

# MCMINNVILLE MUNICIPAL AIRPORT MASTER PLAN

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



## 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)

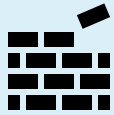
## KEY PROJECT ELEMENTS



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.	NO.	DESCRIPTION
1	FBO/TERMINAL (E)	172.61'	24	AIRCRAFT STORAGE (E)
2	AIRCRAFT STORAGE (E)	171.11'	25	AIRCRAFT STORAGE (E)
3	AIRCRAFT STORAGE (E)	171.16'	26	AIRCRAFT STORAGE (E)
4	AIRCRAFT STORAGE (E)	168.58'	27	AIRCRAFT STORAGE (E)
5	AIRCRAFT STORAGE (E)	179.61'	28	PRECISION L/C (T/F)
6	AIRCRAFT STORAGE (E)	193.23'	29	FUELING AREA (E)
7	AIRCRAFT STORAGE (E)	182.32'	30	AIRPORT BEACON (E)
8	OREGON STATE POLICE (E)	170.67'	31	GUIDE SLOPE ANTENNA (E)
9	OFFICE BUILDING (E)	182.43'	32	LOCALIZER ANTENNA (E)
10	AIRCRAFT STORAGE (E)	156.87'	33	APPR. LIGHT CONTROL (E)
11	AIRCRAFT STORAGE (E)	181.56'	34	SEGMENTED CIRCLE (E)
12	AIRCRAFT STORAGE (E)	180.04'	35	MAIS-R (E)
13	AIRCRAFT STORAGE (E)	175.38'	36	LIGHT A/C TIEDOWNS (E)
14	AIRCRAFT STORAGE (E)	175.08'	37	A/C PARKING APRON (E)
15	AIRCRAFT STORAGE (E)	169.60'	38	GUN RANGE (E)
16	AIRCRAFT STORAGE (E)	168.86'	39	ASOS (E)
17	AIRCRAFT STORAGE (E)	169.46'	40	HELICOPTER PARKING (E/F)
18	AIRCRAFT STORAGE (E)	171.10'	41	VEHICLE PARKING (F)
19	AIRCRAFT STORAGE (E)	170.10'	42	AIRPORT MAINT. BLDG. (F)
20	AIRCRAFT STORAGE (E)	170.20'	43	LIGHT A/C TIEDOWNS (F)
21	AIRCRAFT STORAGE (E)	170.39'	44	FBO/HANGAR DEV. AREA (F)
22	AIRCRAFT STORAGE (E)	169.90'	45	PILOT BUILDING (F)
23	AIRCRAFT STORAGE (E)	171.91'	46	PARK TRAILHEAD (F)

NON STANDARD CONDITIONS			
NO.	ITEM	DESCRIPTION	DISPOSITION
NONE IDENTIFIED			

# NOTE:

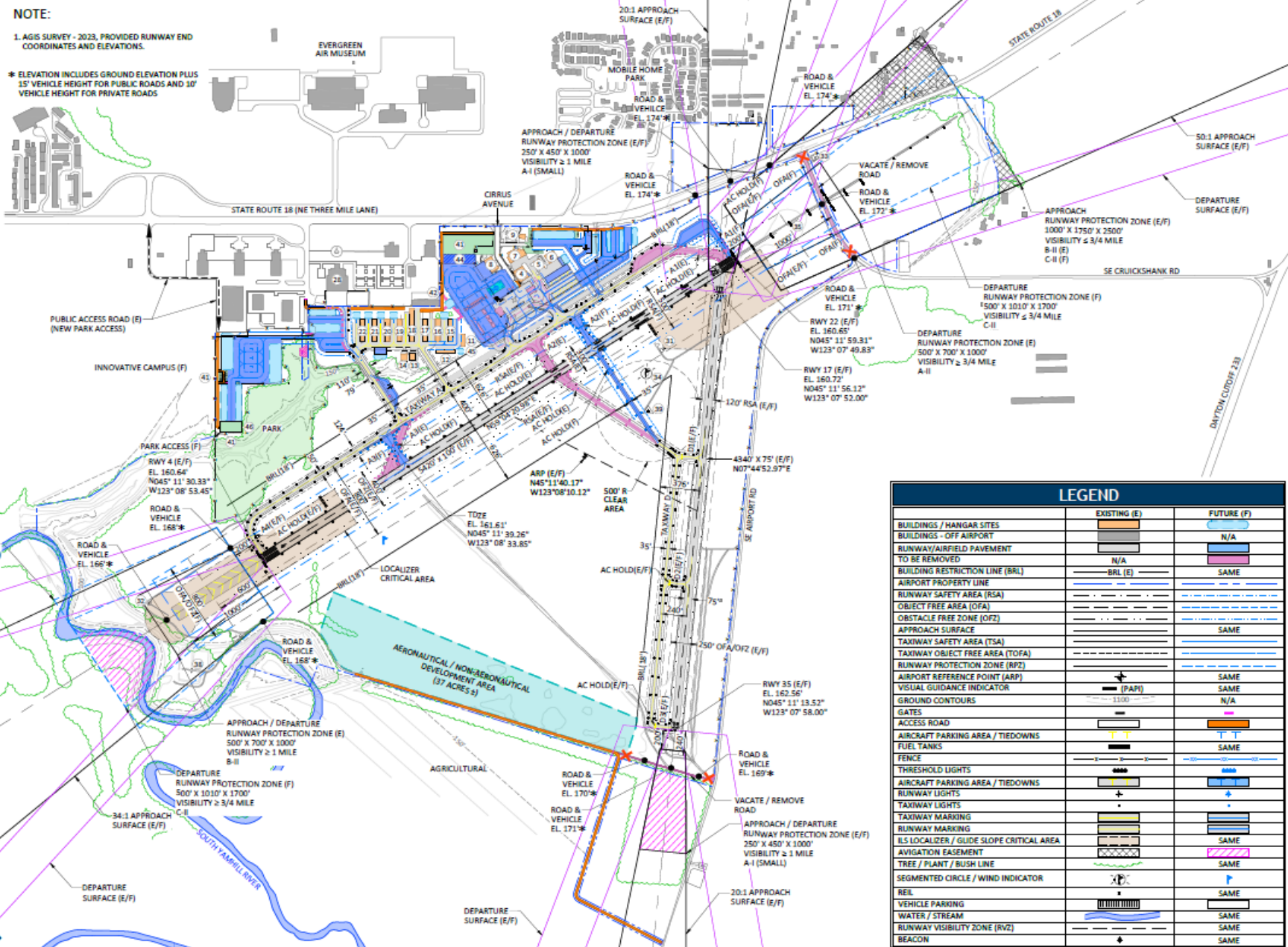
1. AGIS SURVEY - 2023, PROVIDED RUNWAY END COORDINATES AND ELEVATIONS.

\* ELEVATION INCLUDES GROUND ELEVATION PLUS 15' VEHICLE HEIGHT FOR PUBLIC ROADS AND 30' VEHICLE HEIGHT FOR PRIVATE ROADS



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**DRAFT**



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

NO.	DATE	BY	APPR	REVISIONS

VERIFY SCALES  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
0" = 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

FEDERAL AVIATION ADMINISTRATION APPROVAL

APPROVAL DATE: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

CITY OF MC MINNVILLE APPROVAL

APPROVAL DATE: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

**CENTURY WEST ENGINEERING**

DESIGNED BY: JLS  
DRAWN BY: JLS  
CHECKED BY: DM  
SCALE: AS SHOWN  
DATE: AUGUST 2023  
PROJECT NO: 40228.011.01

BEND OFFICE  
1020 SW EMMY DRIVE  
SUITE #100  
BEND, OR 97702  
541.322.8982 OFFICE

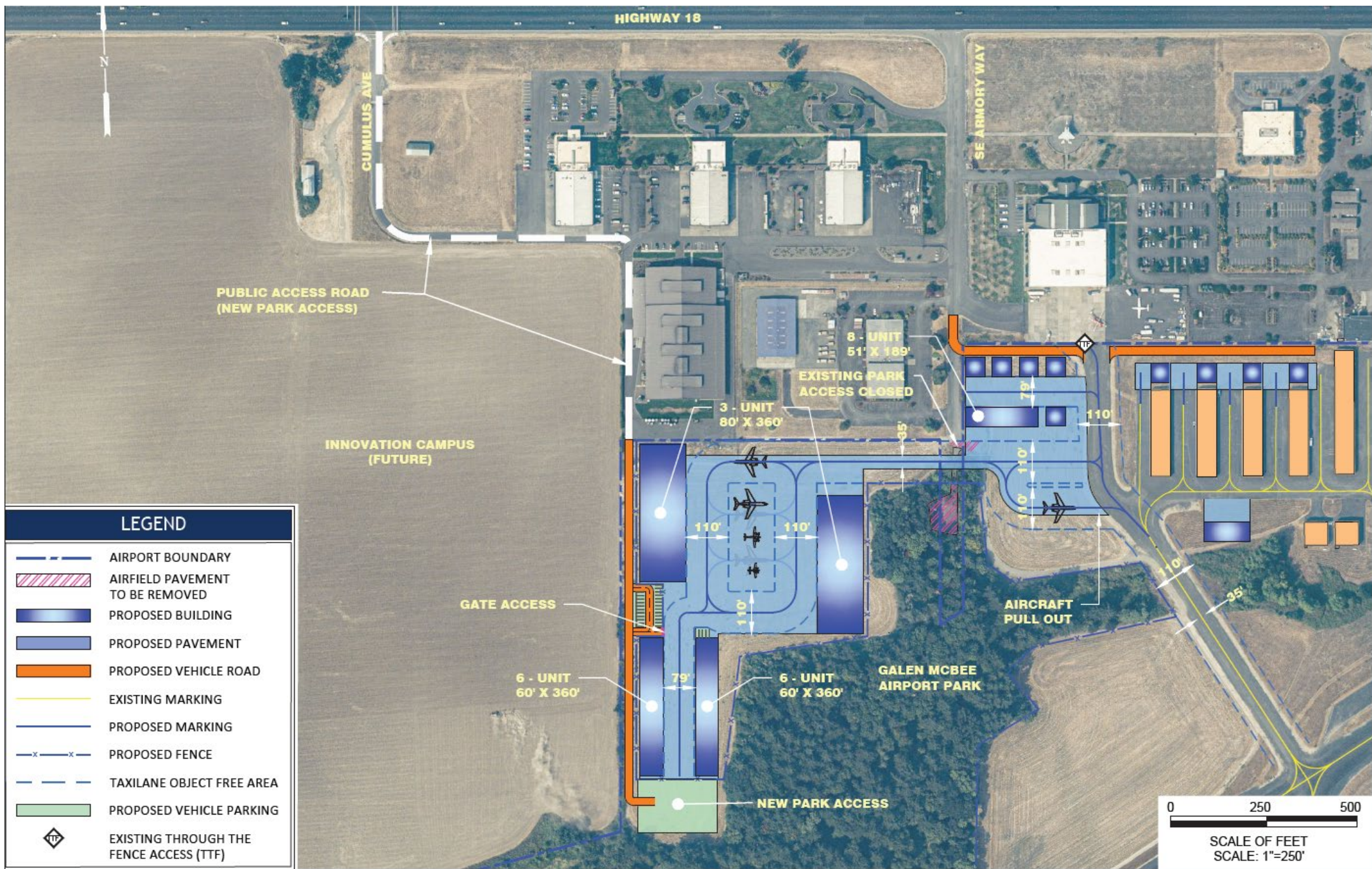
**MC MINNVILLE MUNICIPAL AIRPORT**

**AIRPORT LAYOUT PLAN**

FIGURE NO.

SHEET NO. 4 OF 21





West Landside Area



# ON AIRPORT LAND USE

- AERONAUTICAL DEVELOPMENT (APPROX. 117 ACRES)
- AERONAUTICAL OR AERONAUTICAL COMPATIBLE NON-AERONAUTICAL FACILITIES (APPROX. 111 ACRES)
- AIRPORT OPERATIONS PROTECTED AREA (APPROX. 322 ACRES)
- RUNWAY PROTECTION ZONE (APPROX. 106 ACRES)
- PUBLIC PARK (APPROX. 18 ACRES)
- EXISTING AVIGATION EASEMENT (APPROX. 11 ACRES)
- FUTURE AVIGATION EASEMENT (APPROX. 14 ACRES)

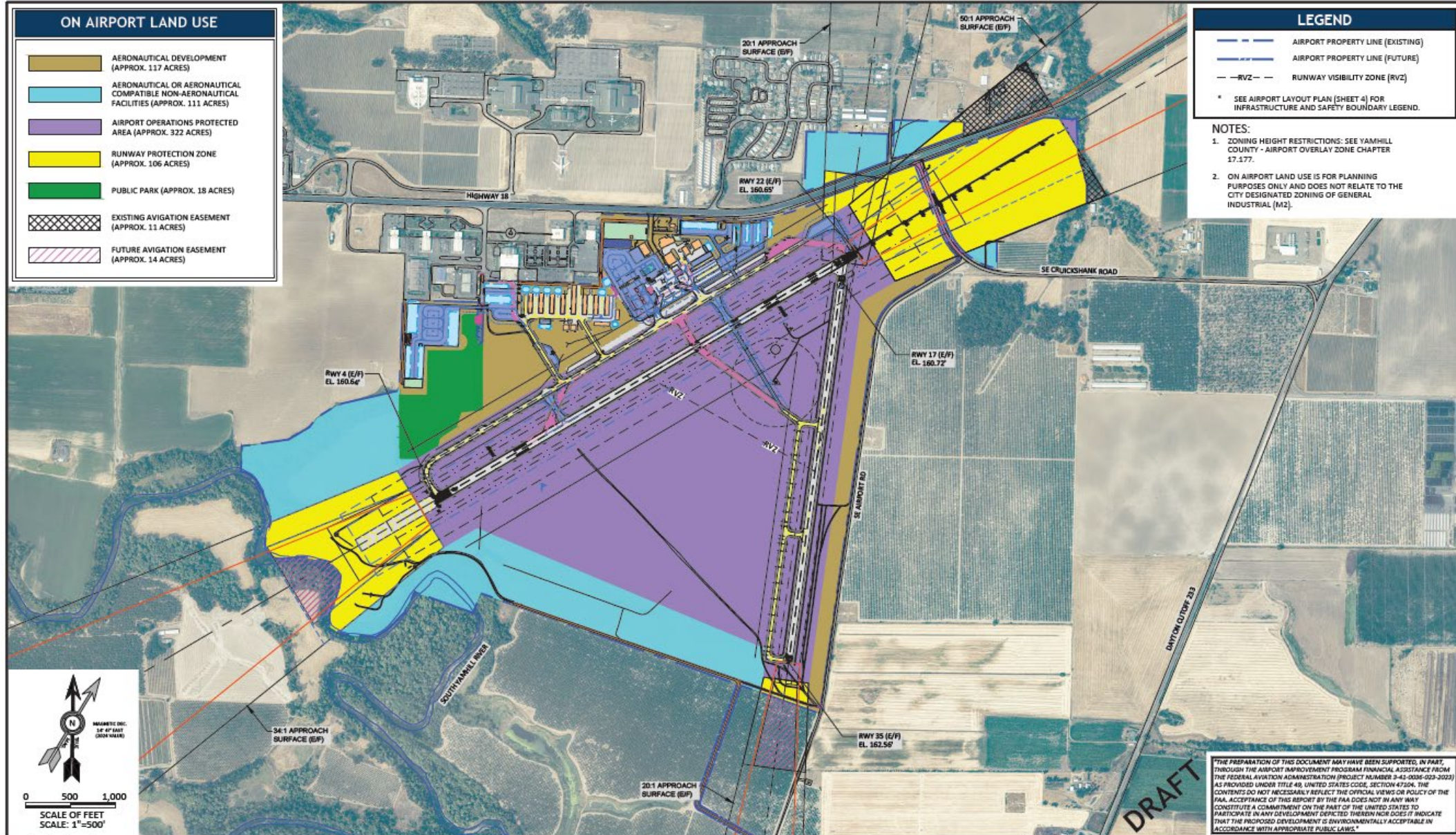
## LEGEND

- AIRPORT PROPERTY LINE (EXISTING)
- AIRPORT PROPERTY LINE (FUTURE)
- RUNWAY VISIBILITY ZONE (RVZ)

\* SEE AIRPORT LAYOUT PLAN (SHEET 4) FOR INFRASTRUCTURE AND SAFETY BOUNDARY LEGEND.

### NOTES:

- ZONING HEIGHT RESTRICTIONS: SEE YAMHILL COUNTY - AIRPORT OVERLAY ZONE CHAPTER 17.177.
- ON AIRPORT LAND USE IS FOR PLANNING PURPOSES ONLY AND DOES NOT RELATE TO THE CITY DESIGNATED ZONING OF GENERAL INDUSTRIAL (M2).



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DRAFT

NO.	DATE	BY	APPR	REVISIONS

<b>VERIFY SCALES</b> BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	<b>FEDERAL AVIATION ADMINISTRATION APPROVAL</b>  APPROVAL DATE: _____  SIGNATURE: _____	<b>CITY OF MCMINNVILLE APPROVAL</b>  APPROVAL DATE: _____  SIGNATURE: _____	<b>CENTURY WEST ENGINEERING</b> DESIGNED BY: JLS DRAWN BY: JLS CHECKED BY: DM SCALE: AS SHOWN DATE: AUGUST 2025 PROJECT NO: 40228.011.01	<b>MCMINNVILLE MUNICIPAL AIRPORT</b>  <b>ON AIRPORT LAND USE PLAN</b>	FIGURE NO.  SHEET NO. 16 OF 21
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## 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).*



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