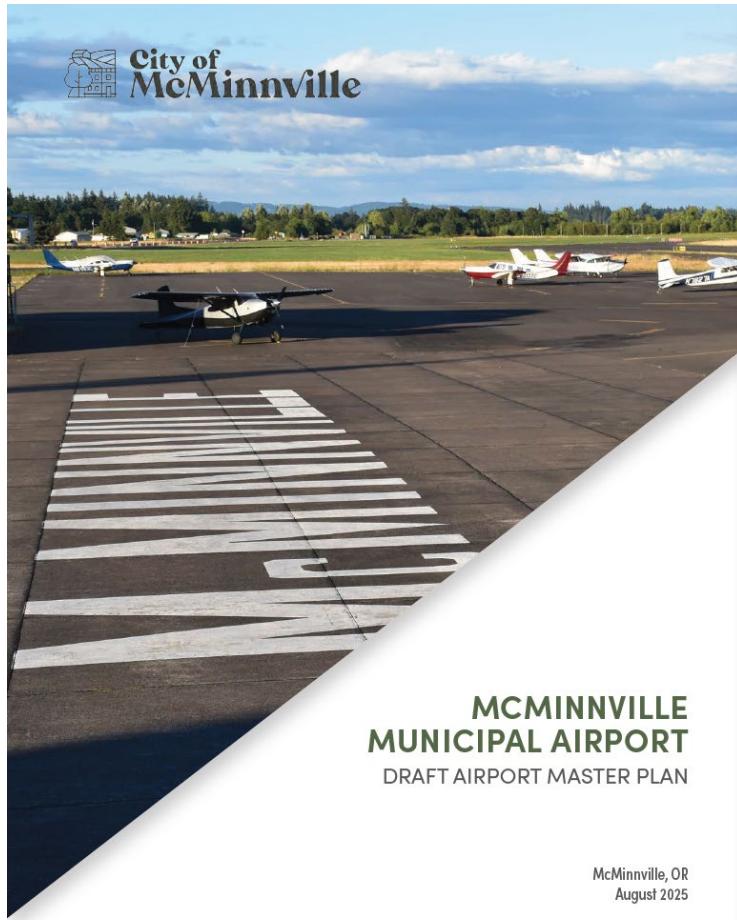


MCMINNVILLE MUNICIPAL AIRPORT MASTER PLAN

ORDINANCE NO. 5169 (DOCKET #: G 2-25)



**MCMINNVILLE
MUNICIPAL AIRPORT**
DRAFT AIRPORT MASTER PLAN

McMinnville, OR
August 2025



MASTER PLAN HISTORY

Current Airport Master Plan – Adopted in 2004

Project Funding (2023) - \$500,000 (90% FAA)

Planning Advisory Committee Established
(2023)

Draft Master Plan submitted to FAA (2025)

KEY PROJECT ELEMENTS



Existing Conditions Analysis



Aviation Activity Forecasts *(Requires FAA approval)*



Facility Requirements



Development Alternatives



Capital Improvement Plan



Airport Layout Plan *(Requires FAA approval)*



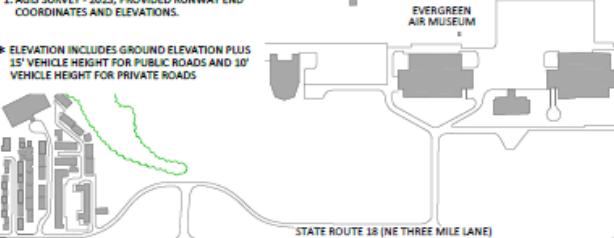
Implementation Strategy and Timeline

| BUILDING/FACILITY KEY | | |
|-----------------------|--------------------------|-----------|
| NO. | DESCRIPTION | TOP ELEV. |
| 1 | FBO/TERMINAL (E) | 172.61' |
| 2 | AIRCRAFT STORAGE (E) | 171.11' |
| 3 | AIRCRAFT STORAGE (E) | 171.16' |
| 4 | AIRCRAFT STORAGE (E) | 168.58' |
| 5 | AIRCRAFT STORAGE (E) | 179.61' |
| 6 | AIRCRAFT STORAGE (E) | 199.23' |
| 7 | AIRCRAFT STORAGE (E) | 182.32' |
| 8 | OREGON STATE POLICE (E) | 170.67' |
| 9 | OFFICE BUILDING (E) | 182.43' |
| 10 | AIRCRAFT STORAGE (E) | 156.67' |
| 11 | AIRCRAFT STORAGE (E) | 181.56' |
| 12 | AIRCRAFT STORAGE (E) | 180.04' |
| 13 | AIRCRAFT STORAGE (E) | 175.38' |
| 14 | AIRCRAFT STORAGE (E) | 175.08' |
| 15 | AIRCRAFT STORAGE (E) | 169.60' |
| 16 | AIRCRAFT STORAGE (E) | 168.86' |
| 17 | AIRCRAFT STORAGE (E) | 169.46' |
| 18 | AIRCRAFT STORAGE (E) | 171.10' |
| 19 | AIRCRAFT STORAGE (E) | 170.10' |
| 20 | AIRCRAFT STORAGE (E) | 170.20' |
| 21 | AIRCRAFT STORAGE (E) | 170.39' |
| 22 | AIRCRAFT STORAGE (E) | 169.90' |
| 23 | AIRCRAFT STORAGE (E) | 171.91' |
| 24 | AIRCRAFT STORAGE (E) | 169.66' |
| 25 | AIRCRAFT STORAGE (E) | 169.34' |
| 26 | AIRCRAFT STORAGE (E) | 169.70' |
| 27 | AIRCRAFT STORAGE (E) | 169.73' |
| 28 | PRECISION LLC (ITF) (E) | N/A |
| 29 | FUELING AREA (E) | 165.17' |
| 30 | AIRPORT BEACON (E) | 190.46' |
| 31 | GLIDE SLOPE ANTENNA (E) | 205.03' |
| 32 | LOCALIZER ANTENNA (E) | 163.82' |
| 33 | APPR. LIGHT CONTROL (E) | 167.38' |
| 34 | SEGMENTED CIRCLE (E) | 158.64' |
| 35 | MALS-R (E) | 177.23' |
| 36 | LIGHT A/C TIEDOWNS (E) | 158.84' |
| 37 | A/C PARKING APRON (E) | 158.78' |
| 38 | GUN RANGE (E) | 137.52' |
| 39 | ASOS (E) | 194.59' |
| 40 | HELICOPTER PARKING (E/F) | N/A |
| 41 | VEHICLE PARKING (F) | N/A |
| 42 | AIRPORT MAINT. BLDG. (F) | N/A |
| 43 | LIGHT A/C TIEDOWNS (F) | N/A |
| 44 | FBO/HANGAR DEV. AREA (F) | N/A |
| 45 | PILOT BUILDING (F) | N/A |
| 46 | PARK TRAILHEAD (F) | N/A |

NOTE:

1. AGIS SURVEY - 2023, PROVIDED RUNWAY END COORDINATES AND ELEVATIONS.

* ELEVATION INCLUDES GROUND ELEVATION PLUS 1' VEHICLE HEIGHT FOR PUBLIC ROADS AND 10' VEHICLE HEIGHT FOR PRIVATE ROADS



| NON STANDARD CONDITIONS | | |
|-------------------------|------|-----------------|
| NO. | ITEM | DESCRIPTION |
| | | NONE IDENTIFIED |

DRAFT

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 341-0026-023-2023) AS PROVIDED UNDER TITLE 49, UNITED STATES CODE, SECTION 47104. THE CONTENTS DO NOT NECESSARILY REFLECT THE OFFICIAL VIEWS OR POLICY OF THE FAIR, WHICH IS RELEASING THIS INFORMATION UNDER THE FOIA. THIS DOCUMENT 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."

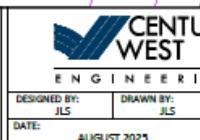
| | | | | |
|--|------|----|------|-----------|
| NO. | DATE | BY | APPR | REVISIONS |
| VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING. 0" <input checked="" type="checkbox"/> 1" <input type="checkbox"/> IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY. | | | | |

FEDERAL AVIATION
ADMINISTRATION APPROVAL

APPROVAL DATE: _____

CITY OF MCMINNVILLE
APPROVAL

APPROVAL DATE: _____

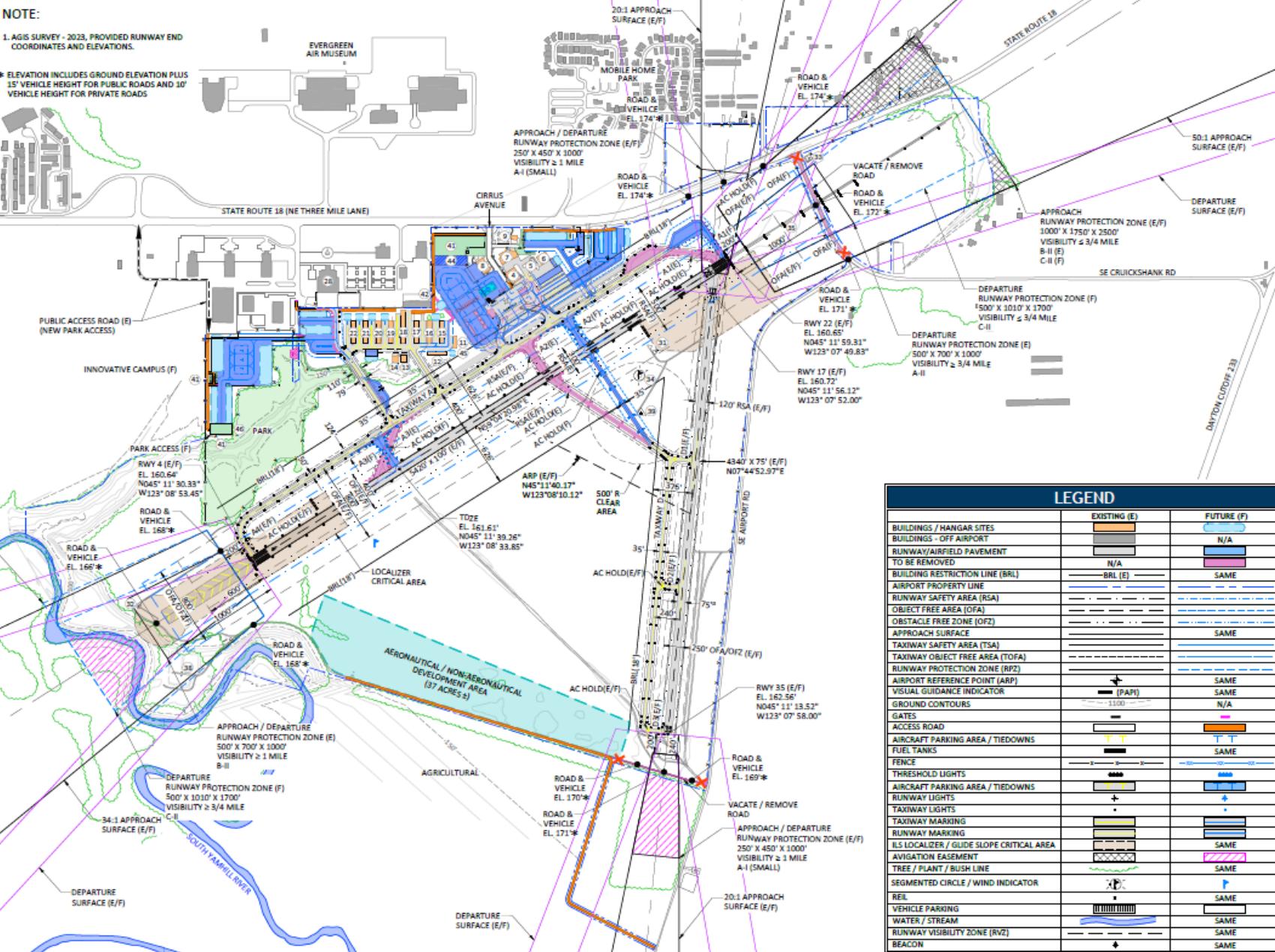


BEND OFFICE
1020 SW EMKAY DRIVE
SUITE #100
BEND, OR 97702
541.322.8982 OFFICE
DESIGNED BY: JLS DRAWN BY: JLS CHECKED BY: DM SCALE: AS SHOWN
DATE: AUGUST 2025 PROJECT NO: 40228.011.01

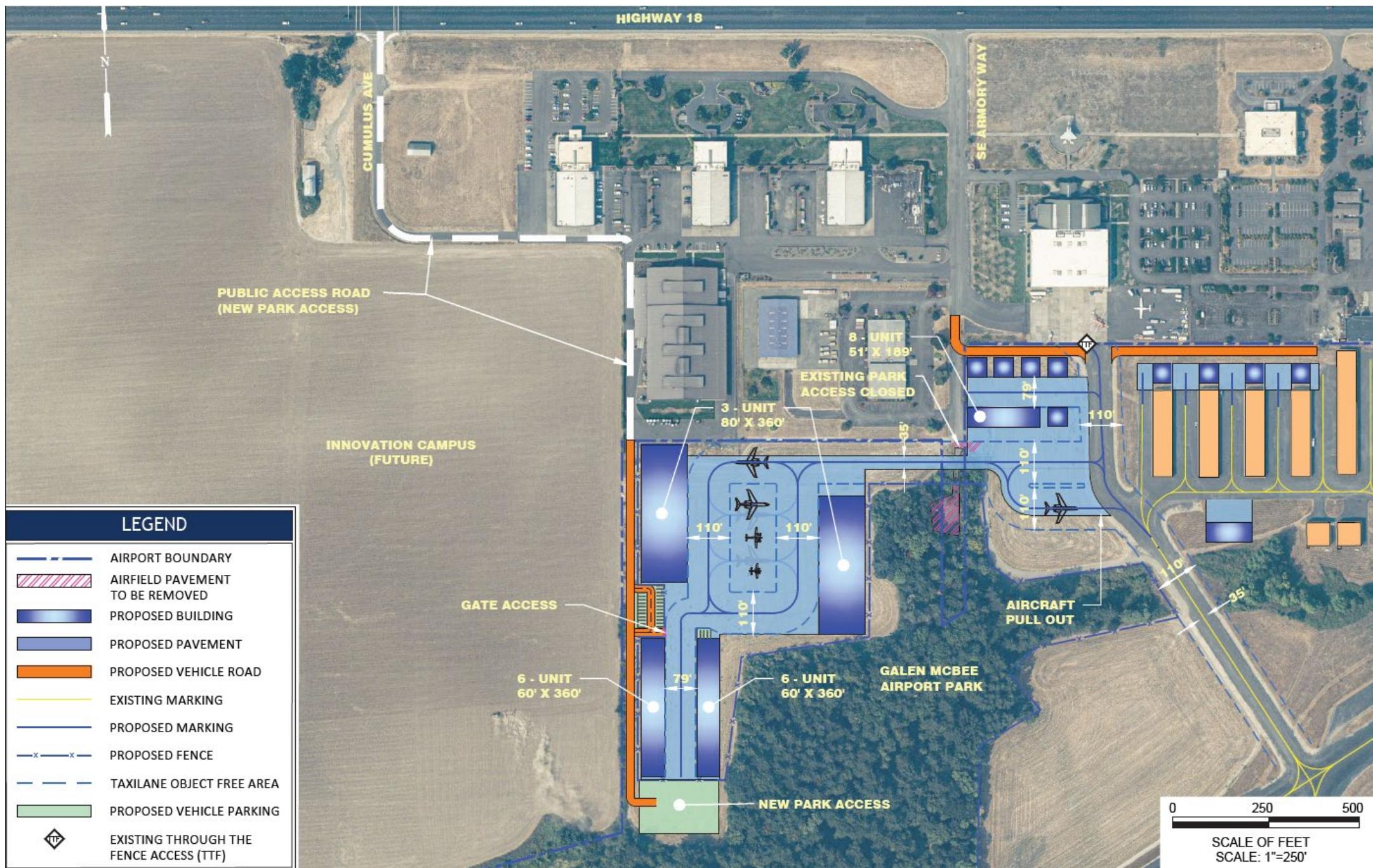
MCMINNVILLE MUNICIPAL AIRPORT

AIRPORT LAYOUT PLAN

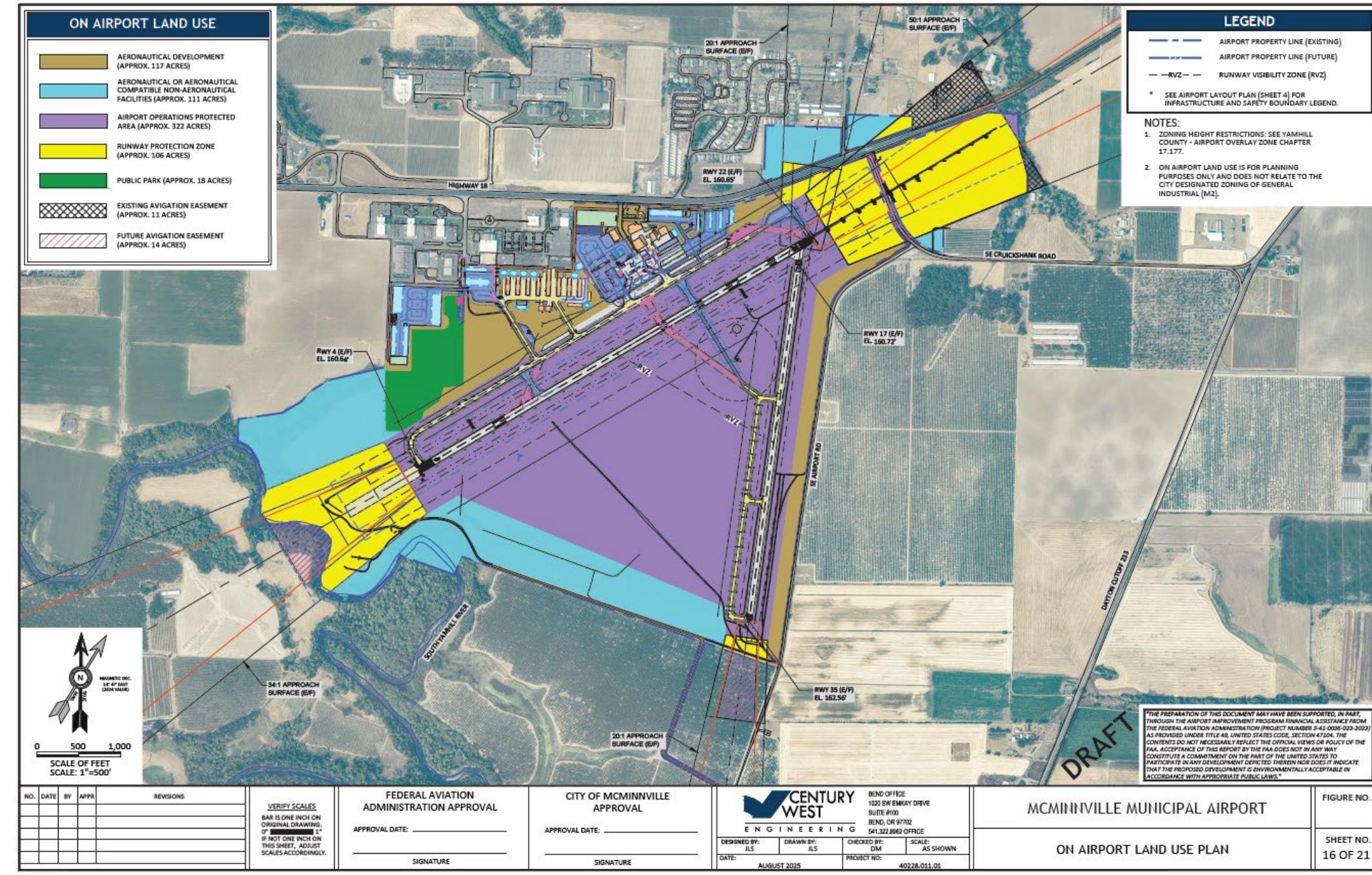
FIGURE NO.
SHEET NO.
4 OF 21

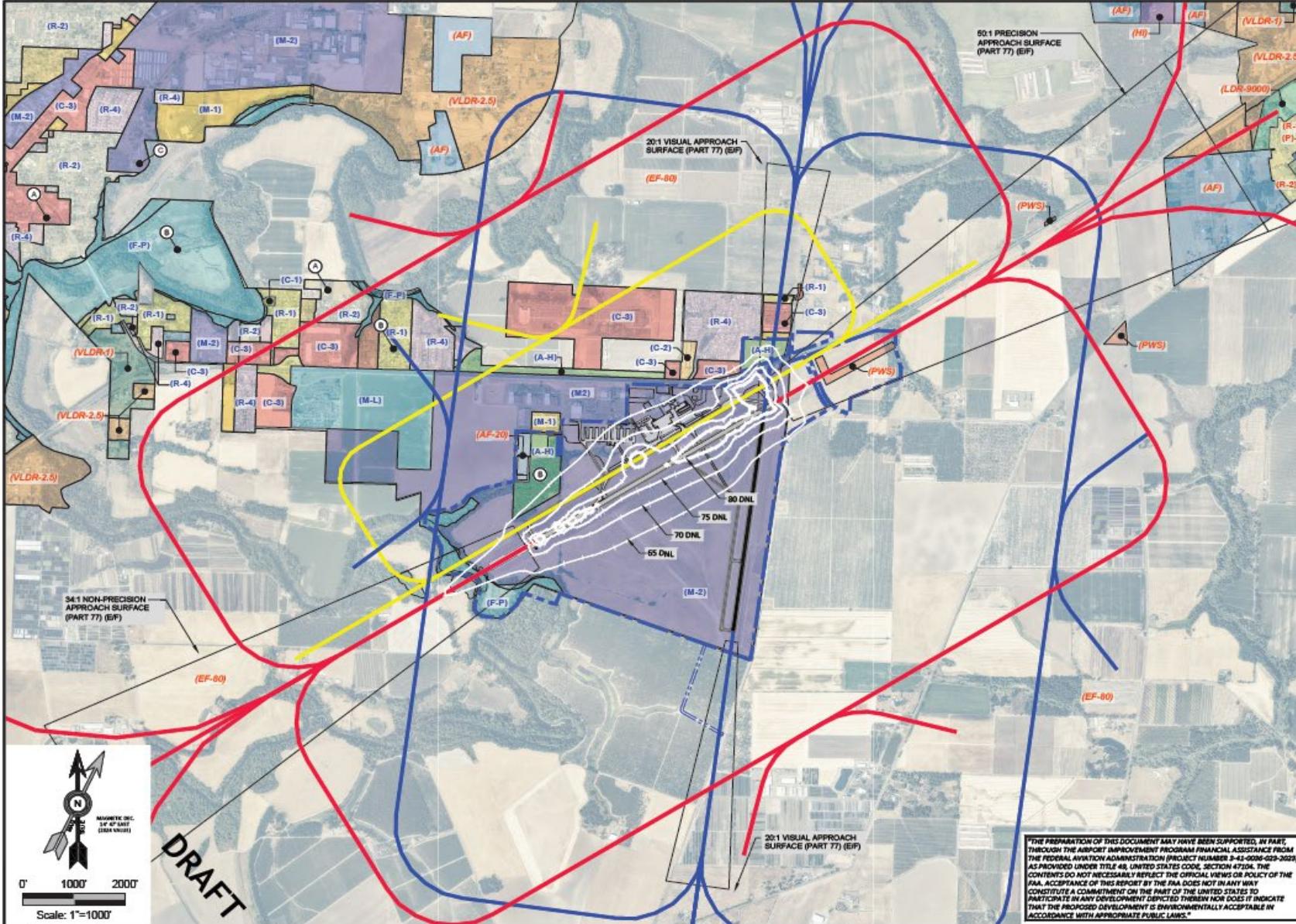


| EXISTING (E) | FUTURE (F) |
|---|------------|
| BUILDINGS / HANGAR SITES | N/A |
| BUILDINGS - OFF AIRPORT | N/A |
| RUNWAY/AIRFIELD PAVEMENT | N/A |
| TO BE REMOVED | N/A |
| BUILDING RESTRICTION LINE (BRL) | SAME |
| AIRPORT PROPERTY LINE | SAME |
| RUNWAY SAFETY AREA (RSA) | SAME |
| OBJECT FREE AREA (OFA) | SAME |
| OBSTACLE FREE ZONE (OFZ) | SAME |
| APPROACH SURFACE | SAME |
| TAXIWAY SAFETY AREA (TSA) | SAME |
| TAXIWAY OBJECT FREE AREA (TOFA) | SAME |
| RUNWAY PROTECTION ZONE (RPZ) | SAME |
| AIRPORT REFERENCE POINT (ARP) | SAME |
| VISUAL GUIDANCE INDICATOR | N/A |
| GROUND CONTOURS | 1:100 |
| GATES | - |
| ACCESS ROAD | ■ |
| AIRCRAFT PARKING AREA / TIEDOWNS | T T |
| FUEL TANKS | T T |
| FENCE | — |
| THRESHOLD LIGHTS | ■■■ |
| AIRCRAFT PARKING AREA / TIEDOWNS | ■■■ |
| RUNWAY LIGHTS | + |
| TAXIWAY LIGHTS | + |
| RUNWAY MARKING | ■■■ |
| ILS LOCALIZER / GLIDE SLOPE CRITICAL AREA | SAME |
| AVIGATION EASEMENT | SAME |
| TREE / PLANT / BUSH LINE | ■■■ |
| SEGMENTED CIRCLE / WIND INDICATOR | ■■■ |
| REIL | ■ |
| VEHICLE PARKING | SAME |
| WATER / STREAM | SAME |
| RUNWAY VISIBILITY ZONE (RVZ) | SAME |
| BEACON | SAME |



West Landside Area





| NO. | DATE | BY | APPR. | REVISIONS |
|-----|------|----|-------|-----------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

FEDERAL AVIATION
ADMINISTRATION APPROVAL

APPROVAL DATE: _____
SIGNATURE _____

CITY OF MCMINNVILLE
APPROVAL

APPROVAL DATE: _____
SIGNATURE _____



MCMINNVILLE MUNICIPAL AIRPORT
**OFF AIRPORT LAND USE PLAN
(WITH 2043 NOISE CONTOURS)**

FIGURE NO.
SHEET NO.
17 OF 21

| 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 | |
| 17-33 FIXED WING AIRPORT TRAFFIC PATTERN | |
| HELICOPTER TRAFFIC PATTERN | |
| ZONING BOUNDARY | |

| PUBLIC FACILITY KEY | | |
|---------------------|--------------|--|
| (A) | CHURCH | |
| (C) | PARK | |
| (P) | PUBLIC WORKS | |

NOTE:
ZONING HEIGHT RESTRICTIONS: SEE CITY OF MCMINNVILLE - AIRPORT OVERLAY DISTRICT CHAPTER 17.32.

NEXT STEPS

Adopt the Airport Master Plan into the City's Comprehensive Plan (Tonight)

FAA Approval of the Airport Layout Plan (60-90 days)

Project and Grant Closeout (6-12 months)

Airport Business and Economic Development Plan (FY 2027)

FUTURE COUNCIL CONSIDERATIONS

Aviation & non-aviation development opportunities

Adoption of an Airport Business and Economic Development Plan

RWY 17/35 eligibility, justification, and funding availability discussion



**City of
McMinnville**
MUNICIPAL AIRPORT

ORDINANCE NO. 5169

- Adopts the August 2025 McMinnville Municipal Airport Master Plan as a supplemental document to the McMinnville Transportation System Plan and the McMinnville Comprehensive Plan.
- Approves amendments to the Comprehensive Plan, Volume I, Background Information
- Approves amendments to the Comprehensive Plan, Volume II, Goals and Policies, Chapter VI – “Transportation”.
- Approves amendments to the Comprehensive Plan, Volume III, Title 17 zoning ordinance amendments, Section 17.06.025 and Section 17.52.
- Adopts findings for state and local regulation compliance.

COMPREHENSIVE PLAN, VOLUME II, PROPOSED AMENDMENTS

➤ Chapter VI, “Transportation System”

CHAPTER VI: TRANSPORTATION SYSTEM

AIR

Policies:

113.00 *The City of McMinnville shall encourage the development of a basic transport airport facility as outlined in the 2004 most recently approved Airport Layout Report Plan. (Ord.4922, February 23, 2010)*

COMPREHENSIVE PLAN, VOLUME III, PROPOSED AMENDMENTS

- Title 17, 17.06.025, “Airport Related Definitions” and 17.52, “Airport Overlay Zone”

Airport Elevation – For the purpose of determining the height limits in all zones set forth in this ordinance, elevations supplied documented on the most recently approved Airport Imaginary Surfaces Map (Century West ALP, 2004) Layout Plan shall be used to calculate height limitations.

Airport Imaginary Surfaces – Those imaginary areas in space which constitute the Airport Overlay Zone and are defined by the approach surface, the transitional surface, the horizontal surface, and the conical surface as identified on Part 77 Airspace Plan in the most recently approved Airport Imaginary Surfaces Map (Century West ALP, 2004) Layout Plan. Any structure extending above these imaginary surfaces is a hazard.

PUBLIC TESTIMONY

- 1000 Friends
- Friends of Yamhill County

CITY COUNCIL OPTIONS

Per Section 17.72.130(B)(2) of the McMinnville Municipal Code:

Upon receipt of the decision of the Planning Commission, the City Council shall:

- a. Adopt an ordinance effecting the proposed change as submitted by the Planning Commission, or*
- b. Adopt an ordinance effecting the proposed change in an amended form, or*
- c. Refuse to adopt the amendment through a vote to deny, or*
- d. Call for a public hearing on the proposal, subject to the notice requirements stated in Section 17.72.120(D).*

QUESTIONS?



THANK YOU!