



**City of
McMinnville**

Airport Master Plan Update

McMinnville Municipal Airport

Planning Advisory Committee Meeting #4 (Final)
April 30, 2025

Agenda

- Introductions
- Preferred Development Alternatives
 - Airside (Runways, Taxiways, etc.)
 - Landside (Aircraft Parking, Hangars, etc.)
- Land Use Plan & Noise Analysis
- Airport Layout Plan
- Capital Improvement Plan (CIP)
- Next Steps



Project Team



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**Federal Aviation
Administration**

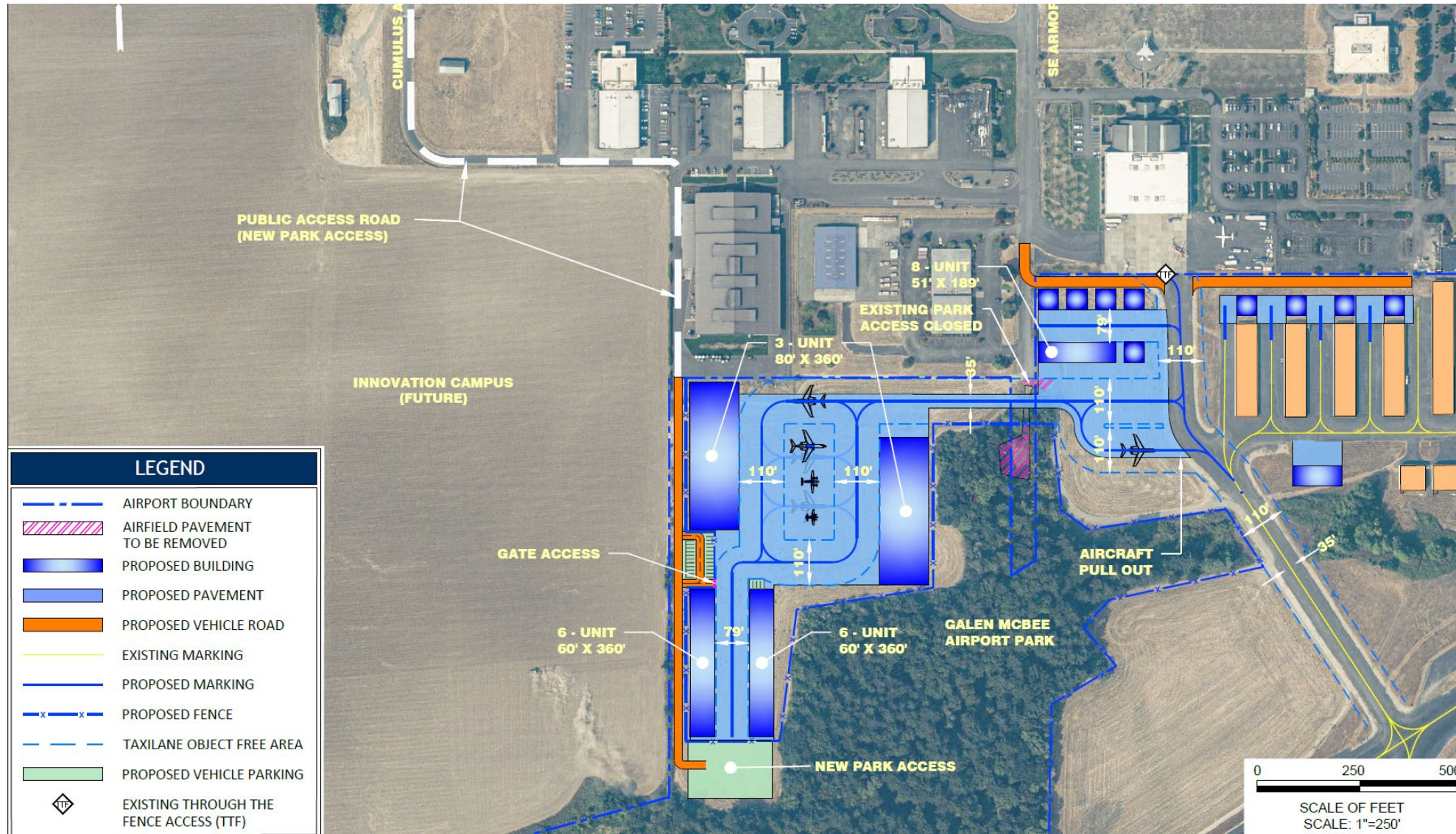
Jessica Wuttke-Campoamor
Oregon Aviation Planner



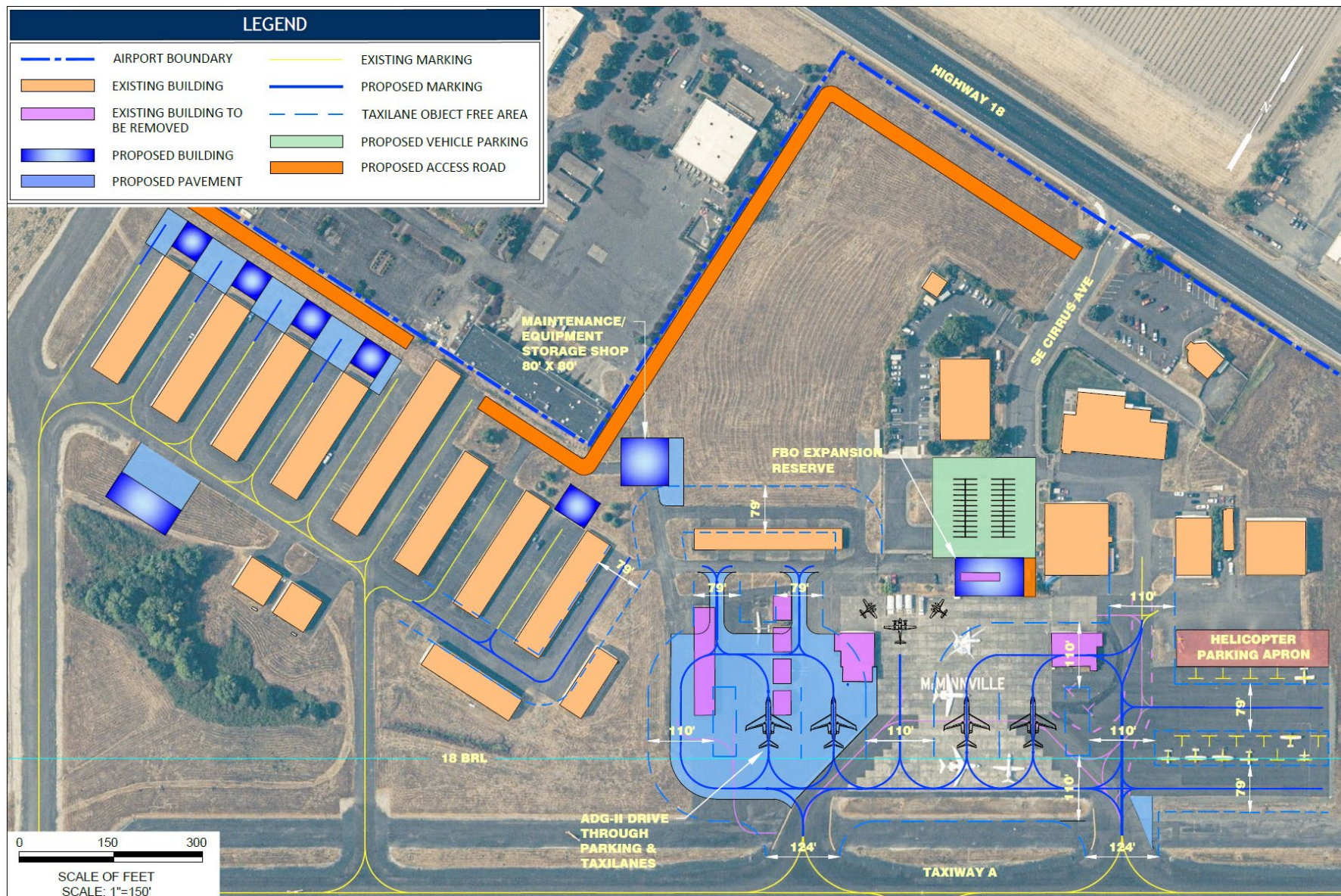
Oregon Department of Aviation

Preferred Alternative Figures

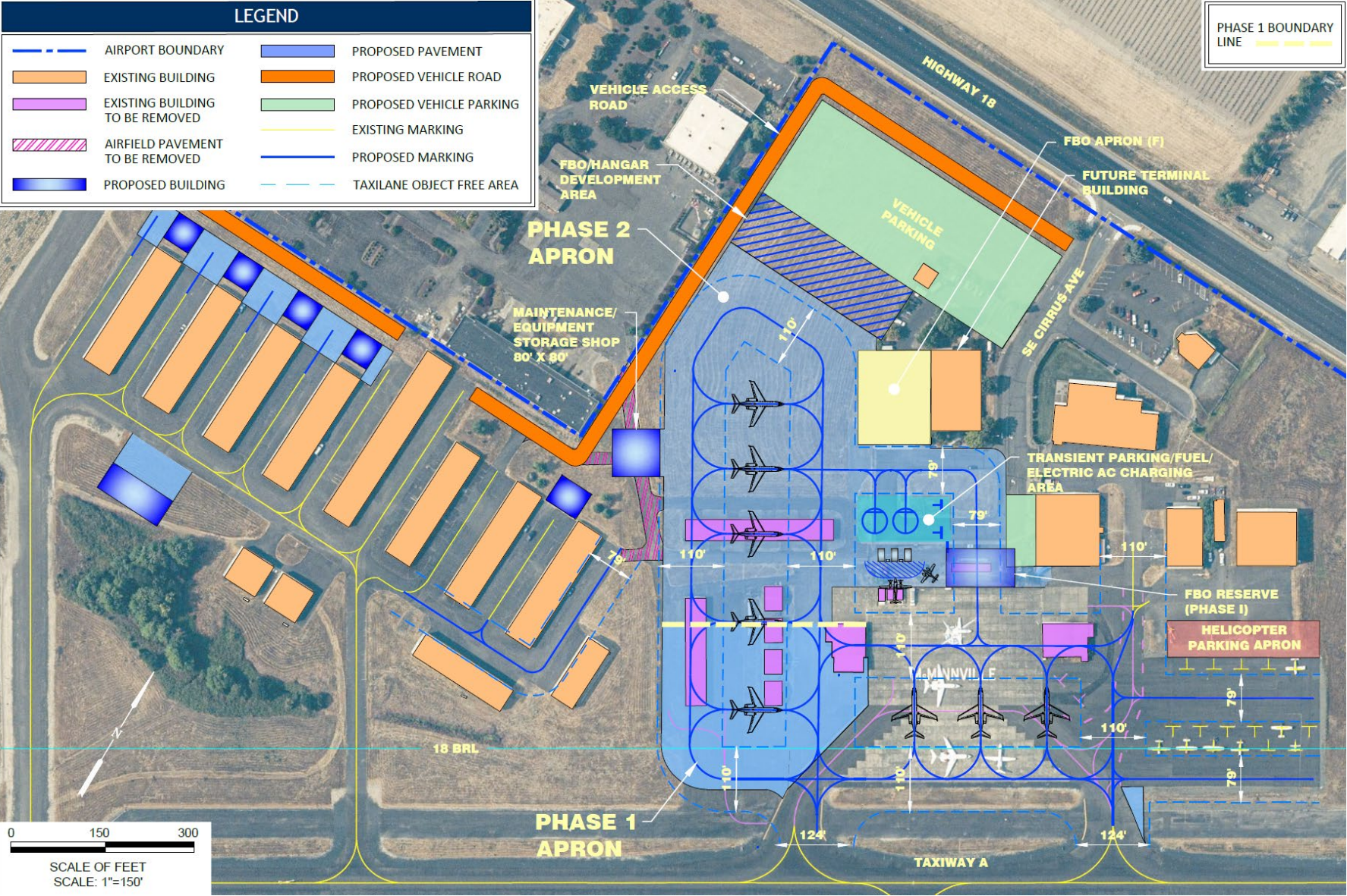
West Terminal Area



Central Terminal Area – Phase 1



Central Terminal Area – Phase 2

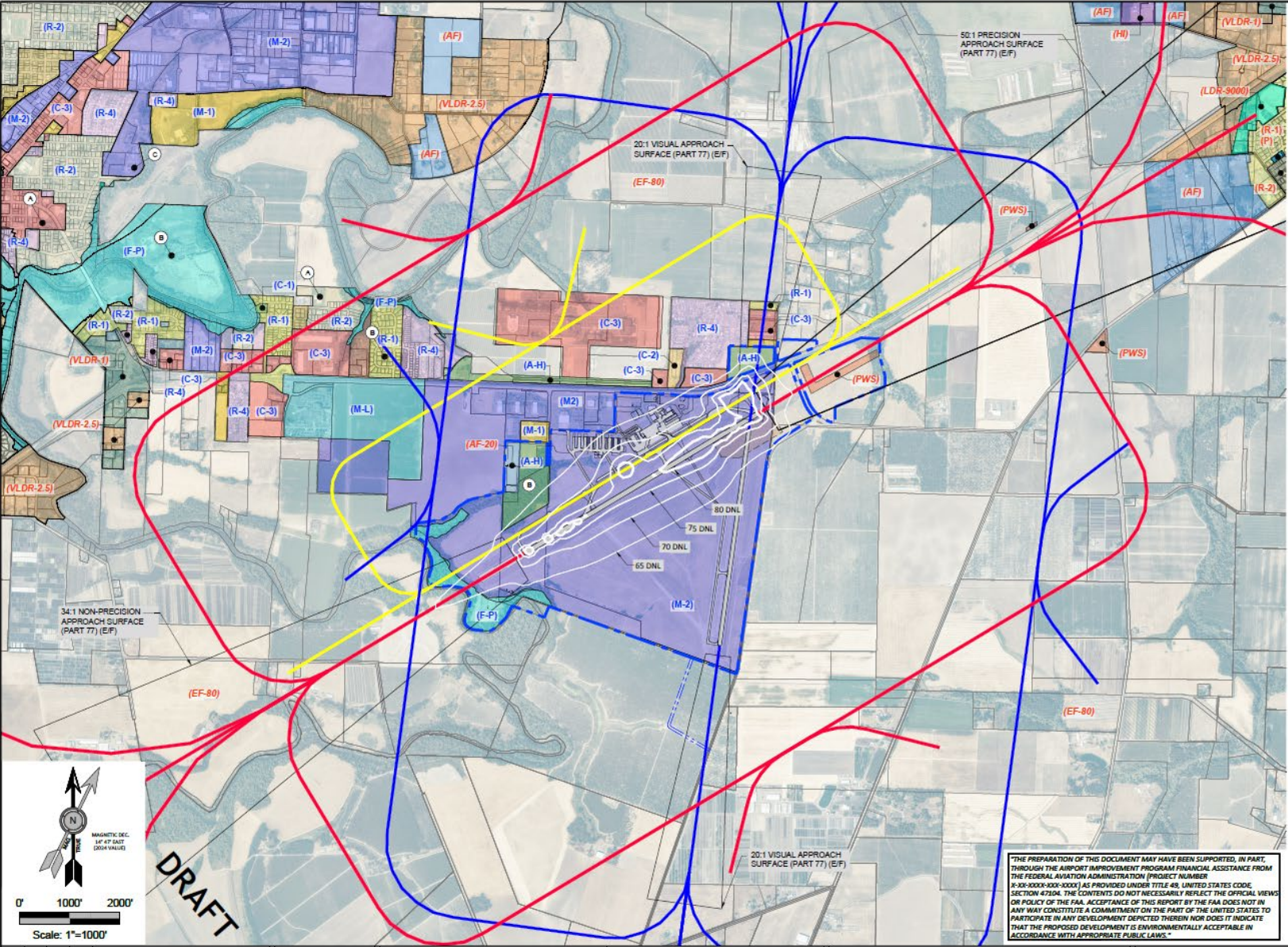


East Terminal Area



Land Use Plan & Airport Noise Analysis

Airport Land Use Plan – 2043 Noise



YAMHILL COUNTY ZONING	
	EXCLUSIVE FARM USE (EF-80)
	PUBLIC WORKS AND SAFETY (PWS)
	AGRICULTURAL FORESTRY (AF-20)
	VERY LOW DENSITY RESIDENTIAL 1 (VLDR-1)
	VERY LOW DENSITY RESIDENTIAL 2.5 (VLDR-2.5)
	HEAVY INDUSTRIAL DISTRICT (HI)
	LOW DENSITY RESIDENTIAL 9000 (LDR-9000)

CITY OF DAYTON ZONING	
	SINGLE FAMILY RESIDENTIAL (R1)
	LIMITED DENSITY RESIDENTIAL (R2)
	PUBLIC/SEMI-PUBLIC (P)

CITY OF MCMINNVILLE ZONING	
	AGRICULTURAL HOLDING (A-H)
	LIMITED LIGHT INDUSTRIAL (M-L)
	LIGHT INDUSTRIAL (M-1)
	LIGHT INDUSTRIAL (M-2)
	NEIGHBORHOOD BUSINESS (C-1)
	TRAVEL COMMERCIAL (C-2)
	GENERAL INDUSTRIAL (C-3)
	LOW DENSITY RESIDENTIAL (R-1)
	LOW DENSITY RESIDENTIAL (R-2)
	MEDIUM DENSITY RESIDENTIAL (R-3)
	MEDIUM DENSITY RESIDENTIAL (R-4)
	OFFICE/RESIDENTIAL (O-R)
	FLOOD AREA (F-P)

LEGEND	
	EXISTING AIRPORT PROPERTY LINE
	4-22 FIXED WING AIRPORT TRAFFIC PATTERN
	17-35 FIXED WING AIRPORT TRAFFIC PATTERN
	HELICOPTER TRAFFIC PATTERN
	ZONING BOUNDARY

PUBLIC FACILITY KEY	
	CHURCH
	PARK
	PUBLIC WORKS

NOTE:
ZONING HEIGHT RESTRICTIONS: SEE CITY OF MCMINNVILLE - AIRPORT
OVERLAY DISTRICT CHAPTER 17.52.

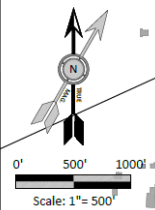
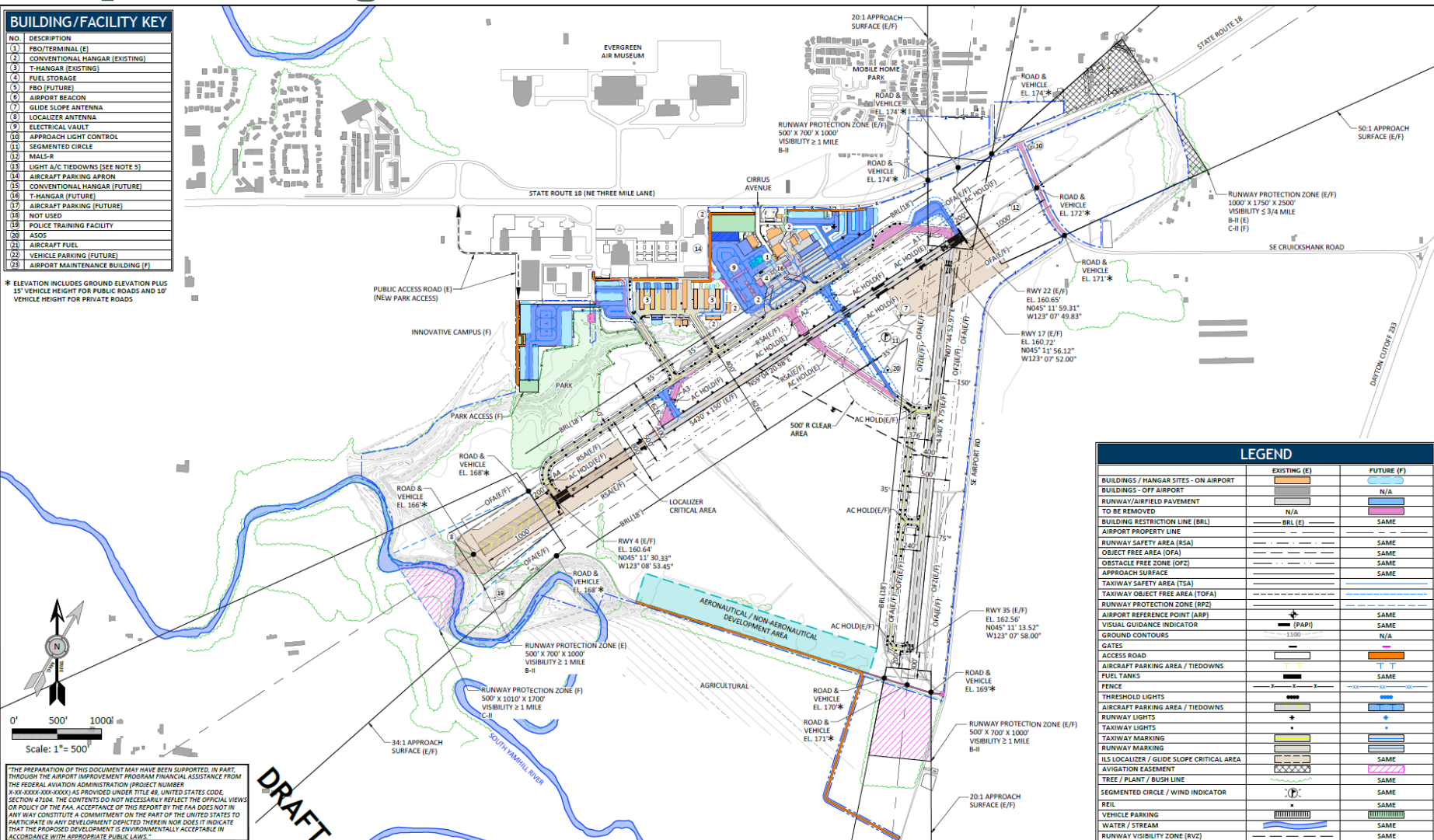
"THE PREPARATION OF THIS DOCUMENT MAY HAVE BEEN SUPPORTED, IN PART, THROUGH THE AIRPORT IMPROVEMENT PROGRAM FINANCIAL ASSISTANCE FROM THE FEDERAL AVIATION ADMINISTRATION (PROJECT NUMBER K-30-XXXX-XXX-XXXX) AS PROVIDED UNDER TITLE 48, UNITED STATES CODE, SECTION 47204. THE CONTENTS DO NOT NECESSARILY REFLECT THE OFFICIAL VIEWS OR POLICY OF THE FAA. ACCEPTANCE OF THIS REPORT BY THE FAA DOES NOT IN ANY WAY CONSTITUTE A COMMITMENT ON THE PART OF THE UNITED STATES TO PARTICIPATE IN ANY DEVELOPMENT DEPICTED THEREIN NOR DOES IT INDICATE THAT THE PROPOSED DEVELOPMENT IS ENVIRONMENTALLY ACCEPTABLE IN ACCORDANCE WITH APPROPRIATE PUBLIC LAWS."

Airport Layout Plan (ALP)

Airport Layout Plan

BUILDING/FACILITY KEY	
NO.	DESCRIPTION
1	FBO/TERMINAL (E)
2	CONVENTIONAL HANGAR (EXISTING)
3	T-HANGAR (EXISTING)
4	FUEL STORAGE
5	FBO (FUTURE)
6	AIRPORT BEACON
7	GLIDE SLOPE ANTENNA
8	LOCALIZER ANTENNA
9	ELECTRICAL VAULT
10	APPROACH LIGHT CONTROL
11	SEGMENTED CIRCLE
12	MASS-2
13	LIGHT A/C TIEDOWNS (SEE NOTE 5)
14	AIRCRAFT PARKING APRON
15	CONVENTIONAL HANGAR (FUTURE)
16	T-HANGAR (FUTURE)
17	AIRCRAFT PARKING (FUTURE)
18	NOT USED
19	POLICE TRAINING FACILITY
20	ASOS
21	AIRCRAFT FUEL
22	VEHICLE PARKING (FUTURE)
23	AIRPORT MAINTENANCE BUILDING (F)

* ELEVATION INCLUDES GROUND ELEVATION PLUS
15' VEHICLE HEIGHT FOR PUBLIC ROADS AND 10'
VEHICLE HEIGHT FOR PRIVATE ROADS



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DRAFT

LEGEND	
BUILDINGS / HANGAR SITES - ON AIRPORT	EXISTING (E) FUTURE (F)
BUILDINGS - OFF AIRPORT	N/A
RUNWAY/AIRFIELD PAVEMENT	N/A
TO BE REMOVED	N/A
BUILDING RESTRICTION LINE (BRL)	N/A
AIRPORT PROPERTY LINE	N/A
RUNWAY SAFETY AREA (RSA)	N/A
OBJECT FREE AREA (OFA)	N/A
OBSTACLE FREE ZONE (OFZ)	N/A
APPROACH SURFACE	N/A
TAXIWAY SAFETY AREA (TSA)	N/A
TAXIWAY OBJECT FREE AREA (TOFA)	N/A
RUNWAY PROTECTION ZONE (RPZ)	N/A
AIRPORT REFERENCE POINT (ARP)	N/A
VISUAL GUIDANCE INDICATOR	N/A
GROUND CONTOURS	N/A
GATES	N/A
ACCESS ROAD	N/A
AIRCRAFT PARKING AREA / TIEDOWNS	N/A
FUEL TANKS	N/A
FENCE	N/A
THRESHOLD LIGHTS	N/A
AIRCRAFT PARKING AREA / TIEDOWNS	N/A
RUNWAY LIGHTS	N/A
TAXIWAY LIGHTS	N/A
TAXIWAY MARKING	N/A
RUNWAY MARKING	N/A
ILS LOCALIZER / GLIDE SLOPE CRITICAL AREA	N/A
AVIGATION EASEMENT	N/A
SEGMENTED CIRCLE / WIND INDICATOR	N/A
TREE / PLANT / BUSH LINE	N/A
VEHICLE PARKING	N/A
WATER / STREAM	N/A
RUNWAY VISIBILITY ZONE (RVZ)	N/A

NO. DATE BY APPR REVISIONS		VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING OR 1"= 500' ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		FEDERAL AVIATION ADMINISTRATION APPROVAL APPROVAL DATE: _____ SIGNATURE: _____		CITY OF MCMINNVILLE APPROVAL APPROVAL DATE: _____ SIGNATURE: _____		CENTURY WEST ENGINEERING DESIGNED BY: JLS DRAWN BY: JLS CHECKED BY: DM SCALE: AS SHOWN DATE: MAY 2025 PROJECT NO: 40228.011.01		BEND OFFICE 100 SW EMWAY DRIVE SUITE #100 BEND, OR 97702 541.322.8962 OFFICE		MCMINNVILLE MUNICIPAL AIRPORT AIRPORT LAYOUT PLAN		FIGURE NO. SHEET NO. 4 OF 18	
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Capital Improvement Plan (CIP)

Capital Improvement Plan (CIP)

Short-Term Projects (2025-2029)	
Project Description	Total Project Costs
Install Perimeter Fencing/Supplemental Windcone (Construction)	\$1,143,000
Taxiway A Edge Lighting	\$1,977,000
Pavement Rehab – Taxiway A & West T-Hangar Taxilanes (Environmental & Design)	\$180,000
Pavement Rehab – Taxiway A & West T-Hangar Taxilanes (Construction)	\$1,470,000
Total Short-Term	\$4,770,000

Notes:

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

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

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

Avigation Easements are estimates.

Capital Improvement Plan (CIP)

Long-Term Projects (2030-beyond)

Project Description	Total Project Costs	Project Description	Total Project Costs
Main Apron Reconstruction/Expansion/Building Removal (Environ/Design/Construction)	\$4,998,000	Right-of-Way Acquisition & Realignment of S. Access Rd	\$1,081,000
T-Hangar (East Terminal Area)	\$1,200,000	Avigation Easement – Runway 35 Runway Protection Zone (RPZ)	\$50,000
Reconfigure Main Parking Area (PH1), New Perimeter Fencing and Automated Gate (Environ/Design/Construction)	\$1,494,000	Install Electric Aircraft Charging Stations	\$0*
Airport Internal Access Road (West T-hangars and future airport maintenance building access)	\$1,236,000	Runway 4-22 Maintenance (Markings & Lighting)	\$4,325,000
Replace Existing MALSR*	\$0*	Main Apron (Concrete) Rehabilitation	\$949,000
Fencing Realignment (OFA/RSA) (Cruickshank Rd)	\$498,000	Relocate Airport Park Access Road, Park Trailhead, Vehicle Parking	\$2,242,000
Grade and Compact Runway 22 RSA	\$451,000	Extend Taxilane to the West Development Area & Construct Bypass Holding Apron	\$4,066,000
Avigation Easements – Rwy 4 & 22 Runway Protection Zones (RPZs)	\$50,000	West Terminal Area Apron, Perimeter Fencing Realignment, and Vehicle Parking Area	\$7,090,000
East Development Area Apron / T-Hangar Taxilane (Environ/Design/Construction)	\$3,717,000	Taxiway A Rehabilitation	\$1,159,000
Taxiway A2 Crossing Realignment	\$3,381,000	Taxiway D Rehabilitation	\$755,000
T-Hangar /Multi-Unit Hangar (East Terminal Area)	\$1,500,000	Runway 17/35 Maintenance (Markings)	\$1,094,000
East Tiedown Apron Fog Seal	\$520,000	Replace Airport Beacon	\$399,000
T-Hangar (East Terminal Area)	\$1,200,000		
Replace Runway 4 & 22 PAPI	\$602,000		
Tree Clearing (Runway 4 & 22)	\$436,000		
Replace Runway 4 REILs	\$360,000		
Runway 4-22 Pavement Rehabilitation	\$1,900,000		
		Total Long-Term	\$54,838,000



Next Steps

Submit Draft Airport Layout Plans (ALP) Set & Airport Master Plan Report to FAA for Review (45-90 days)

Seek PAC/Public Comments on Draft ALP and Master Plan Report

Submit Final for City & FAA Signature

Project Closeout – Anticipate Summer 2025