Coulter property.

As for the airport overlay zone discussion, we think it would help for us all to meet and discuss. We don't have any availability to meet next week, but if you send over a few dates and times that work for you, we should be able to find a time for the weeks of 4/27 and 5/4.

Thanks,

Tony Beach

OREGON DEPARTMENT OF AVIATION

STATE AIRPORTS MANAGER

OFFICE 503-378-2523 **CELL** 503-302-5455

M-F 7:30am – 4pm

From: Sarah Absher <sarah.absher@tillamookcounty.gov>

Sent: Thursday, April 16, 2026 5:42 PM

To: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; BEACH Anthony
<Anthony.BEACH@odav.oregon.gov>

Cc: THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>; Melissa Jenck
<Melissa.Jenck@tillamookcounty.gov>

Subject: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

Importance: High

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Thank You Brandon,

To confirm, the Department can proceed with permit issuance. I understand it is the desire of ODAV that the building height be lowered; however, the language is “should” and is not “shall”, meaning that we can proceed with issuing a permit. Correct?

Also, what is the 7460 notice? Can you please connect with Melissa on Monday so that we can

hopefully resolve any outstanding issues related to this project?

I have already spoken with Commissioner Skaar. She is happy to call you directly, and/or we can set up another board briefing to discuss next steps.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>
Sent: Thursday, April 16, 2026 5:26 PM
To: Sarah Absher <sarah.absher@tillamookcounty.gov>; BEACH Anthony <Anthony.BEACH@odav.oregon.gov>
Cc: THOMAS Alex R <Alex.R.THOMAS@odav.oregon.gov>
Subject: EXTERNAL: RE: Pacific City State Airport - Airspace/Obstruction Non-Conformance Maps

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Hi Sarah,

Thank you for the update. I think we'd love to keep the ball rolling on this, so we'd be glad to participate in another meeting with the commissioners or whatever it takes on our end.

As far as an update on Mr. Coulter's submittal, I've attached the determination letter we issued last week. I had a pleasant conversation with Tim just earlier today. I explained the situation and background, including that ODAV and Tillamook County have had conversations about long-term solutions, and that the County is the permitting authority in these cases but they consider our input when making land-use decisions. I also encouraged him to file his 7460 notice with the FAA as soon as possible, which he had not yet done.

Thanks again, and I look forward to finding solutions with you all.

Best,

BRANDON PIKE
OREGON DEPARTMENT OF
AVIATION (ODAV)
AVIATION PLANNER

PHONE 971-372-1339

EMAIL brandon.pike@odav.oregon.gov

3040 25TH STREET SE, SALEM, OR 97302



WWW.OREGON.GOV/AVIATION

Alternative Contacts:

COAR Grants: Grants@ODAV.Oregon.Gov

Procurement / Contracts: Contracts@ODAV.Oregon.Gov

Pavement (PEP/PMP): Pavement@ODAV.Oregon.Gov

Land Use / Tall Structures: LandUse@ODAV.Oregon.Gov

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From: [BEACH Anthony](#)
To: [Sarah Absher](#); [PIKE Brandon](#)
Cc: [Debra Garland](#); [THOMAS Alex R](#)
Subject: RE: Tillamook County & ODAV Meeting Re: Pacific City Airport Overlay Zone
Date: Monday, June 15, 2026 3:46:00 PM

Good afternoon Sarah,

Thank you for confirming the dates to meet about the Airport Overlay Zone and Pacific City State Airport.

Brandon and I are both available to meet in-person on July 29th. Unfortunately we can't make the 22nd work. We will have availability in August to continue the conversation in subsequent meetings if needed.

Thank you again and please let us know what we can do/bring to assist with the meeting.

Tony Beach

OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
OFFICE 503-378-2523 **CELL** 503-302-5455
M-F 7:30am – 4pm

From: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Sent: Friday, June 12, 2026 2:22 PM
To: BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>
Cc: Debra Garland <Debi.Garland@tillamookcounty.gov>
Subject: Tillamook County & ODAV Meeting Re: Pacific City Airport Overlay Zone

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello Tony and Brandon,

Debra from the Commissioner's office, copied, has confirmed two dates the Commissioners are available for a meeting with ODAV and DCD staff to continue the discussion of next steps to address concerns related to permitting in the Pacific City Airport Overlay Zone- previous date options did not align with schedules.

Please confirm if you are available July 22nd and/or July 29th. Meeting will be in the afternoon at approximately 2:00pm and remote attendance is an option if you are not able to attend in person.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: [BEACH Anthony](#)
To: [Sarah Absher](#); [PIKE Brandon](#)
Subject: RE: PC Airport Data
Date: Tuesday, July 28, 2026 9:16:00 AM

Hi Sarah,

We have this information in our [Oregon Aviation Plan \(OAP\)](#), which was most recently updated in 2018.

The OAP shows PFC has **5 based aircraft**, and Aircraft operations data is from 2015 with **2,000 annual operations** (see page 50).

Table 4-7 (page 106) shows PFC is categorized as a Remote Access/Emergency Service Airport. The airport's use for medivac is well documented.

Chapter 8, Economic Impact of Oregon Airports is worth reviewing as well. In Table 8-9 on page 303, PFC contributes a combined **1 FTE in direct and indirect/induced impact from visitor spending** with an **annual payroll of \$43,889** (Table 8-10 on page 306). Per Table 8-11 on page 309, **total sales/output from PFC visitor spending is \$105,019**.

Thank you for the heads up, we look forward to meeting with you all in Tillamook County.

Tony Beach

OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
OFFICE 503-378-2523 **CELL** 503-302-5455
M-F 7:30am – 4pm

From: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Sent: Monday, July 27, 2026 5:42 PM
To: BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>
Subject: PC Airport Data

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good Afternoon Tony and Brandon,

The Board has asked for data regarding annual use/activity of the airport. Do you have any data that counts the number of landings/take-offs annually?

If so, please bring this information to the meeting on Wednesday, or I would at least be

prepared to answer a question related to use/activity.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: [BEACH Anthony](#)
To: [Sarah Absher](#); [PIKE Brandon](#)
Subject: RE: Permit Status
Date: Tuesday, July 28, 2026 3:58:00 PM

Thank you for forwarding this over to us, Sarah.

I spoke with the FAA today about this determination that was just issued this morning. We do need to discuss this in more detail, and unless the plans for the development have changed considerably, I think they will need to resubmit the 7460 to the FAA.

According to the FAA, the determination is for a structure approximately 25 foot long and 168 feet away from the runway. The plans submitted to the County that we reviewed show a 45 foot long structure approximately 128 feet away from the runway.

See you tomorrow,

Tony Beach

OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
OFFICE 503-378-2523 **CELL** 503-302-5455
M-F 7:30am – 4pm

From: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Sent: Tuesday, July 28, 2026 9:40 AM
To: BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>
Subject: Re: Permit Status

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good Morning Tony and Brandon,

Please see Mr. Coulter's email and attached FAA determination.

FAA's determination of the Coulter project was "No Hazard". In preparation for tomorrow's conversation with the Board of County Commissioners, please be ready to explain how FAA's determination affects ODAV's determination of hazards. Specifically, has a state declaration of hazard been made for any development around the Pacific City airport- and if such declaration has been made by ODAV, does it preempt local land use authority. The County

would not make this declaration, it would come from ODAV, or possibly the FAA?

In light of the “No Hazards” determination, understanding how jurisdictional authority and permit review overlap interfaces would be very helpful to understand tomorrow- from ODAV’s perspective.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Tim Coulter <tim@madisonmbi.com>
Sent: Tuesday, July 28, 2026 4:33 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Chris Corlies <chris.corlies@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Alicia R. Walker <Alicia.Walker@tillamookcounty.gov>; McKeon Moser <mckeon.moser@tillamookcounty.gov>; David Coulter <dave.coulter@kirbyco.net>; Brandon Pike <brandon.pike@odav.oregon.gov>
Subject: EXTERNAL: Re: Permit Status

Some people who received this message don't often get email from tim@madisonmbi.com. [Learn why this is important](#)

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Hello Sarah,

Attached please find the FAA’s determination of **NO Hazard**, regarding our building permit 851-25-002538-DWL. This permit has been delayed to the point were we may have missed the building window this year. Please advise as to the soonest date this can be released.

Best

Tim Coulter
Madison Master Builders Inc

425.417.7772
PO Box 28993
Seattle WA 98118

www.madisonmbi.com

#MADISMB818JB

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From: [BEACH Anthony](#)
To: [Sarah Absher](#); [PIKE Brandon](#)
Subject: RE: Pacific City Airport Discussion
Date: Tuesday, August 18, 2026 1:45:00 PM
Attachments: [Appendix A - OAR 660 Division 13 Exhibits.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Sarah,

On behalf of ODAV, we appreciate the opportunity to meet with the County to continue our discussions regarding the hazardous conditions at the Pacific City State Airport. At the meeting, we again requested that the County adopt zoning to protect the airport space in a manner that would limit the construction of obstacles in the airspace and provided examples of dangerous conditions and risk that the obstacles present. We understood the County's response to be that it will not initiate the appropriate zoning unless a state agency requires it to do so.

Attached please find the exhibit to the Land Conservation and Development Commission's rules, as requested. As to your remaining questions, the Airport Land Use Compatibility Guidebook prepared by ODAV and available at its [website](#) may answer many of your questions as well as provide a model code that the County may adopt to fulfill its zoning obligation under the Airport Planning Rule (Oregon Administrative Rules 660, division 13). For any other questions regarding your legal obligations under state land use laws, we recommend that you consult with your counsel.

Anthony Beach, C.M.,
ACE
OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
M-F 7:30am – 4pm



OFFICE 503-378-2523 **CELL** 503-302-5455

EMAIL Anthony.Beach@odav.oregon.gov

3040 25TH STREET SE, SALEM, OR 97302

WWW.OREGON.GOV/AVIATION

From: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Sent: Wednesday, August 12, 2026 2:41 PM
To: BEACH Anthony <Anthony.BEACH@odav.oregon.gov>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>
Subject: Pacific City Airport Discussion

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Dear Tony and Brandon,

Thank you for taking the time to come to Tillamook to discuss various matters related to the Pacific City Airport and Pacific City Airport Obstruction Overlay (PAO) Zone.

Below is a recap our conversation during and after the board briefing with follow up information requests Tillamook County has asked ODAV to respond to. If I have missed anything, please let me know.

1. ODAV to confirm whether Tillamook County must complete a legislative text amendment process to update the Pacific City Airport Obstruction Overlay (PAO) Zone to comply with state law or if the County can directly apply ODAV's rules in accordance with ORS 197.646.

ORS 197.646 Implementation of new requirement in goal, rule or statute; rules. (1) A local government shall amend its acknowledged comprehensive plan or acknowledged regional framework plan and land use regulations implementing either plan by a self-initiated post-acknowledgment process under ORS 197.610 to 197.625 to comply with a new requirement in land use statutes, statewide land use planning goals or rules implementing the statutes or the goals.

(2)(a) The Department of Land Conservation and Development shall notify local governments when a new requirement in land use statutes, statewide land use planning goals or rules implementing the statutes or the goals requires changes to an acknowledged comprehensive plan, an acknowledged regional framework plan or land use regulations implementing either plan.

(b) The Land Conservation and Development Commission shall establish, by rule, the time period within which an acknowledged comprehensive plan, an acknowledged regional framework plan and land use regulations implementing either plan must be in compliance with:

(A) A new requirement in a land use statute, if the legislation does not specify a time period for compliance; and

(B) A new requirement in a land use planning goal or rule adopted by the commission.

(3) When a local government does not adopt amendments to an acknowledged comprehensive plan, an acknowledged regional framework plan or land use regulations implementing either plan, as required by subsection (1) of this section, the new requirements apply directly to the local government's land use decisions. The failure to adopt amendments to an acknowledged comprehensive plan, an acknowledged regional framework plan or land use regulations implementing either plan required by subsection (1) of this section is a basis for initiation of enforcement action pursuant to ORS 197.319 to 197.335.

2. Please explain if and how state law updates apply to property owners seeking relief and/or compensation under Measure 49 when there are changes in state law.
3. ODAV to provide exhibits referenced in OAR 660 Division 13.

ODAV also mentioned an upcoming Board meeting in September. The County would appreciate the above requested information before then.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: [BEACH Anthony](#)
To: [PIKE Brandon](#); [Sarah Absher](#); [Tim Coulter](#)
Cc: [Patterson, Kenneth \(FAA\)](#); [Chris Corlies](#); [Melissa Jenck](#); [Alicia R. Walker](#); [McKeon Moser](#); [David Coulter](#); [Erin Skaar](#)
Subject: RE: Permit Status 2026-ANM-1258-OE
Date: Thursday, August 20, 2026 8:31:00 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Good morning,

Thank you Brandon. To clarify one point, the FAA's determination of "no hazard" is based on the 4 coordinates and building height information for a 26 foot long structure provided by the applicant in the 7460. These coordinates are listed in the determination itself, and attached to Brandon's email.

The coordinates for the proposed 45 foot long structure were not reviewed by the FAA.

Another reminder, [ORS 836.535](#) states:

1. A person may not construct an object or structure that constitutes a physical hazard to air navigation, as determined by the Oregon Department of Aviation in coordination with the governing body with land use jurisdiction over the property.
2. Subsection (1) of this section does not apply:
 - a. To construction of an object or structure that is utilized by a commercial mobile radio service provider; or
 - b. If a person received approval or submitted an application for approval from the Federal Aviation Administration or the Energy Facility Siting Council established under ORS 469.450 to construct an object or structure that constitutes a physical hazard to air navigation. [2009 c.399 §2]

Thank you,

Anthony Beach, C.M.,
ACE
OREGON DEPARTMENT OF AVIATION
STATE AIRPORTS MANAGER
M-F 7:30am – 4pm



OFFICE 503-378-2523 **CELL** 503-302-5455

EMAIL Anthony.Beach@odav.oregon.gov

3040 25TH STREET SE, SALEM, OR 97302

WWW.OREGON.GOV/AVIATION

From: PIKE Brandon <Brandon.PIKE@odav.oregon.gov>

Sent: Wednesday, August 19, 2026 6:13 PM

To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>; Tim Coulter <tim@madisonmbi.com>

Cc: Patterson, Kenneth (FAA) <kenneth.patterson@faa.gov>; Chris Corlies <chris.corlies@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Alicia R. Walker <Alicia.Walker@tillamookcounty.gov>; McKeon Moser <mckeon.moser@tillamookcounty.gov>; David Coulter <dave.coulter@kirbyco.net>; Erin Skaar <Erin.Skaar@tillamookcounty.gov>; BEACH Anthony <Anthony.BEACH@odav.oregon.gov>
Subject: RE: Permit Status 2026-ANM-1258-OE

Good afternoon,

To weigh in briefly from ODAV's perspective—one potential point of confusion or a sticking point seems to be a difference in the coordinates which were included in the 7460 notice to the FAA and their corresponding determination letter (attached), versus the coordinates which can be deduced from the architectural drawings (attached).

In the attached image ("Bldg depth"), you can see a proposed building depth of approximately 26 feet based on the aforementioned four coordinates. Whereas, on the architectural drawings, you see a building depth of approximately 45 feet. That ~19-foot discrepancy gives us concerns about what the FAA reviewed based on what was submitted by the building's proponent, versus what is being reviewed by the County's planning and building departments.

Feel free to provide additional input or clarification if I'm confused about the details, but that's our understanding of the situation as it sits. Our suggestions in cases like these is to have the proponent/applicant resubmit a 7460 notice to the FAA to ensure there is an accurate representation on file of the location and dimensions of the proposed building.

We'd be glad to set up a time to speak about this further in the coming days, if the County or the applicant wishes. Thank you for your continued coordination.

Regards,

**BRANDON
PIKE**

OREGON DEPARTMENT OF
AVIATION (ODAV)
AVIATION PLANNER



PHONE 971-372-1339

EMAIL brandon.pike@odav.oregon.gov

3040 25TH STREET SE, SALEM, OR 97302

WWW.OREGON.GOV/AVIATION

Alternative Contacts:

COAR Grants: Grants@ODAV.Oregon.Gov

Procurement / Contracts: Contracts@ODAV.Oregon.Gov

Pavement (PEP/PMP): Pavement@ODAV.Oregon.Gov

Land Use / Tall Structures: LandUse@ODAV.Oregon.Gov

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From: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Sent: Friday, August 14, 2026 2:28 PM
To: Tim Coulter <tim@madisonmbi.com>
Cc: Patterson, Kenneth (FAA) <kenneth.patterson@faa.gov>; Chris Corlies <chris.corlies@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Alicia R. Walker <Alicia.Walker@tillamookcounty.gov>; McKeon Moser <mckeon.moser@tillamookcounty.gov>; David Coulter <dave.coulter@kirbyco.net>; PIKE Brandon <Brandon.PIKE@odav.oregon.gov>; Erin Skaar <Erin.Skaar@tillamookcounty.gov>
Subject: Re: Permit Status 2026-ANM-1258-OE

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Hello Mr. Coulter,

Thank you for checking in. The plans and site plan provided by the FAA match the permit documents on file with the Department. I will be coordinating with staff on permit issuance this coming week. If you have not heard from staff by Tuesday, please reach out.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Tim Coulter <tim@madisonmbi.com>
Sent: Friday, August 14, 2026 2:05 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Patterson, Kenneth (FAA) <kenneth.patterson@faa.gov>; Chris Corlies <chris.corlies@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Alicia R. Walker <Alicia.Walker@tillamookcounty.gov>; McKeon Moser <mckeon.moser@tillamookcounty.gov>; David Coulter <dave.coulter@kirbyco.net>; Brandon Pike <brandon.pike@odav.oregon.gov>; Erin Skaar <Erin.Skaar@tillamookcounty.gov>
Subject: EXTERNAL: Re: Permit Status 2026-ANM-1258-OE

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Hello Sarah,

What is the status on the building permit release?

Best

Tim Coulter
Madison Master Builders Inc
425.417.7772
PO Box 28993
Seattle WA 98118

www.madisonmbi.com

#MADISMB818JB

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On Aug 11, 2026, at 7:46 AM, Sarah Absher
<Sarah.Absher@tillamookcounty.gov> wrote:

Thank You, Ken,

Melissa and I will take a look at the site plan and what we have on file at the first available opportunity. We appreciate you passing this information along.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Patterson, Kenneth (FAA) <kenneth.patterson@faa.gov>
Sent: Tuesday, August 11, 2026 6:06 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>; 'Tim Coulter' <tim@madisonmbi.com>
Cc: Chris Corlies <chris.corlies@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Alicia R. Walker <Alicia.Walker@tillamookcounty.gov>; McKeon Moser <mckeon.moser@tillamookcounty.gov>; 'David Coulter' <dave.coulter@kirbyco.net>; 'Brandon Pike' <brandon.pike@odav.oregon.gov>; Erin Skaar <Erin.Skaar@tillamookcounty.gov>
Subject: EXTERNAL: FW: Permit Status 2026-ANM-1258-OE

Some people who received this message don't often get email from kenneth.patterson@faa.gov. [Learn why this is important](#)
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Sarah,

Very Respectfully,

Ken Patterson,

Ken Patterson
Airspace Specialist: AK, HI, N. Cal, WA and OR.
AJV-A5
Federal Aviation Administration
Obstruction Evaluation Group
AJV-A521
10101 Hillwood Parkway
Fort Worth, TX 76177

Office: 817-222-5935
kenneth.patterson@faa.gov

Aviation is proof that, given the will, we have the capacity to achieve the impossible.

Eddie Rickenbacker

- 1) To see if your structure is required to file with FAA, please go to: <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>
- 2) OEAAA.faa.gov Filing Instructions: [FEDERAL AVIATION ADMINISTRATION](#)
- 3) General FAQs: [Obstruction Evaluation / Airport Airspace Analysis \(OE3A\)](#)
- 4) DOT/FAA Obstruction Marking & Lighting Advisory Circular (AC 70/7460-1M): https://www.faa.gov/regulations_policies/advisory_circulars/index.cfm/go/document.information/documentID/1030047
- 5) LIGHT OUTAGE REPORTING: [Light Outage Report Form](#)
- 6) Helpdesk (System Issues/Support): Email: oeaaa-helpdesk@faa.gov



From: Patterson, Kenneth (FAA)
Sent: Tuesday, August 11, 2026 7:54 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>; Tim Coulter <tim@madisonmbi.com>
Cc: Chris Corlies <chris.corlies@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Alicia R. Walker <Alicia.Walker@tillamookcounty.gov>; McKeon Moser <mckeon.moser@tillamookcounty.gov>; David Coulter <dave.coulter@kirbyco.net>; Brandon Pike <brandon.pike@odav.oregon.gov>; Erin Skaar <Erin.Skaar@tillamookcounty.gov>
Subject: RE: Permit Status

Sarah,

What is the Aeronautical Study Number (ASN)?

Very Respectfully,

Ken Patterson,

Ken Patterson
Airspace Specialist: AK, HI, N. Cal, WA and OR.
AJV-A5
Federal Aviation Administration
Obstruction Evaluation Group
AJV-A521
10101 Hillwood Parkway
Fort Worth, TX 76177

Office: 817-222-5935

kenneth.patterson@faa.gov

Aviation is proof that, given the will, we have the capacity to achieve the impossible.

Eddie Rickenbacker

- 1) To see if your structure is required to file with FAA, please go to: <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>
- 2) OEAAA.faa.gov Filing Instructions: [FEDERAL AVIATION ADMINISTRATION](#)
- 3) General FAQs: [Obstruction Evaluation / Airport Airspace Analysis \(OE3A\)](#)
- 4) DOT/FAA Obstruction Marking & Lighting Advisory Circular (AC 70/7460-1M): https://www.faa.gov/regulations_policies/advisory_circulars/index.cfm/go/document.information/documentID/1030047
- 5) LIGHT OUTAGE REPORTING: [Light Outage Report Form](#)
- 6) Helpdesk (System Issues/Support): Email: oeaaa-helpdesk@faa.gov



From: Sarah Absher <Sarah.Absher@tillamookcounty.gov>

Sent: Friday, July 31, 2026 9:54 AM

To: Tim Coulter <tim@madisonmbi.com>

Cc: Chris Corlies <chris.corlies@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Alicia R. Walker <Alicia.Walker@tillamookcounty.gov>; McKeon Moser <mckeon.moser@tillamookcounty.gov>; David Coulter <dave.coulter@kirbyco.net>; Brandon Pike <brandon.pike@odav.oregon.gov>; Erin Skaar <Erin.Skaar@tillamookcounty.gov>; Patterson, Kenneth (FAA) <kenneth.patterson@faa.gov>

Subject: Re: Permit Status

Importance: High

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Thank You, Tim,

I appreciate the update and explanation. I am sorry to hear the FAA permit is difficult to find.

Ken, I am trying to help the Coulter's and it sounds like obtaining a copy of the project development (scope of work) that was provided to FAA is difficult. Can you please email me a copy of the site plan, construction plans, etc. that were part of the "No Harm" determination by FAA? I want to make sure what was reviewed by FAA is consistent with the project development (scope of work) reviewed by Tillamook County.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Tim Coulter <tim@madisonmbi.com>

Sent: Friday, July 31, 2026 4:07 AM

To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>

Cc: Chris Corlies <chris.corlies@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Alicia R. Walker

<Alicia.Walker@tillamookcounty.gov>; McKeon Moser
<mckeon.moser@tillamookcounty.gov>; David Coulter <dave.coulter@kirbyco.net>;
Brandon Pike <brandon.pike@odav.oregon.gov>; Erin Skaar
<Erin.Skaar@tillamookcounty.gov>

Subject: EXTERNAL: Re: Permit Status

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Hello Sarah,

The FAA does an independent review for their own determination, Tillamook county has had permit #851-25-002538-DWL "Documents" in Hand since 12.18.2025, I am not sure what further documents you need at this time. Further, Tillamook county can go on the FAA's web site to confirm the FAA's determination of no Hazard for the proposed building at 4700 Rueppell Pacific City OR. The application for the FAA permit is difficult to find, arduous to complete and all on line. We have no copies to provide Tillamook county nor do we have an obligation to provide the process the FAA follows to any other governmental body.

Additionally I would like to point out, Tillamook County has already reviewed and approved permit #851-25-002538-DWL for construction, then, rescinded the permit for a determination from the FAA. I have sent Tillamook County the FAA's determination of "NO HAZARD", Tillamook county can confirm this on line. We would like our building permit issued now.

Best

Tim Coulter
Madison Master Builders Inc
425.417.7772
PO Box 28993
Seattle WA 98118

www.madisonmbi.com

#MADISMB818JB

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On Jul 30, 2026, at 11:07 PM, Sarah Absher
<Sarah.Absher@tillamookcounty.gov> wrote:

Good Afternoon Mr. Coulter,

Thank you for the update and for sending a copy of the “No Hazard” determination. In review of the determination, I did not see copies of the documents (i.e. site plan, building plans, etc.) that FAA reviewed.

To confirm the FAA project review and determination is consistent with County permit review processes, can you please provide a full copy of the FAA record so that staff can confirm consistency with local review processes?

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street

Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Tim Coulter <tim@madisonmbi.com>
Sent: Tuesday, July 28, 2026 4:33 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Chris Corlies <chris.corlies@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>; Alicia R. Walker <Alicia.Walker@tillamookcounty.gov>; McKeon Moser <mckeon.moser@tillamookcounty.gov>; David Coulter <dave.coulter@kirbyco.net>; Brandon Pike <brandon.pike@odav.oregon.gov>
Subject: EXTERNAL: Re: Permit Status

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Hello Sarah,

Attached please find the FAA's determination of **NO Hazard**, regarding our building permit 851-25-002538-DWL. This permit has been delayed to the point where we may have missed the building window this year. Please advise as to the soonest date this can be released.

Best

Tim Coulter
Madison Master Builders Inc
425.417.7772
PO Box 28993
Seattle WA 98118

www.madisonmbi.com

#MADISMB818JB

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On Apr 27, 2026, at 10:28 PM, Sarah Absher
<Sarah.Absher@tillamookcounty.gov> wrote:

Good Afternoon Mr. Coulter,

I wanted to reach out personally to let you know that the Department is continuing to reach out to ODAV on their review of your development proposal and are asking for clarity in our ability to issue the permits. I know this process has been incredibly difficult and frustrating for you, and I am sorry this has been your experience.

I have advised the Board of County Commissioners of my concerns in lack of clarity and confirmation in ODAVs comments that would allow the Department to issue your permits. I will be in touch as soon as I have additional information to share with you. In the meantime, please know we are doing what we can to provide information and updates to you on the pending status of your permit applications.

Sincerely,

Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412

Sarah.Absher@tillamookcounty.gov