



Growing McMinnville
MINDFULLY

**McMinnville Growth Management and
Urbanization Plan, 2003 – 2023**

City of McMinnville
Remand Order 12-WKTASK-001814

MAP REPOSITORY

December, 2020

Attachment 4

- UGB Amendment – Comprehensive Plan Map
- UGB Amendment
- UGB Amendment – Resource Areas: Soils
- UGB Amendment – Showing Proposed Comp. Plan for Phases 1 & 2
- UGB Amendment – Showing Phases 1 & 2
- Aerial Photo with 1-Mile Buffer of Current UGB
- Soils within 1-Mile Buffer of Current UGB
- Study Areas – Hazards: Flood Hazard
- Study Areas – Slope
- Study Areas – Unbuildable and Committed Land
- Study Areas – Chegwyn Conservation Easement
- Soils within 1-Mile Buffer of Current UGB
- Study Areas – Soils
- Study Areas – Study Areas and Sub-Areas
- Study Areas – Soils
- Study Areas – Soils
- Study Areas – Exception Areas
- Study Areas – Soils: Predominant Nonirrigated Soil Capability Class III or Lower
- Study Areas – Soils: Predominant Nonirrigated Soil Capability Class II
- Study Areas – Soils: Predominant Nonirrigated Soil Capability Class I
- UGB Amendment –Soils
- UGB Amendment –Soils
- UGB Amendment –Soils
- Study Areas – Hazards (Earthquake)
- Study Areas – Hazards (Landslide)
- Study Areas – Hazards (Liquefaction)
- Study Areas – Hazards (Wildfire)
- Study Areas – Hazards (Wildfire)
- Study Areas – Wetlands: State Wetland Inventory
- Study Areas – Oregon Critical Wildlife Habitat: Species of Concern
- Study Areas – Oregon Critical Wildlife Habitat: Species of Concern
- Study Areas – Oregon Critical Wildlife Habitat: Species of Concern
- Study Areas – Oregon Critical Wildlife Habitat: Species of Concern
- Study Areas – Oregon Critical Wildlife Habitat: Species of Concern
- Study Areas – High Value Farmland
- Framework Plan



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

TECHNICAL MEMORANDUM #20

MGMUP UGB REMAND UPDATE

DATE: November 4, 2020
TO: Heather Richards, Planning Director
FROM: Tom Schauer, Senior Planner
SUBJECT: Data Sources

This memo summarizes the data sources which were used for the mapping and to perform GIS analysis. GIS data was obtained from agencies and organizations identified below. Much of the data is also viewable and/or downloadable from the agency websites provided below. Some data is available from multiple sources and sites.

Tax Lots and Tax Lot Data: Yamhill County Assessor

- Public GIS 2019
- <https://www.yamhillcountymaps.com/>

Zoning/Exception Areas: Yamhill County Planning

- Zoning Map
- <https://www.yamhillcountymaps.com/>

Street and Geographic Feature Labels: ESRI

- Street Labels Map Service
- <https://www.arcgis.com/home/webmap/viewer.html>

Aerial Photography: ESRI

- World Imagery Map Service
- <https://www.arcgis.com/home/webmap/viewer.html>

Flood Hazard: FEMA

- National Flood Hazard Layer (NFHL) Viewer
- <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html>

Earthquake Liquefaction (Soft Soil) Susceptibility: DOGAMI

- Oregon HazVu: Statewide Geohazards Viewer
- <https://gis.dogami.oregon.gov/maps/hazvu/>

Technical Memorandum #20 (MGMUP UGB Remand Update)

Date: November 4, 2020

Re: Data Sources

Page 2

Landslide Susceptibility: DOGAMI

- Oregon HazVu: Statewide Geohazards Viewer
- <https://gis.dogami.oregon.gov/maps/hazvu/>

Expected Earthquake Shaking: DOGAMI

- Oregon HazVu: Statewide Geohazards Viewer
- <https://gis.dogami.oregon.gov/maps/hazvu/>

Wildfire Susceptibility: USFS/ODF

- Advanced Oregon Wildfire Risk Explorer
- https://tools.oregonexplorer.info/OE_HtmlViewer/index.html?viewer=wildfireplanning

Wetlands: ODSL

- Statewide Wetlands Inventory
- <https://maps.dsl.state.or.us/swi/>

Oregon Critical Wildlife Habitat - Species of Concern: ODFW

- Compass Tool
- <https://dfw.state.or.us/maps/compass/>

LIDAR: DOGAMI

- LIDAR Viewer
- <https://gis.dogami.oregon.gov/maps/lidarviewer/>

Some data and mapping was the result of performing GIS geoprocessing, analysis, and/or classification of one or more data sources above for study areas, including data noted below.

- **Hillshade, slope, slope classification, and elevation contours:** LIDAR
- **Water pressure zones:** LIDAR/Jacobs Engineering
- **Non-irrigated soil capability class:** NRCS, Court of Appeals Record
- **High value farmland:** NRCS and elevation data classified based on ORS/OAR

Agency Acronyms:

DOGAMI: Oregon Department of Geology and Mineral Industries

FEMA: Federal emergency Management Agency

ODF: Oregon Department of Forestry

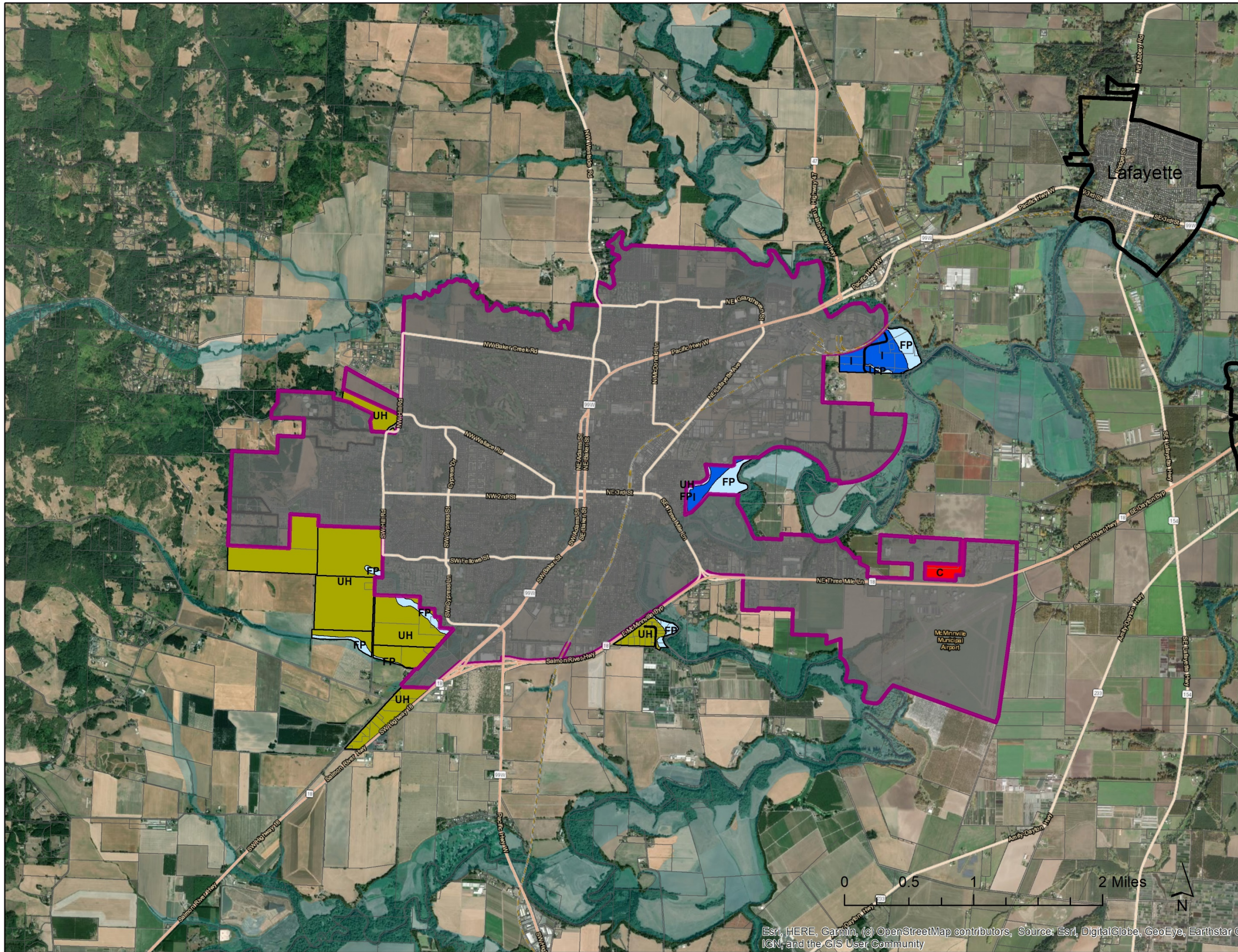
ODFW: Oregon Department of Fish and Wildlife

ODSL: Oregon Department of State Lands

USFS: Unites States Forest Service

City of McMinnville UGB Evaluation

UGB Amendment and Comprehensive Plan Map Designations for Phase 2 Areas Added to the UGB



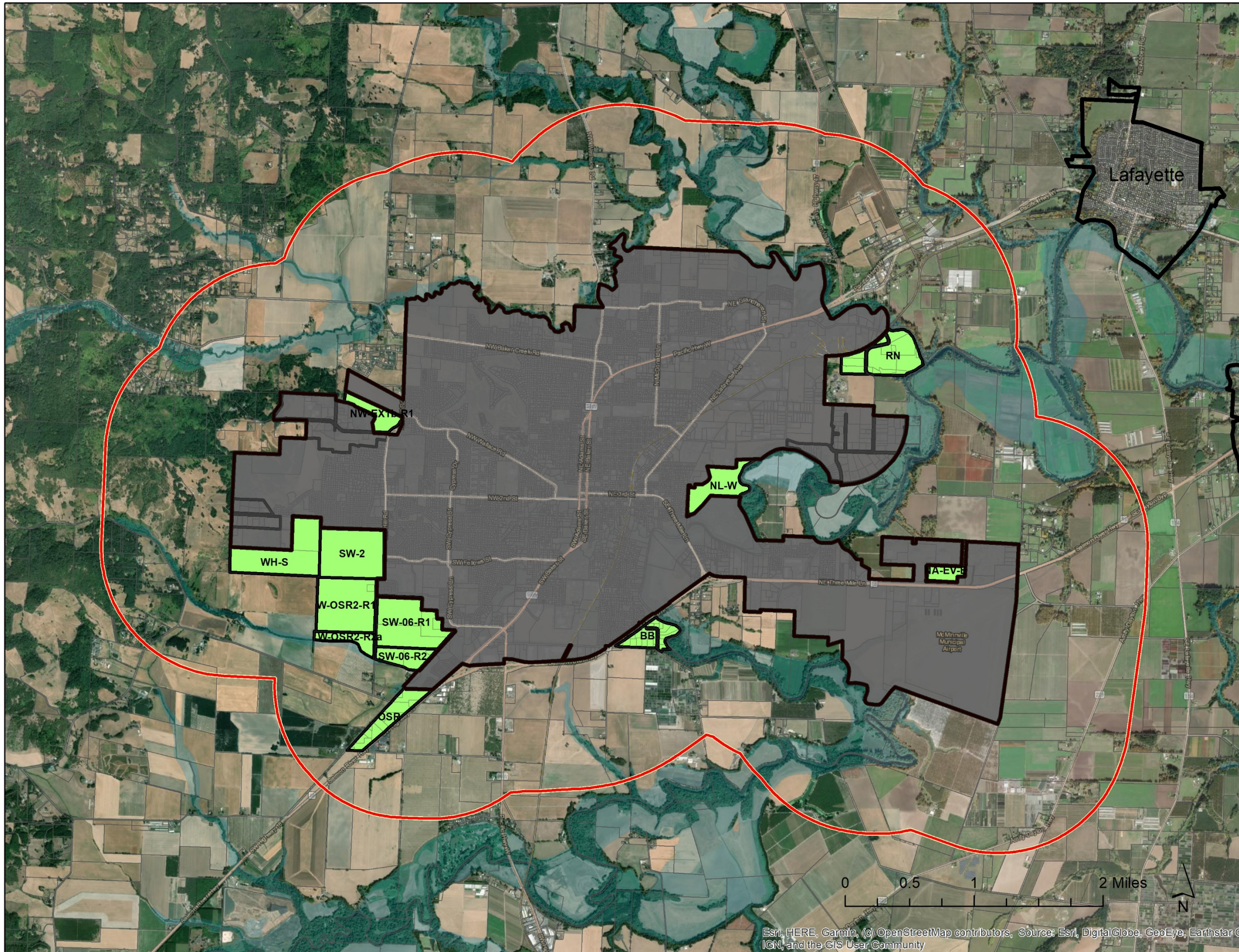
- Current UGB
- Proposed UGB Expansion Areas (Ph. 2)
- Proposed Comp. Plan Map Designation
 - C (Commercial)
 - FP (Floodplain)
 - I (Industrial)
 - UH (Urban Holding)

Adopted 12.8.2020,
Ordinance No. 5098



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City of McMinnville
UGB Evaluation
UGB Amendment



Adopted 12.8.2020,
Ordinance No. 5098



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IGN, and the GIS User Community

City of McMinnville UGB Evaluation

UGB Amendment

Resource Areas:

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII

Exception Areas:

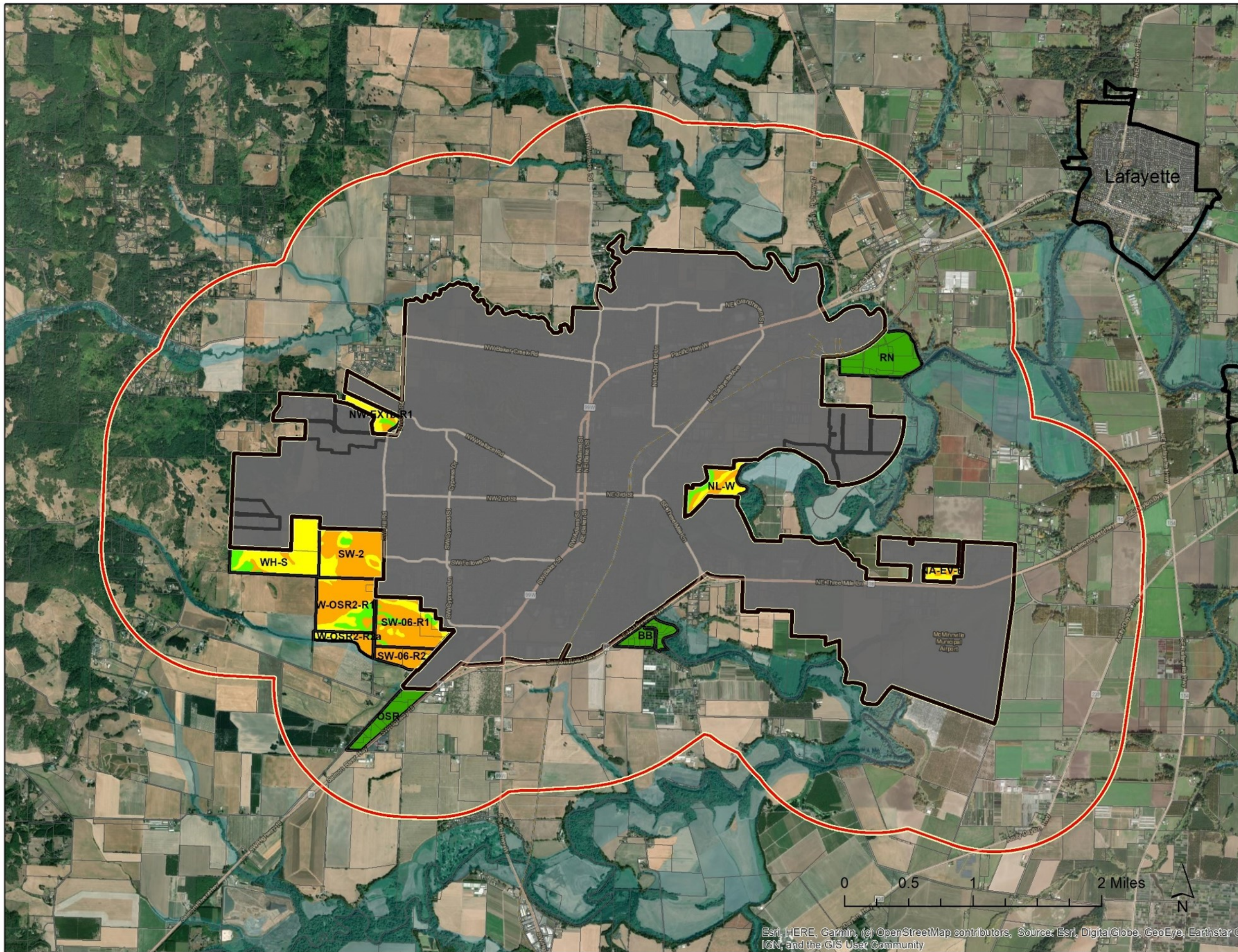
- Exception Areas

Source:

NRCS Soil Survey Data from
Court of Appeals Record A124379
(for Resource Areas)

Yamhill County Zoning
(for Exception Areas)

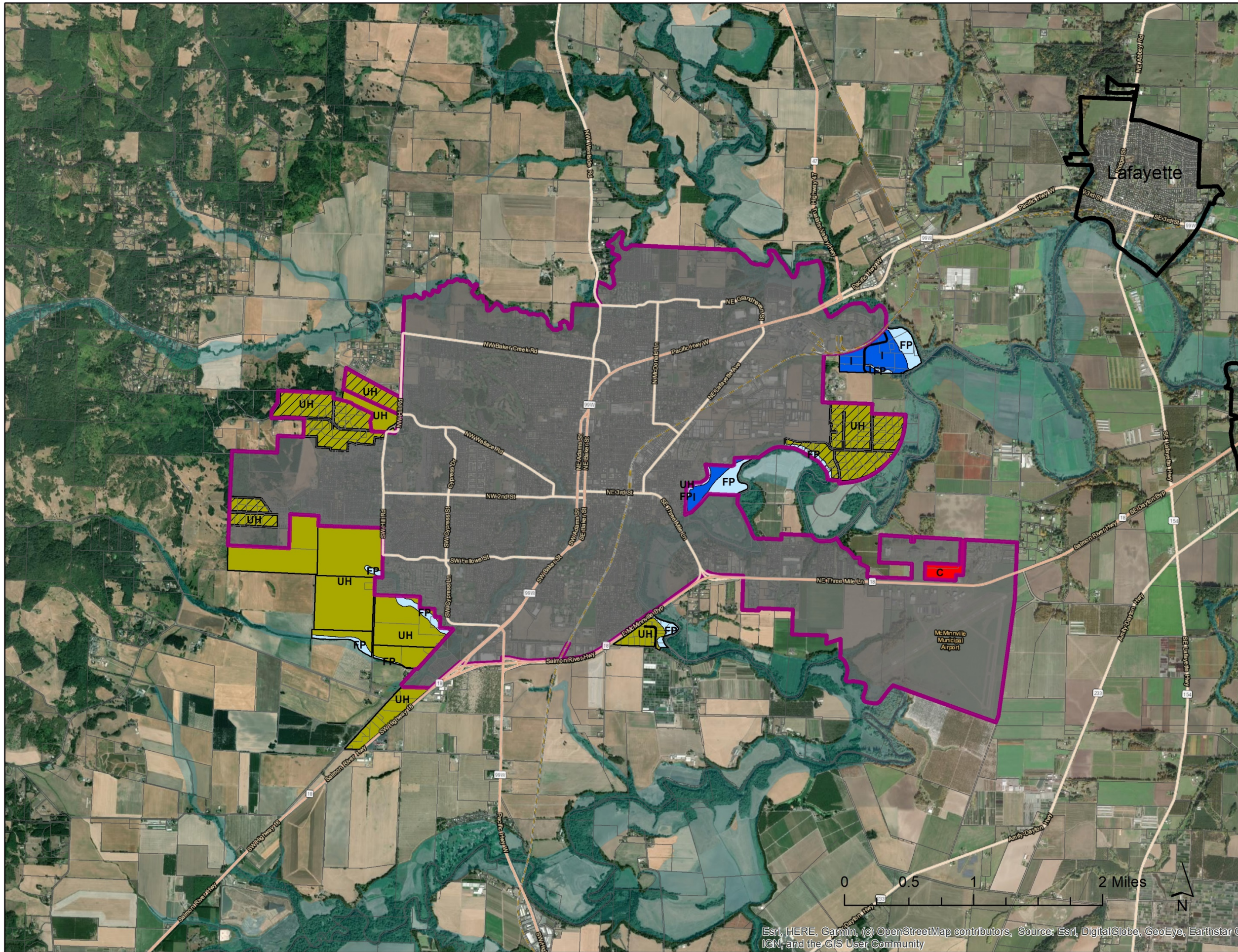
Adopted 12.8.2020,
Ordinance No. 5098



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City of McMinnville UGB Evaluation

UGB Amendment and Comprehensive Plan Map Amendment Showing Designations for Phases 1 and 2



- Current UGB
 - Areas Previously Added to UGB (Ph. 1)
 - Proposed UGB Expansion Areas (Ph. 2)
- Proposed Comp. Plan Map Designation
- C (Commercial)
 - FP (Floodplain)
 - I (Industrial)
 - UH (Urban Holding)

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City of McMinnville UGB Evaluation

UGB Amendment

Showing
Phases 1&2

Resource Areas:

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII

Exception Areas:

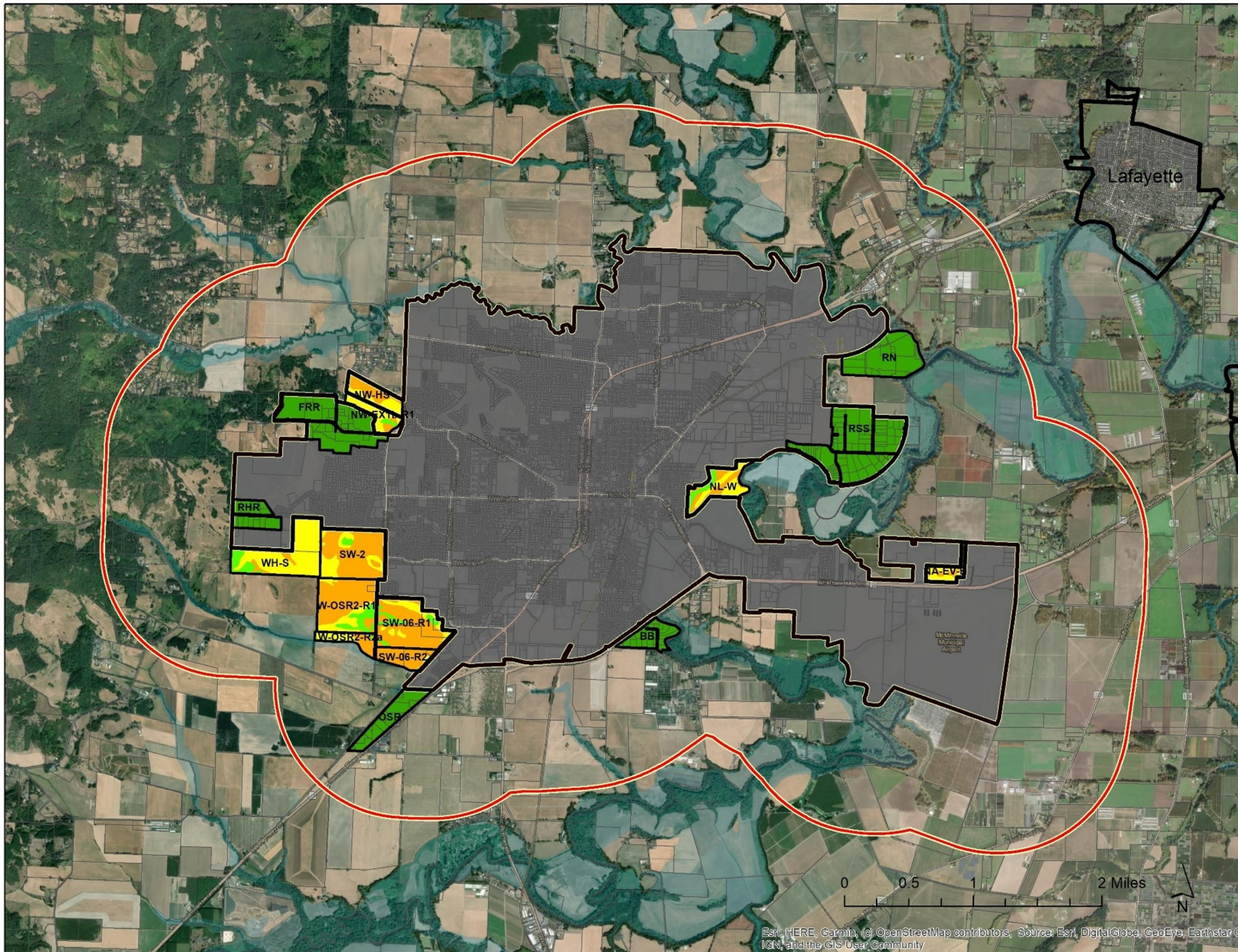
- Exception Areas

Source:

NRCS Soil Survey Data from
Court of Appeals Record A124379
(for Resource Areas)

Yamhill County Zoning
(for Exception Areas)

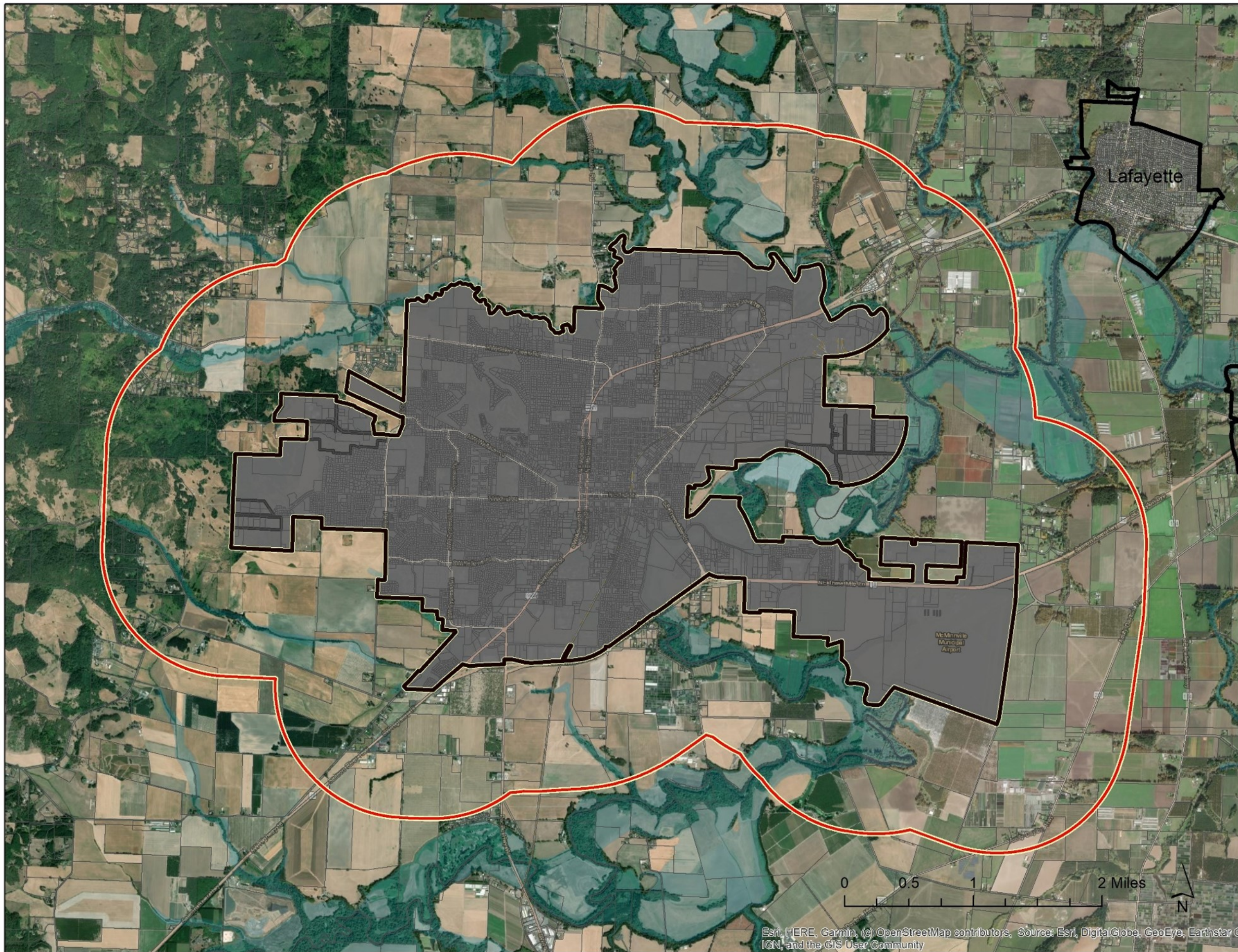
Adopted 12.8.2020,
Ordinance No. 5098



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City of McMinnville UGB Evaluation

Aerial Photo
with 1-Mile Buffer
of Current UGB



Source:
ESRI World Imagery

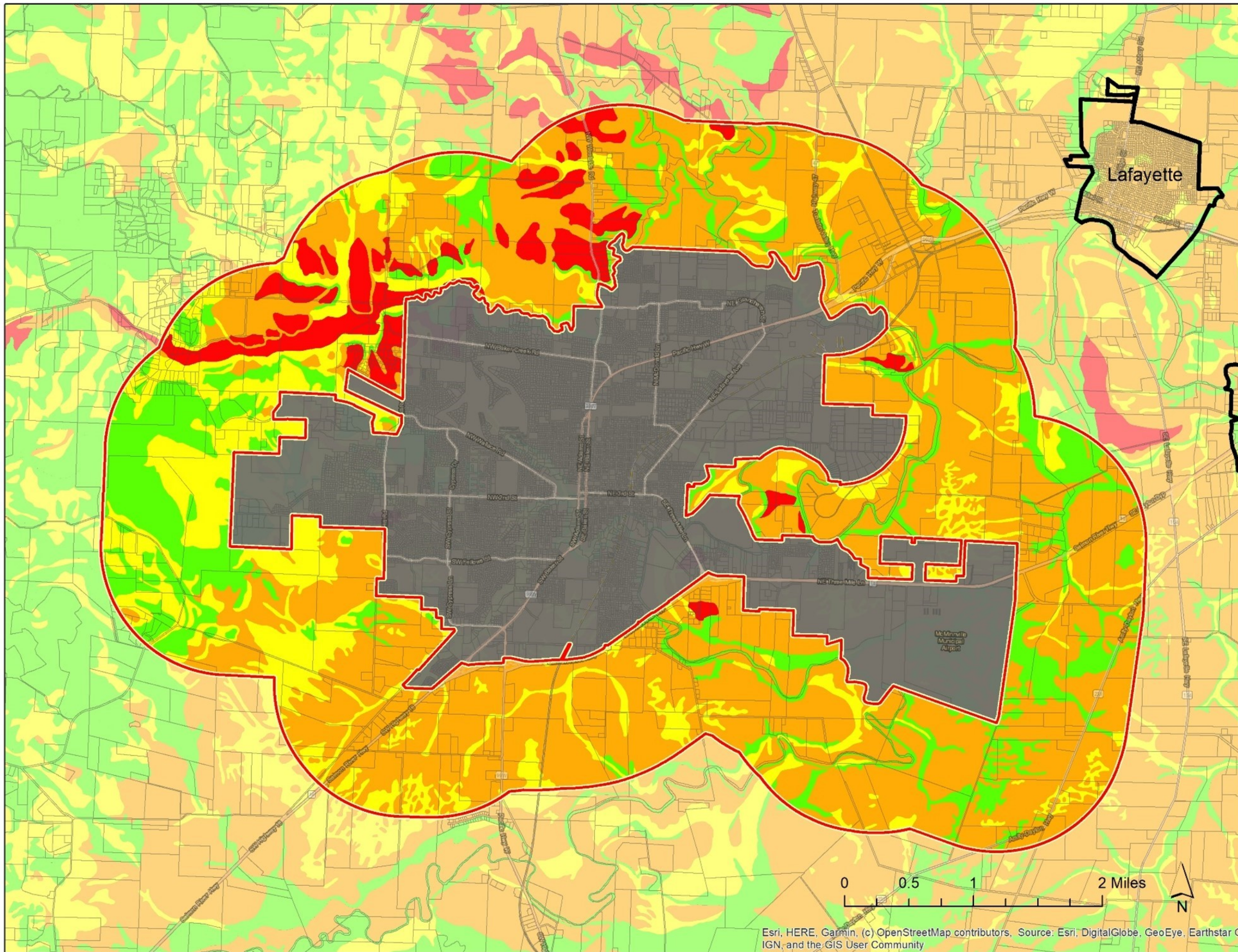


City of McMinnville UGB Evaluation

Soils within 1-Mile Buffer of Current UGB

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII




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IGN, and the GIS User Community

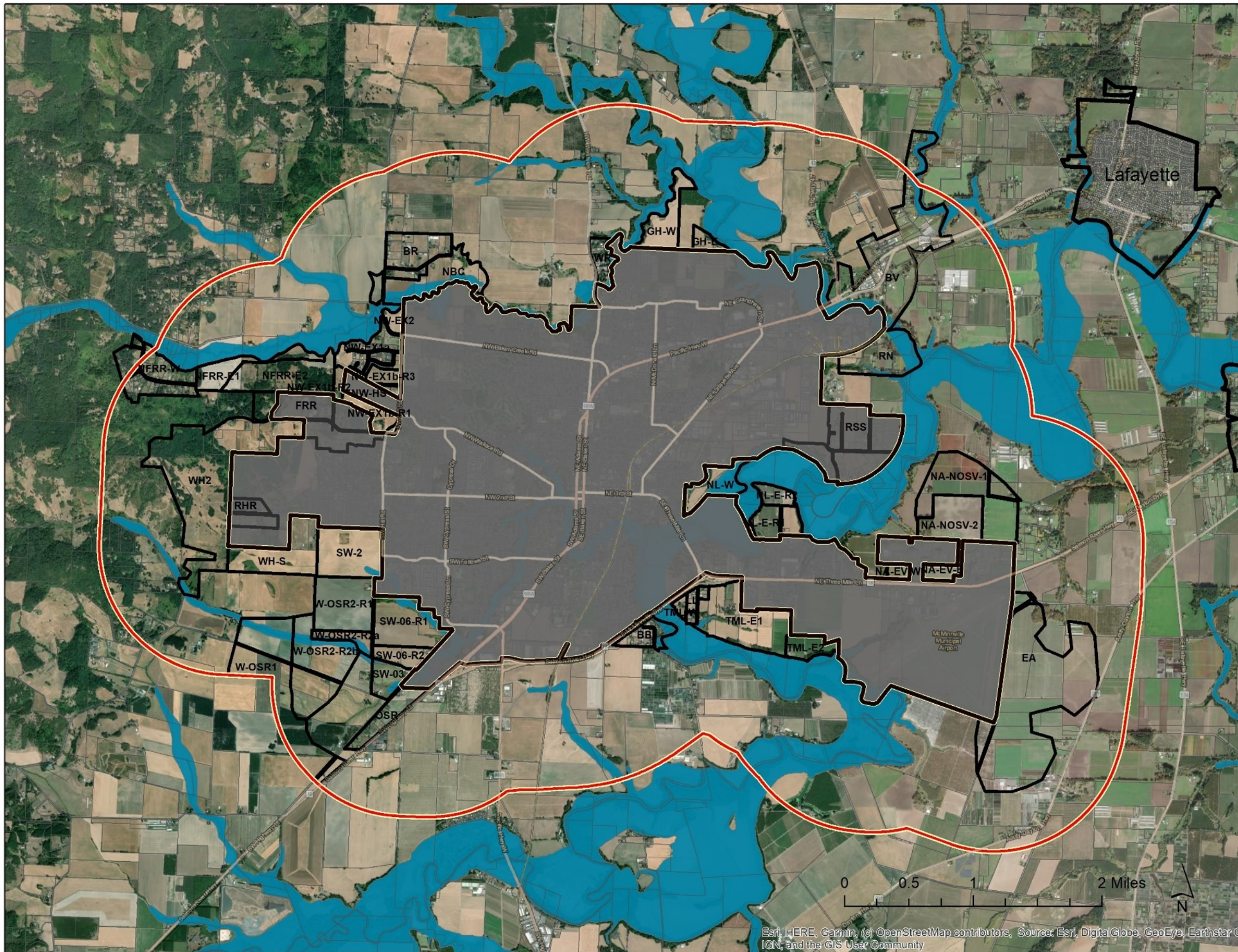
City of McMinnville UGB Evaluation

Study Areas

Hazards:

 Flood Hazard

Source:
FEMA
National Flood Hazard Layer
(NFHL) Viewer






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City of McMinnville UGB Evaluation

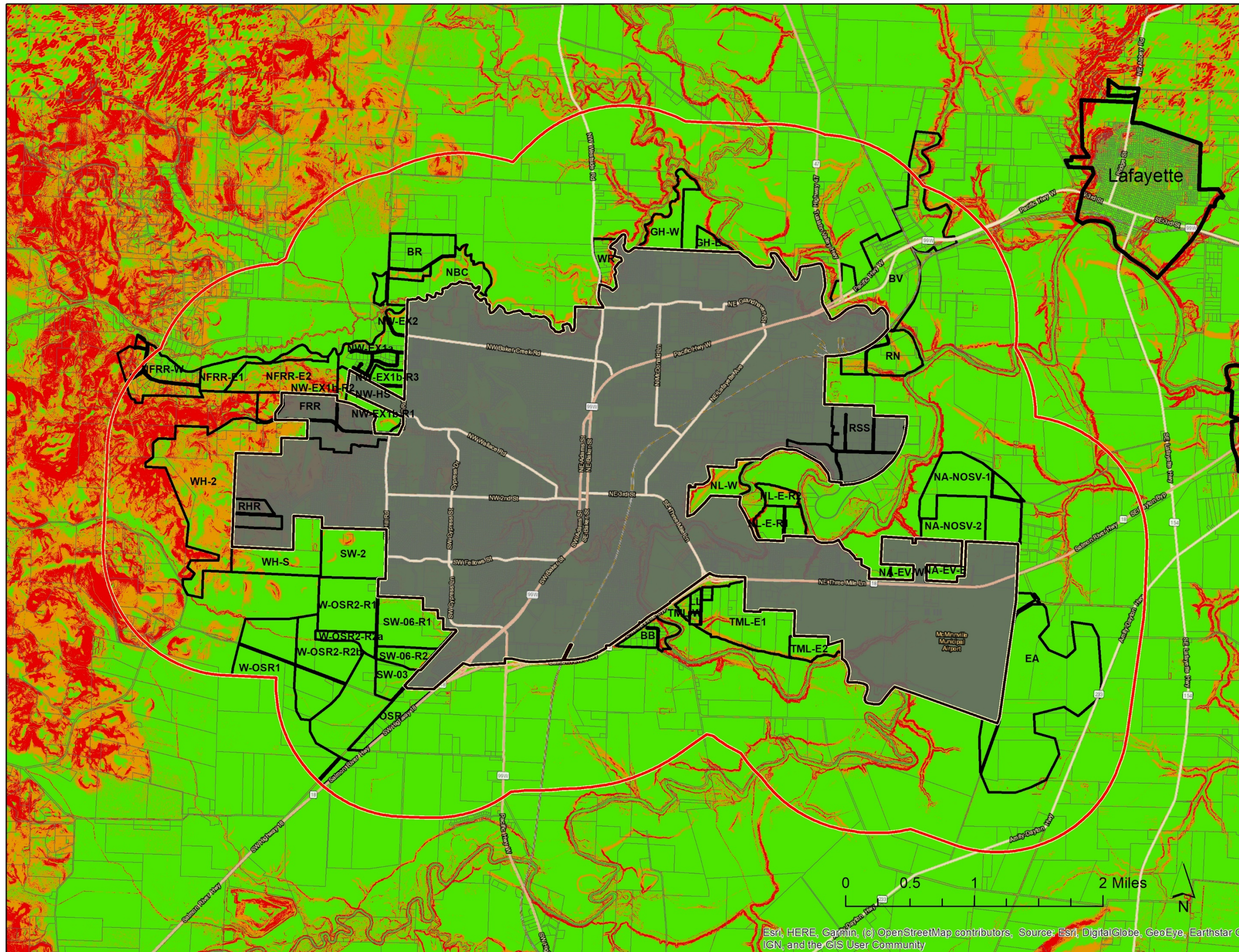
Study Areas

Slope

Slope Class

-  <=10% Low
-  10-25% Moderate
-  >=25% Steep

Source:
City of McMinnville GIS Analysis
based on DOGAMI LIDAR



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IGN, and the GIS User Community

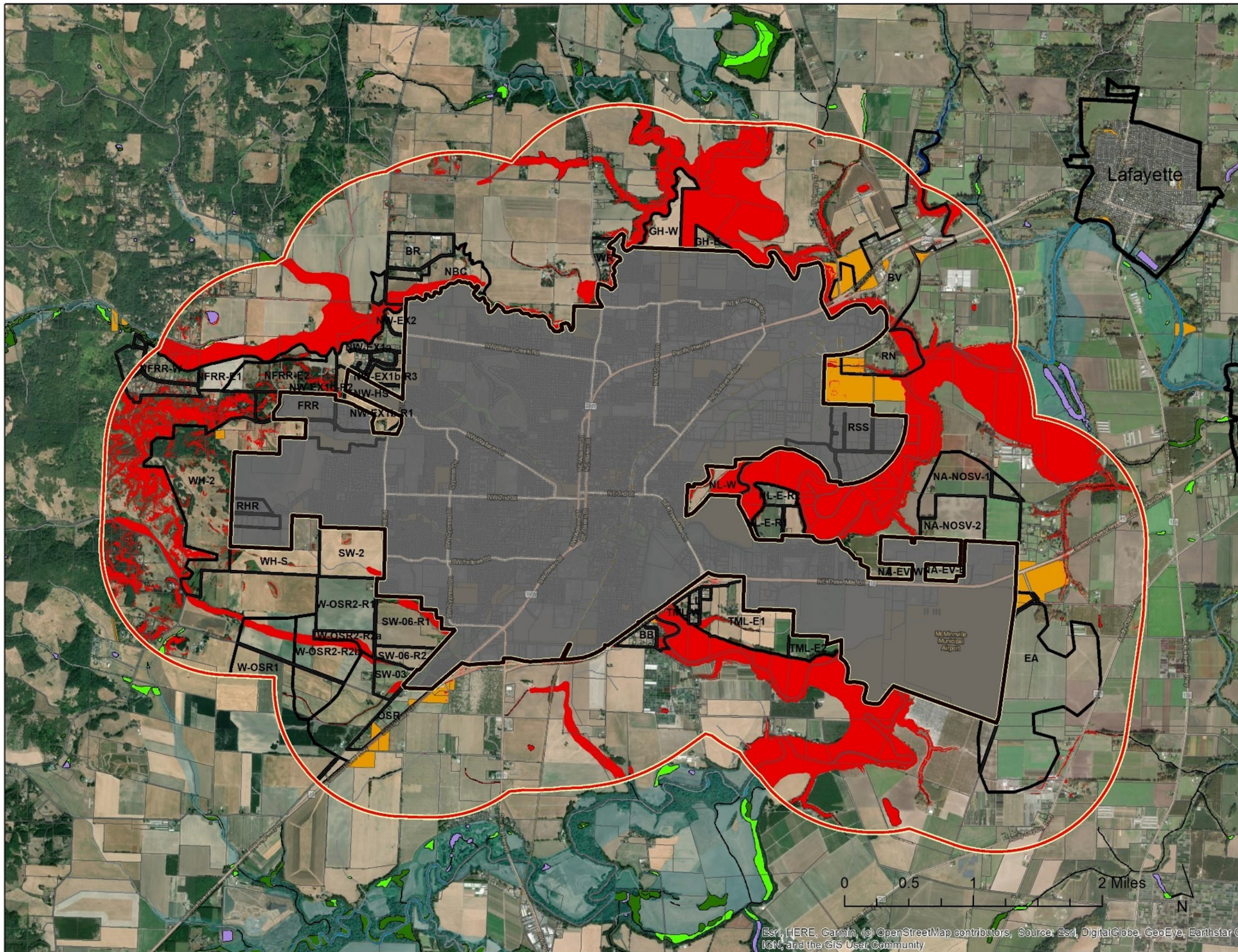
City of McMinnville UGB Evaluation

Study Areas

Unbuildable
and Committed Land

(clipped at 1 mi.)

Source:
City of McMinnville GIS Analysis
Based on Data from Multiple
Sources (Steep Slope, Flood
Hazard, SWI Wetlands,
Conservation Easement, Fully
Developed, Committed Public)



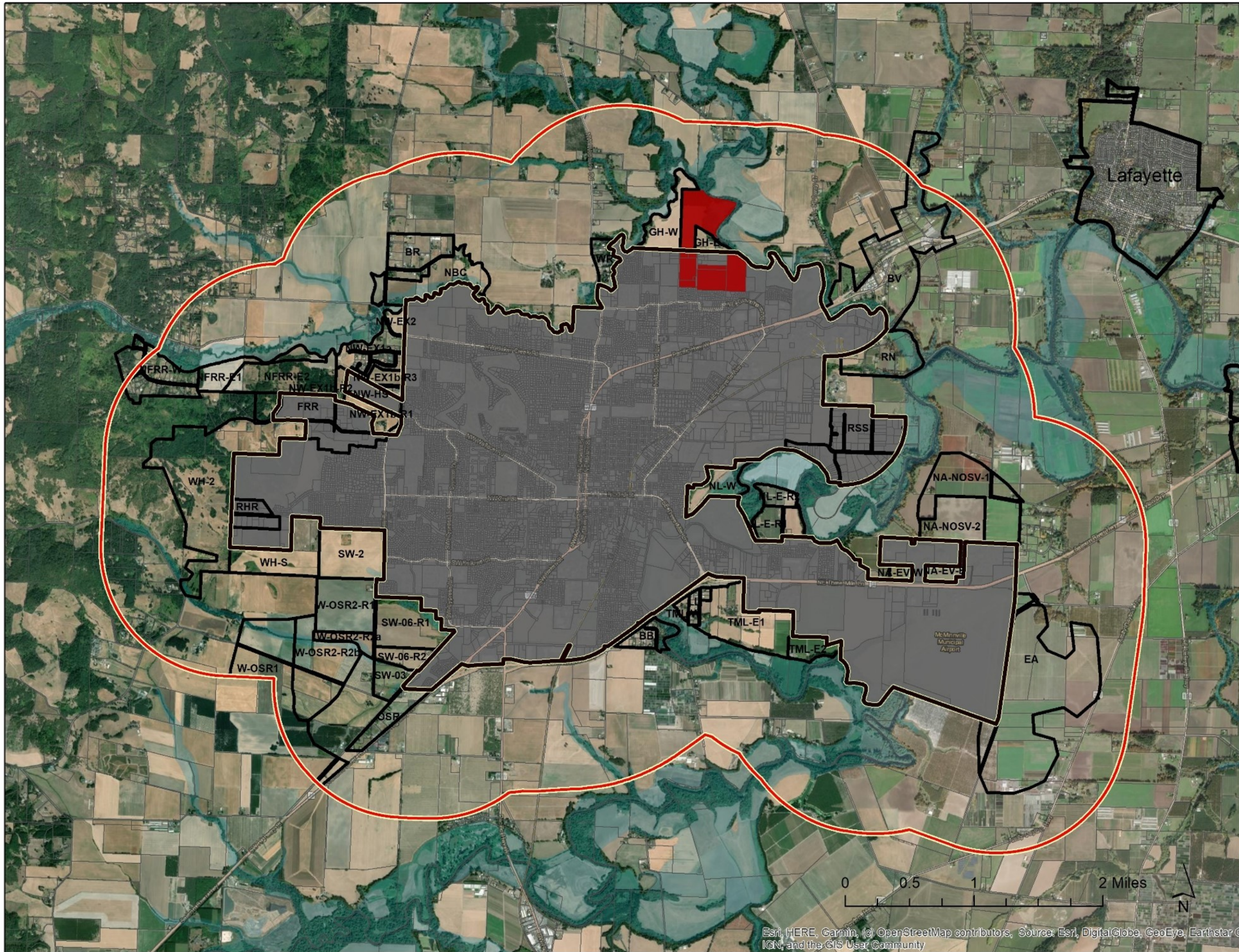
City of McMinnville UGB Evaluation

Study Areas

Chegwyn
Conservation
Easement
(Instrument #20090315)

■ Conservation Easement

Source:
Yamhill County
Instrument #200903015



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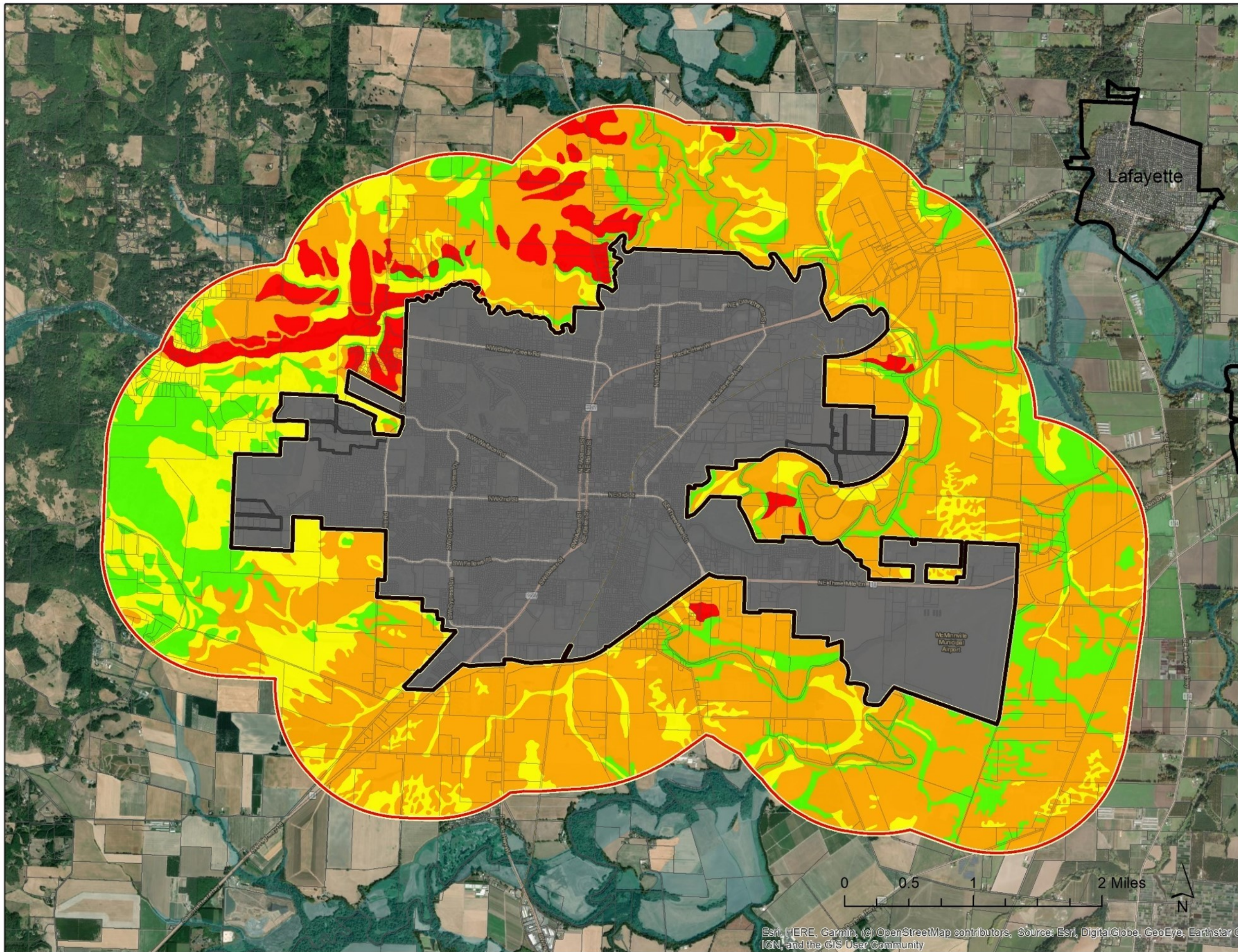
City of McMinnville UGB Evaluation

Soils within 1-Mile Buffer of Current UGB

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII

Source:
NRCS Soil Survey Data from
Court of Appeals Record A124379



City of McMinnville UGB Evaluation

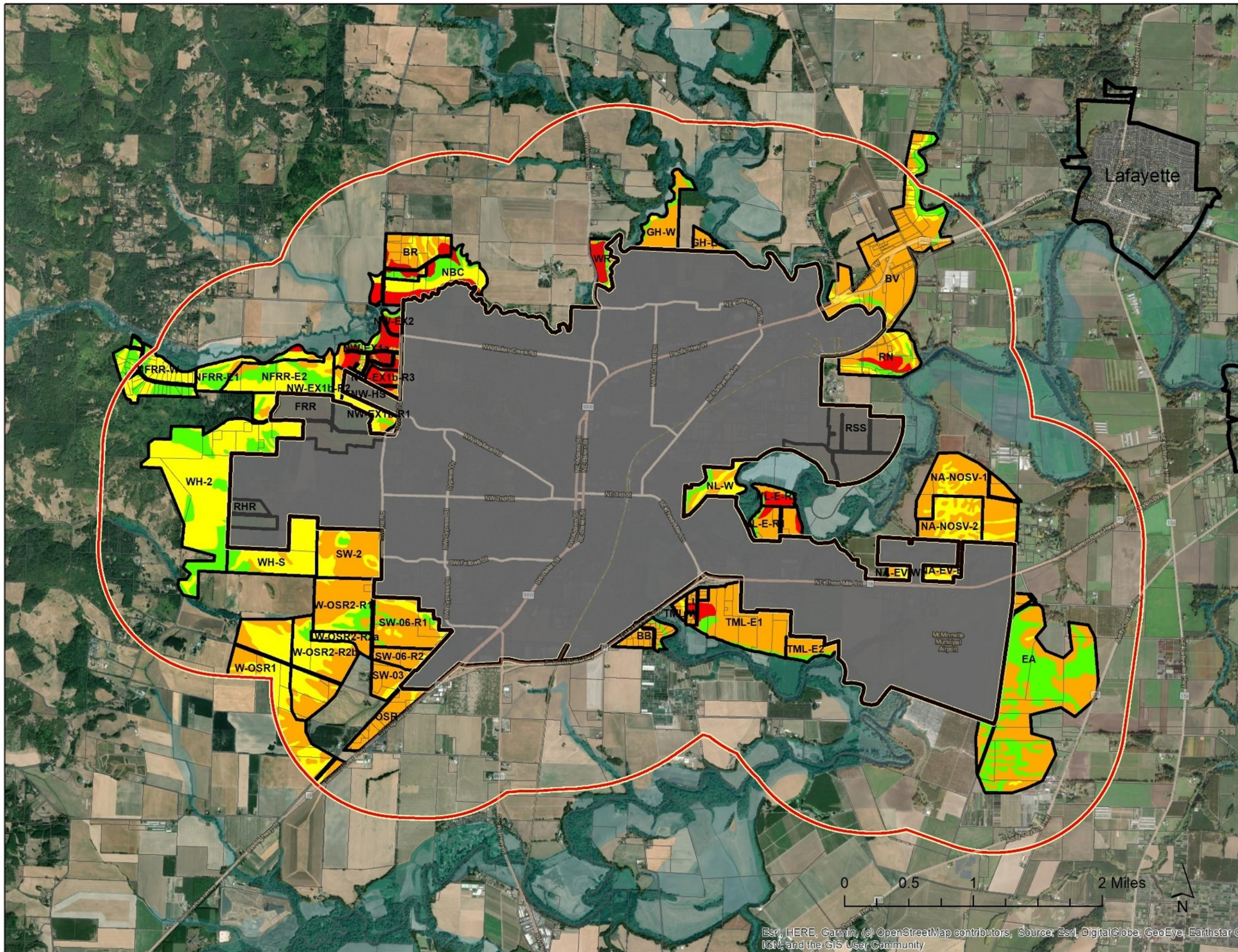
Study Areas

Soils:

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII

Source:
NRCS Soil Survey Data from
Court of Appeals Record A124379

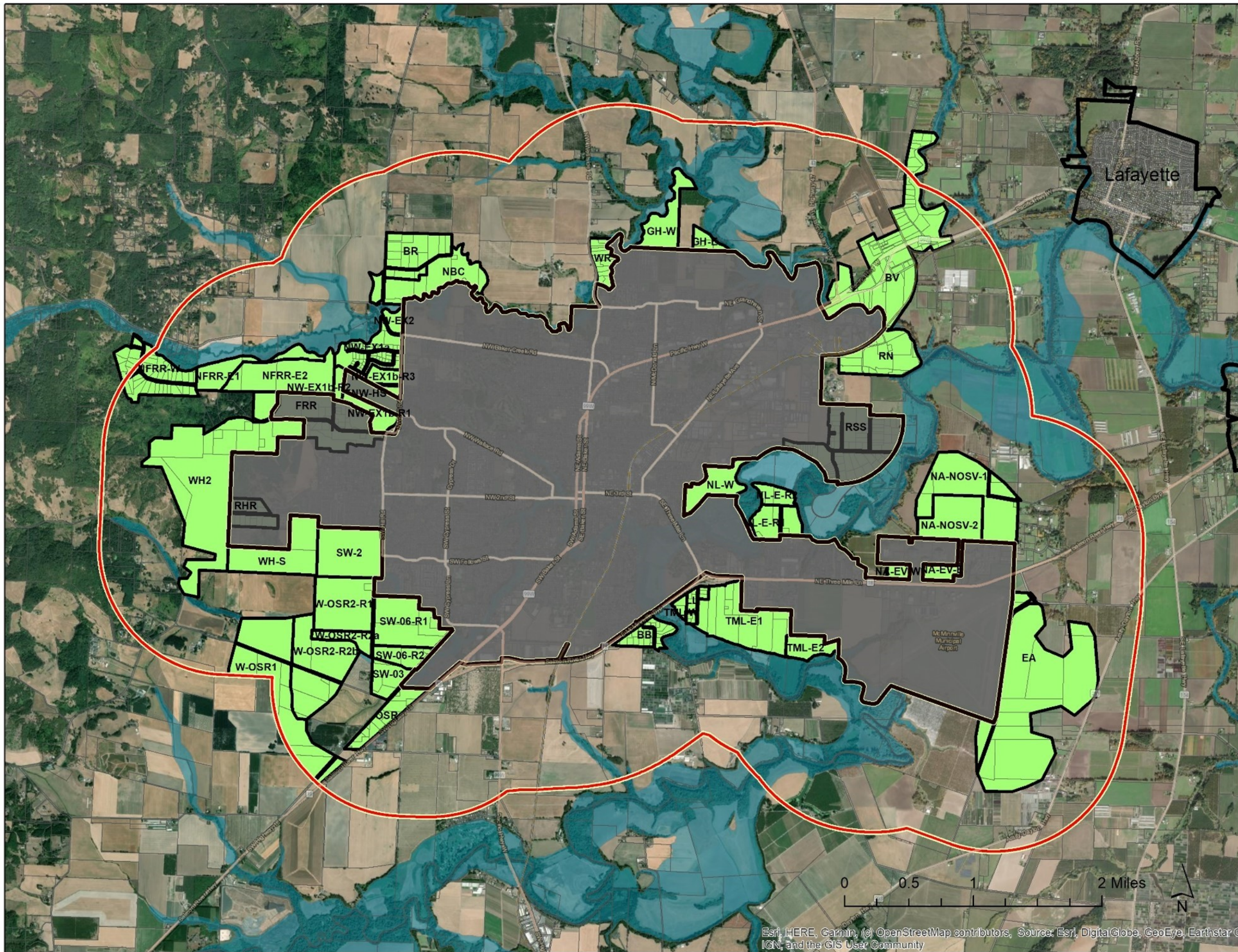


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City of McMinnville UGB Evaluation

Study Areas

Study Areas
and
Sub-Areas



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City of McMinnville UGB Evaluation

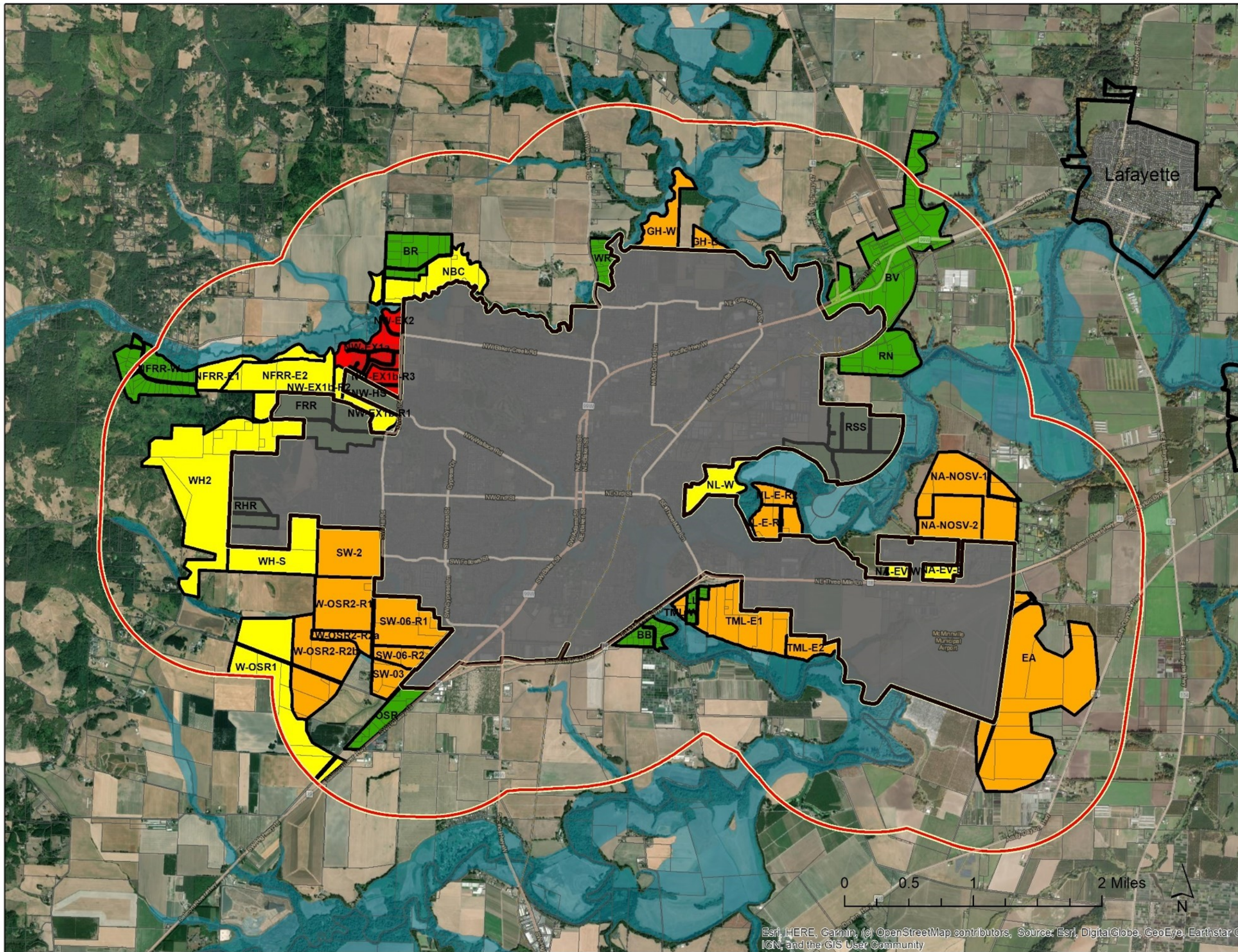
Study Areas

Soils:

- Predominant Nonirr. Soil Cap. Class
- N/A (Exception Areas)
 - I
 - II
 - III or III+IV

Source:
City of McMinnville based on
NRCS Soil Survey Data from
Court of Appeals Record A124379
(for Resource Areas)

Yamhill County Zoning
(for Exception Areas)



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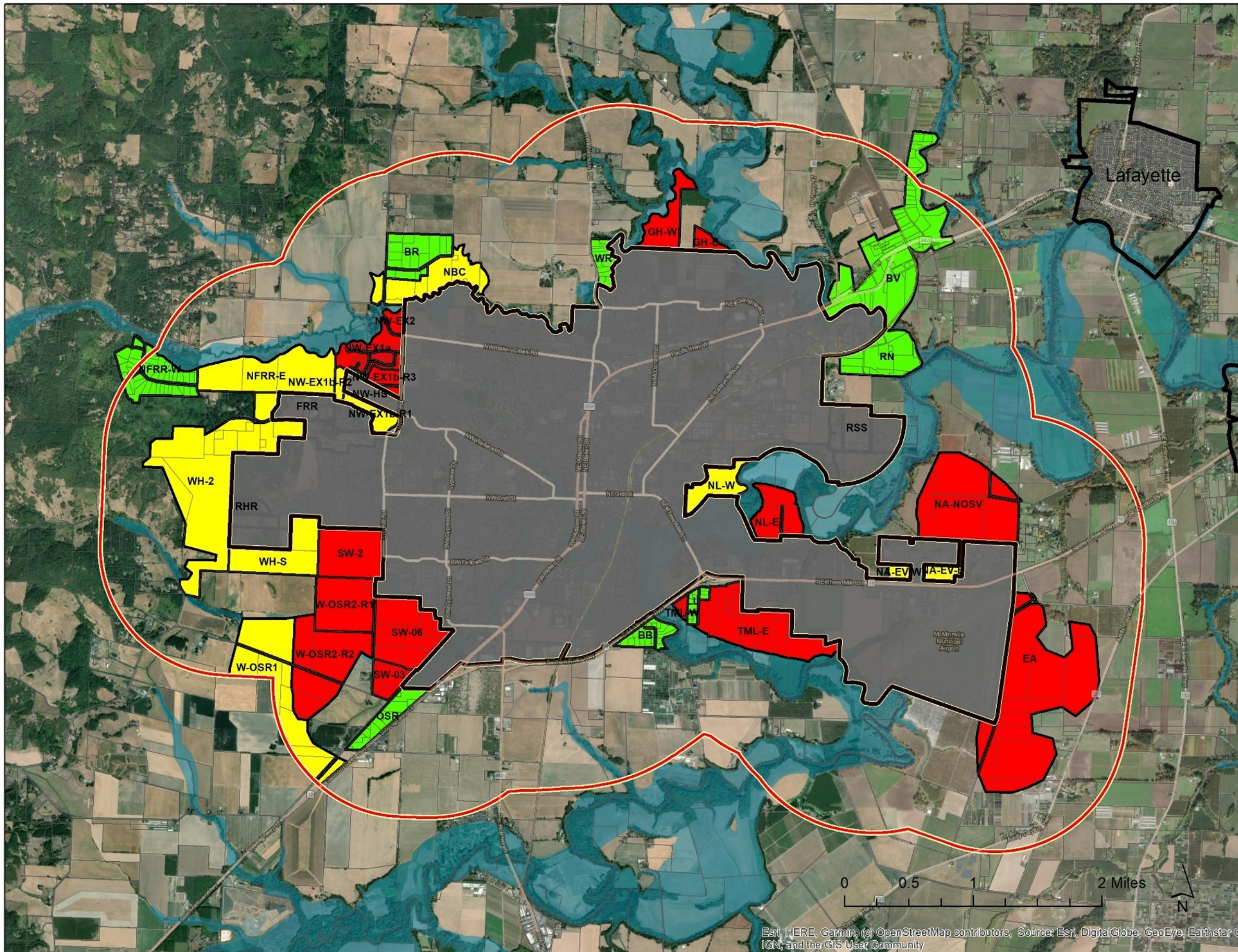
City of McMinnville UGB Evaluation

Study Areas

- Priority Category
- Exception
 - Resource-Higher Priority (<=III)
 - Resource-Lower Priority (I or II)

Source:
City of McMinnville based on
NRCS Soil Survey Data from
Court of Appeals Record A124379
(for Resource Areas)

Yamhill County Zoning
(for Exception Areas)



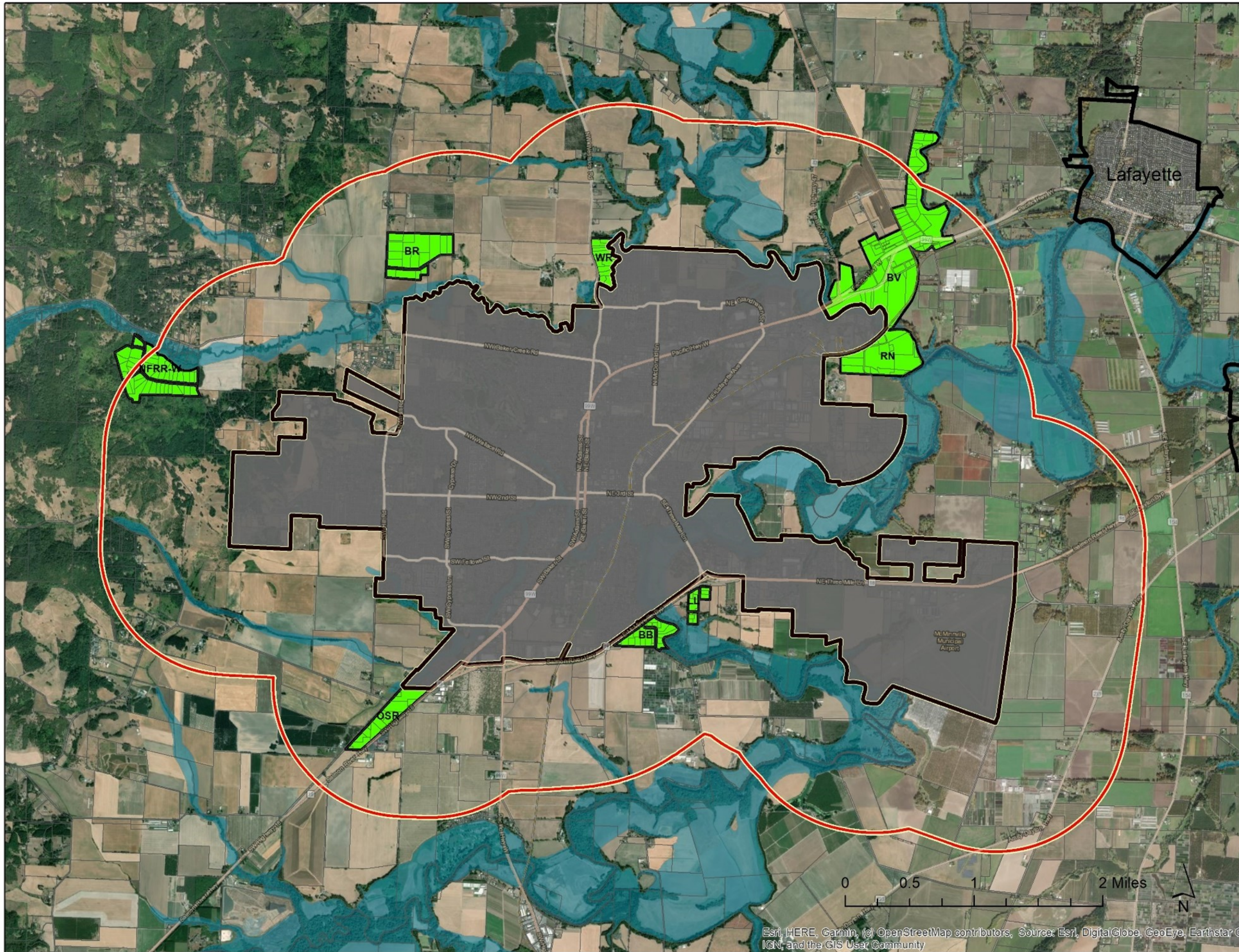
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City of McMinnville UGB Evaluation

Study Areas

Exception Areas

Source:
Yamhill County Zoning



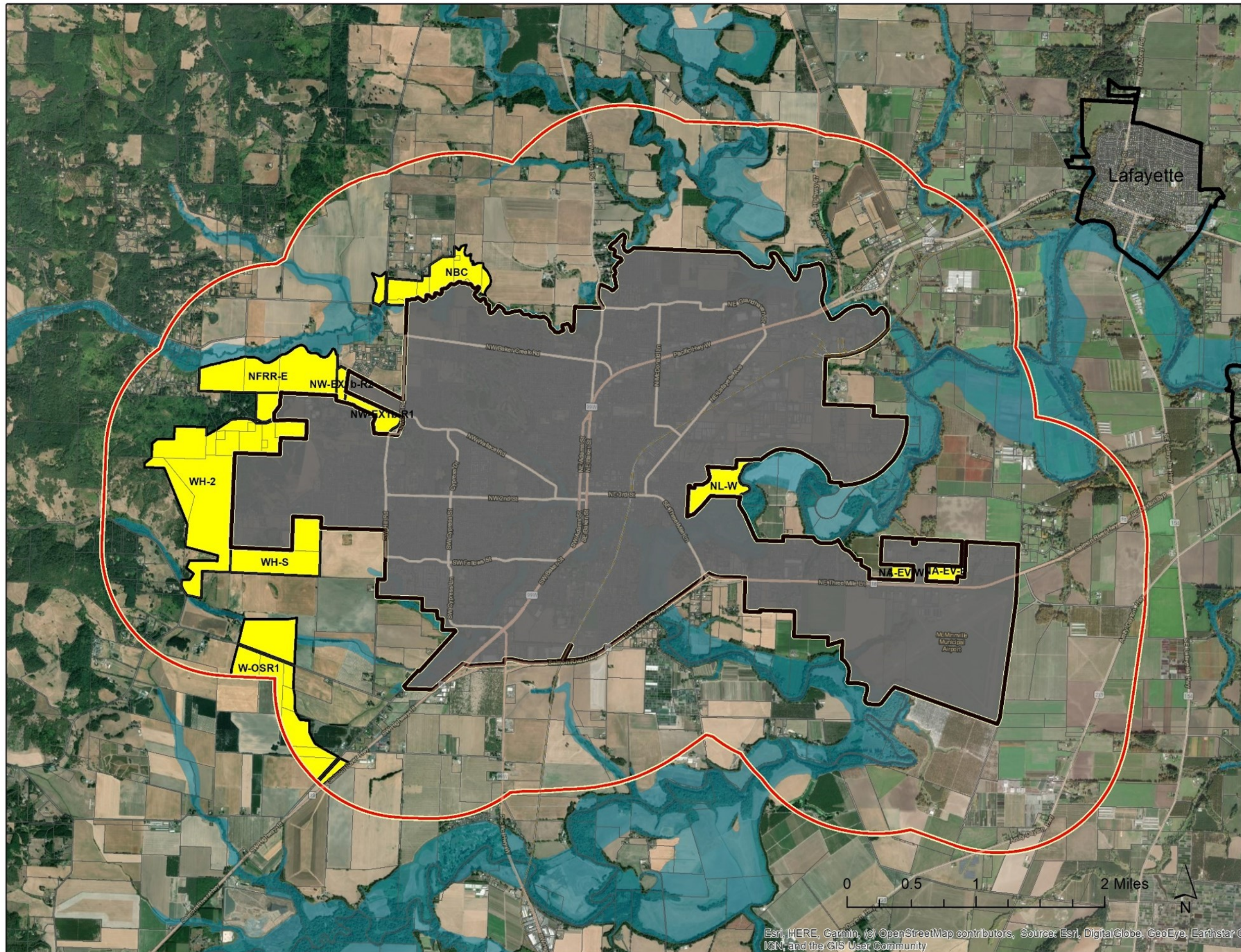
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City of McMinnville UGB Evaluation

Study Areas

Resource:
Predominant
Nonirrigated Soil
Capability Class
III or Lower

Source:
City of McMinnville based on
NRCS Soil Survey Data from
Court of Appeals Record A124379

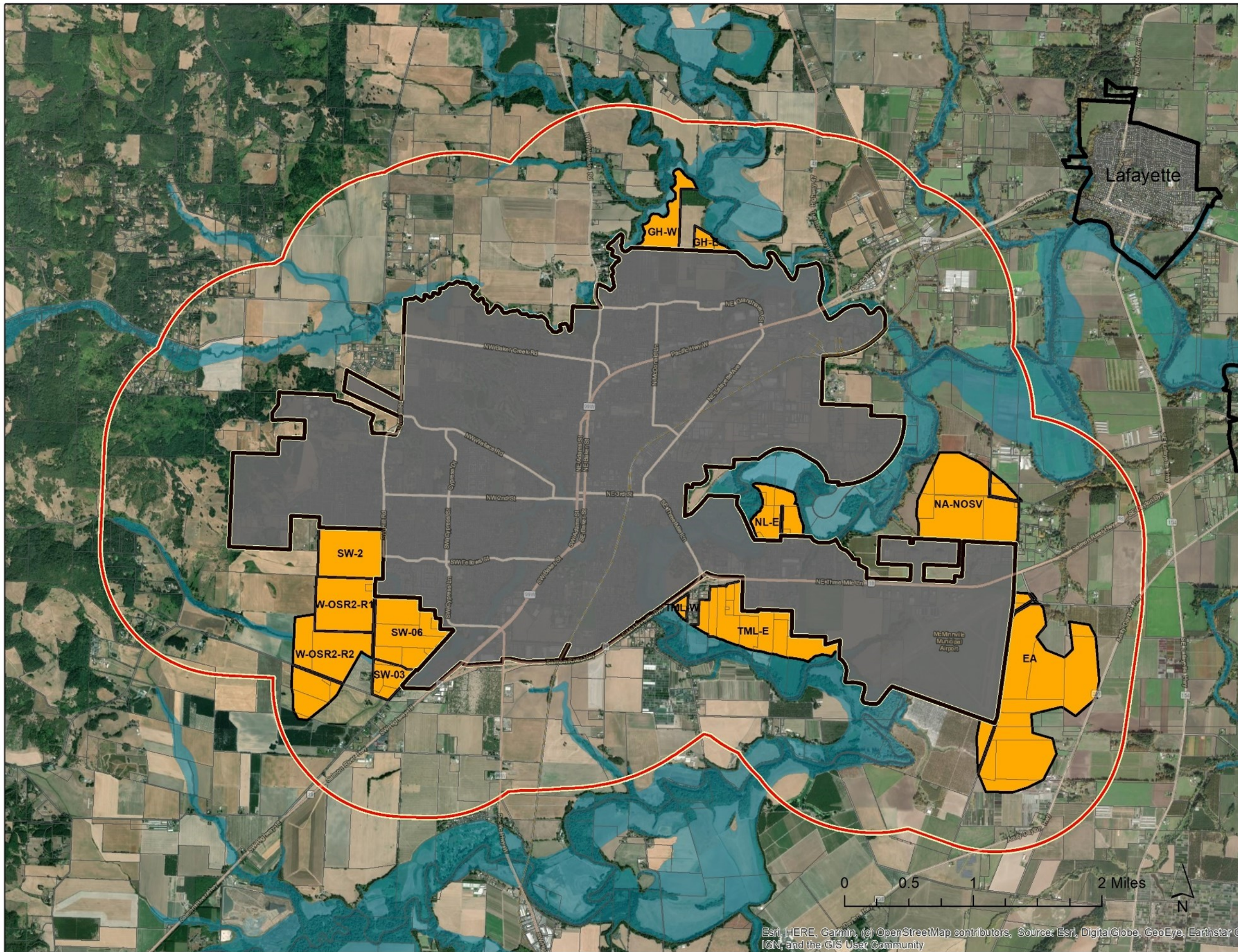


City of McMinnville UGB Evaluation

Study Areas

Resource:
Predominant
Nonirrigated Soil
Capability Class II

Source:
City of McMinnville based on
NRCS Soil Survey Data from
Court of Appeals Record A124379



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City of McMinnville UGB Evaluation

Study Areas

Lafayette

Resource:
Predominant
Nonirrigated Soil
Capability Class I

Source:
City of McMinnville based on
NRCS Soil Survey Data from
Court of Appeals Record A124379



0 0.5 1 2 Miles



City of McMinnville UGB Evaluation

UGB Amendment

ORS 197.298(3)(c):

(3) Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one or more of the following reasons:

...

(c) Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

Inclusion of Areas SW-2, W-OSR2, and SW-06, which have predominantly Class II soils, is required to provide services to WH-S, which has predominantly Class III soils.

- Predominant Nonirr. Soil Cap. Class
- N/A (Exception Areas)
 - I
 - II
 - III or III+IV

Source:
City of McMinnville based on
NRCS Soil Survey Data from
Court of Appeals Record A124379
(for Resource Areas)

Yamhill County Zoning
(for Exception Areas)

Adopted 12.8.2020,
Ordinance No. 5098



0 0.5 1 2 Miles



City of McMinnville UGB Evaluation

UGB Amendment

ORS 197.298(3)(c):

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Inclusion of Areas SW-2, W-OSR2, and SW-06, which have predominantly Class II soils, is required to provide services to WH-S, which has predominantly Class III soils.

Resource Areas:

Non-Irrigated Soil Capability Class

I

II

III

IV-VIII

Exception Areas:

Exception Areas

Source:

NRCS Soil Survey Data from
Court of Appeals Record A124379
(for Resource Areas)

Yamhill County Zoning
(for Exception Areas)

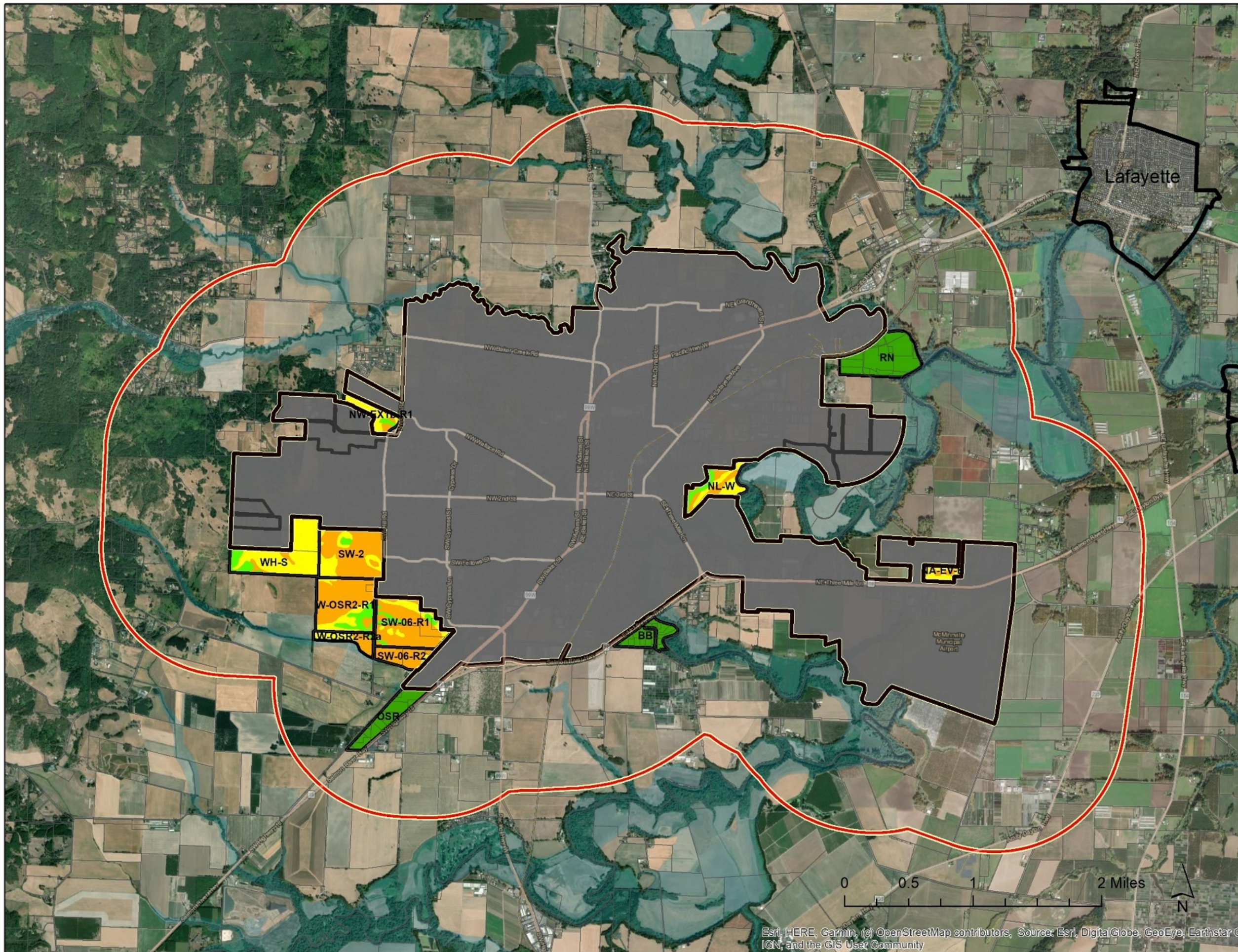
Adopted 12.8.2020,
Ordinance No. 5098



0 0.5 1 2 Miles



City of McMinnville UGB Evaluation UGB Amendment



- Resource Areas:**
- Non-Irrigated Soil Capability Class
- I
 - II
 - III
 - IV-VIII
- Exception Areas:**
- Exception Areas

Source:
NRCS Soil Survey Data from
Court of Appeals Record A124379
(for Resource Areas)

Yamhill County Zoning
(for Exception Areas)

Adopted 12.8.2020,
Ordinance No. 5098



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City of McMinnville UGB Evaluation

Study Areas

Hazards:

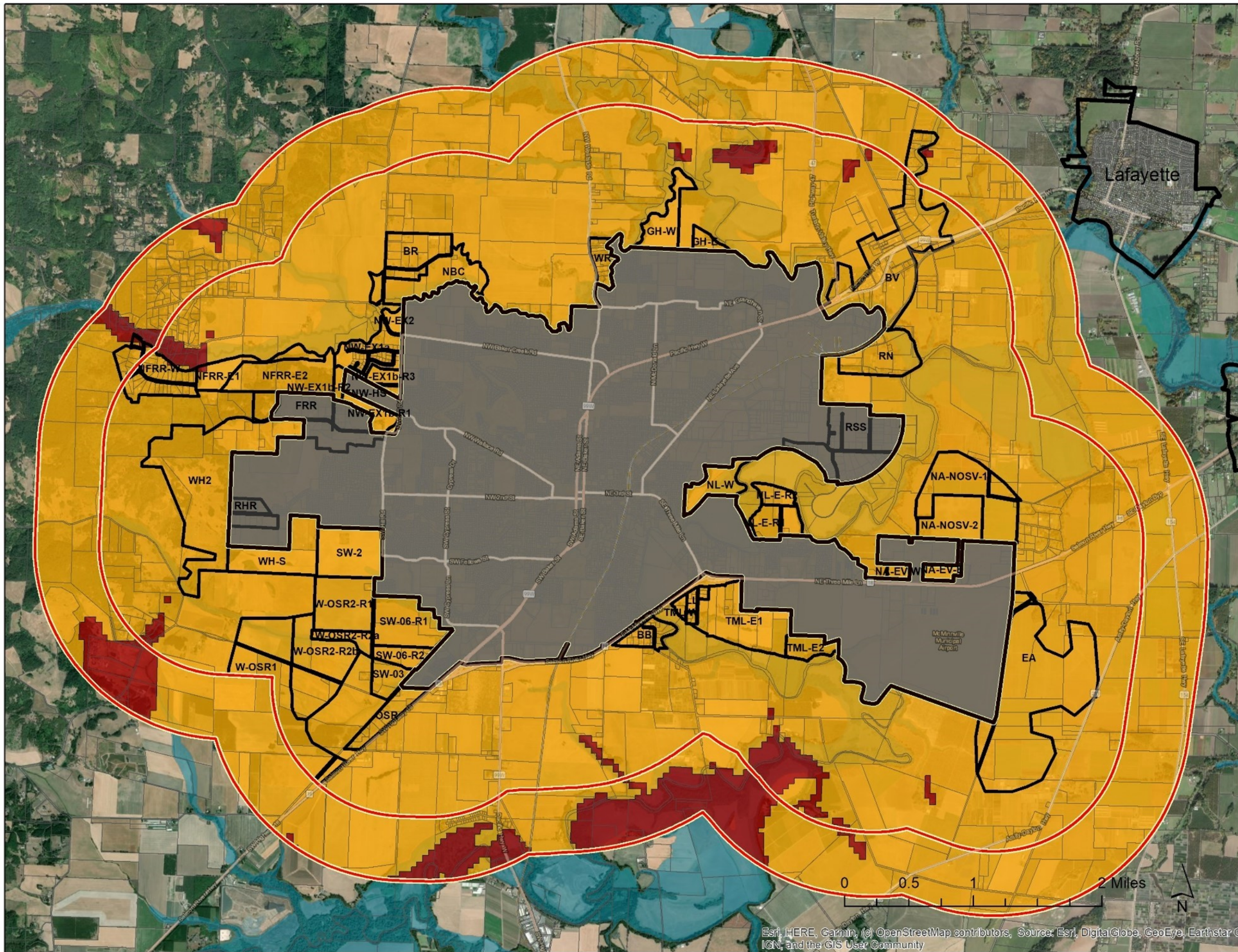
Expected Earthquake Shaking

■ Severe Shaking

■ Very Strong Shaking

(clipped at 1.5 mi.)

Source:
DOGAMI HazVu
Statewide Geohazards Viewer



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IGN, and the GIS User Community

City of McMinnville UGB Evaluation

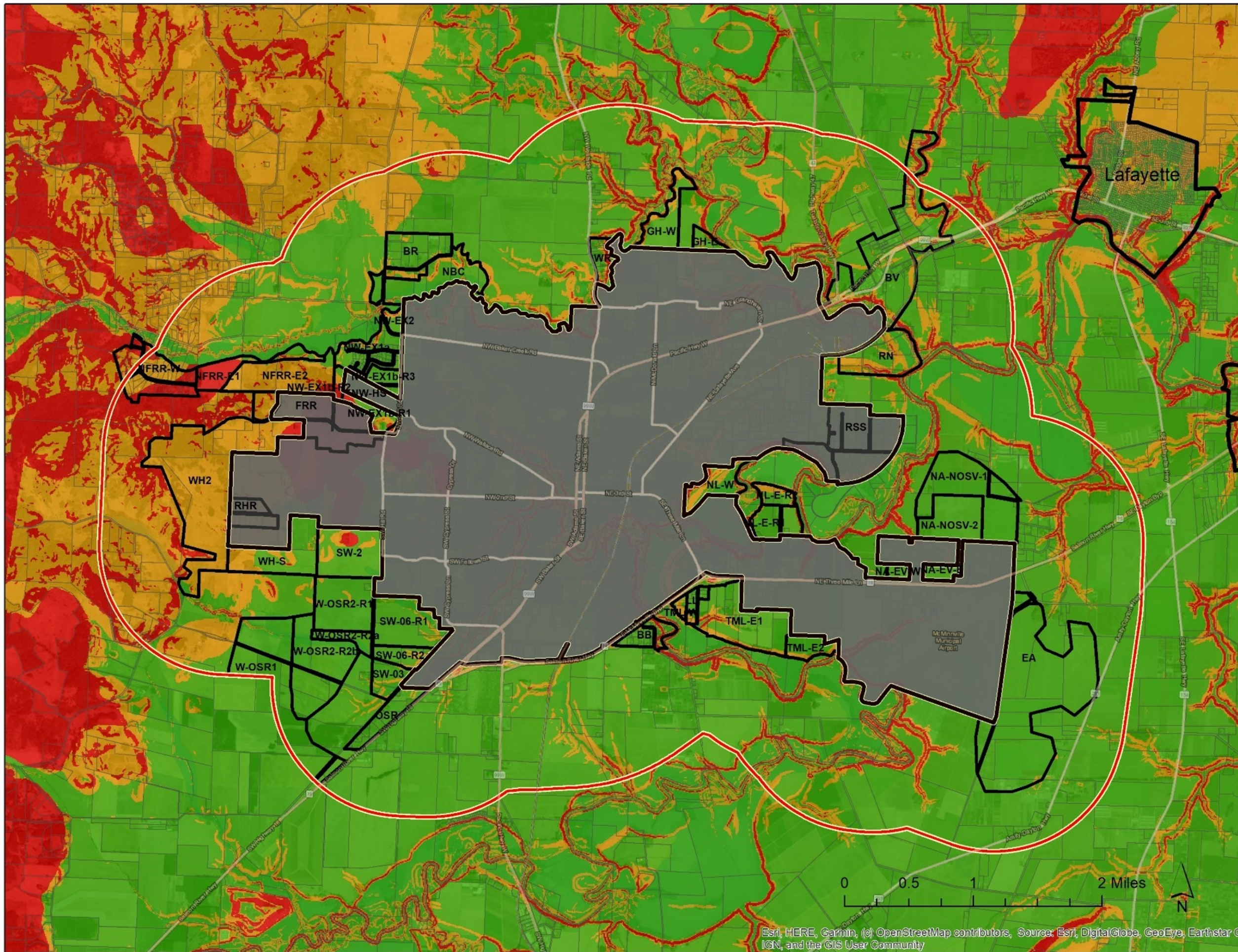
Study Areas

Hazards:

Landslide Susceptibility

- Low
- Moderate
- High

Source:
DOGAMI HazVu
Statewide Geohazards Viewer



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City of McMinnville UGB Evaluation

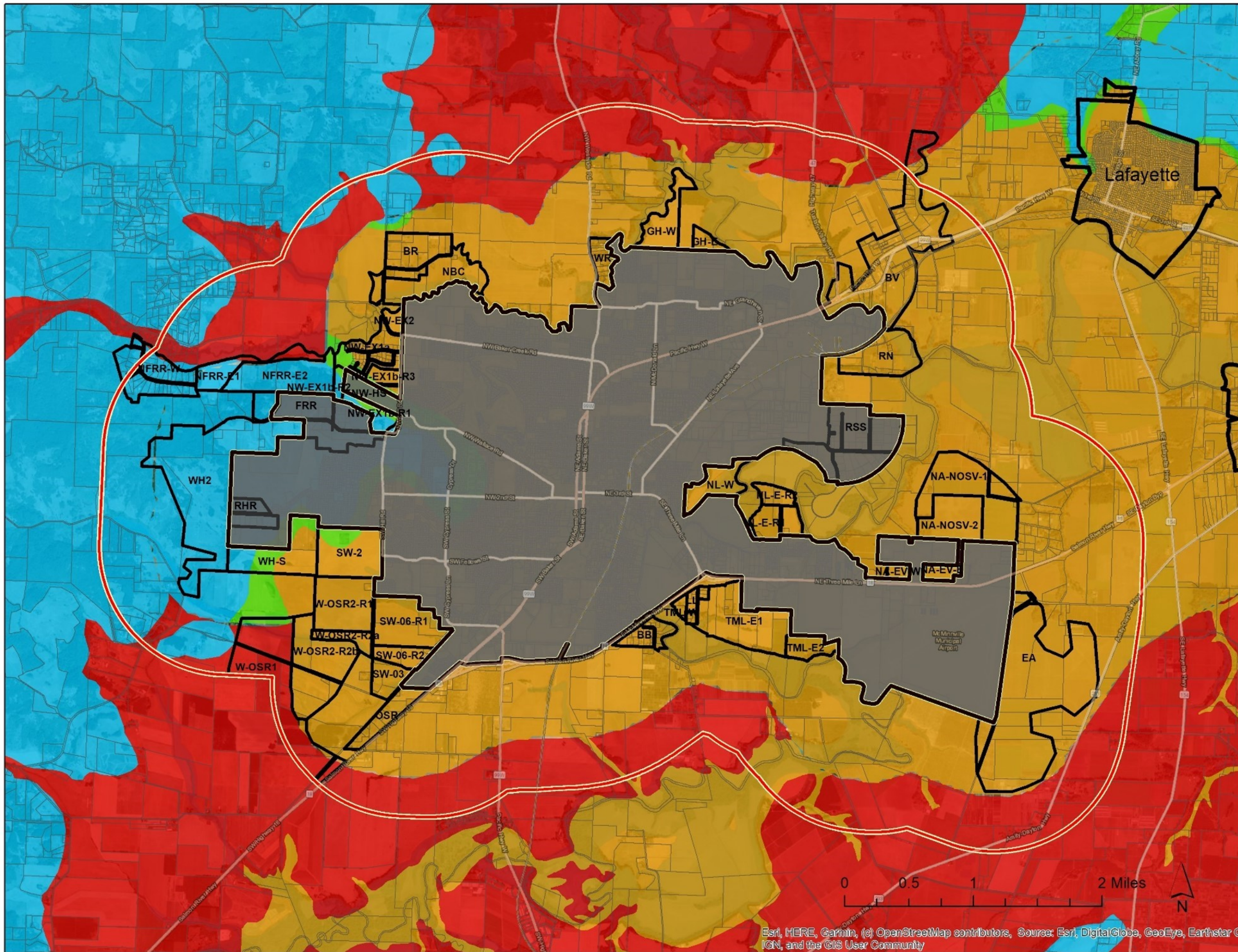
Study Areas

Hazards:

Liquefaction Susceptibility

- No
- Low
- Moderate
- High

Source:
DOGAMI HazVu
Statewide Geohazards Viewer



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City of McMinnville UGB Evaluation

Study Areas

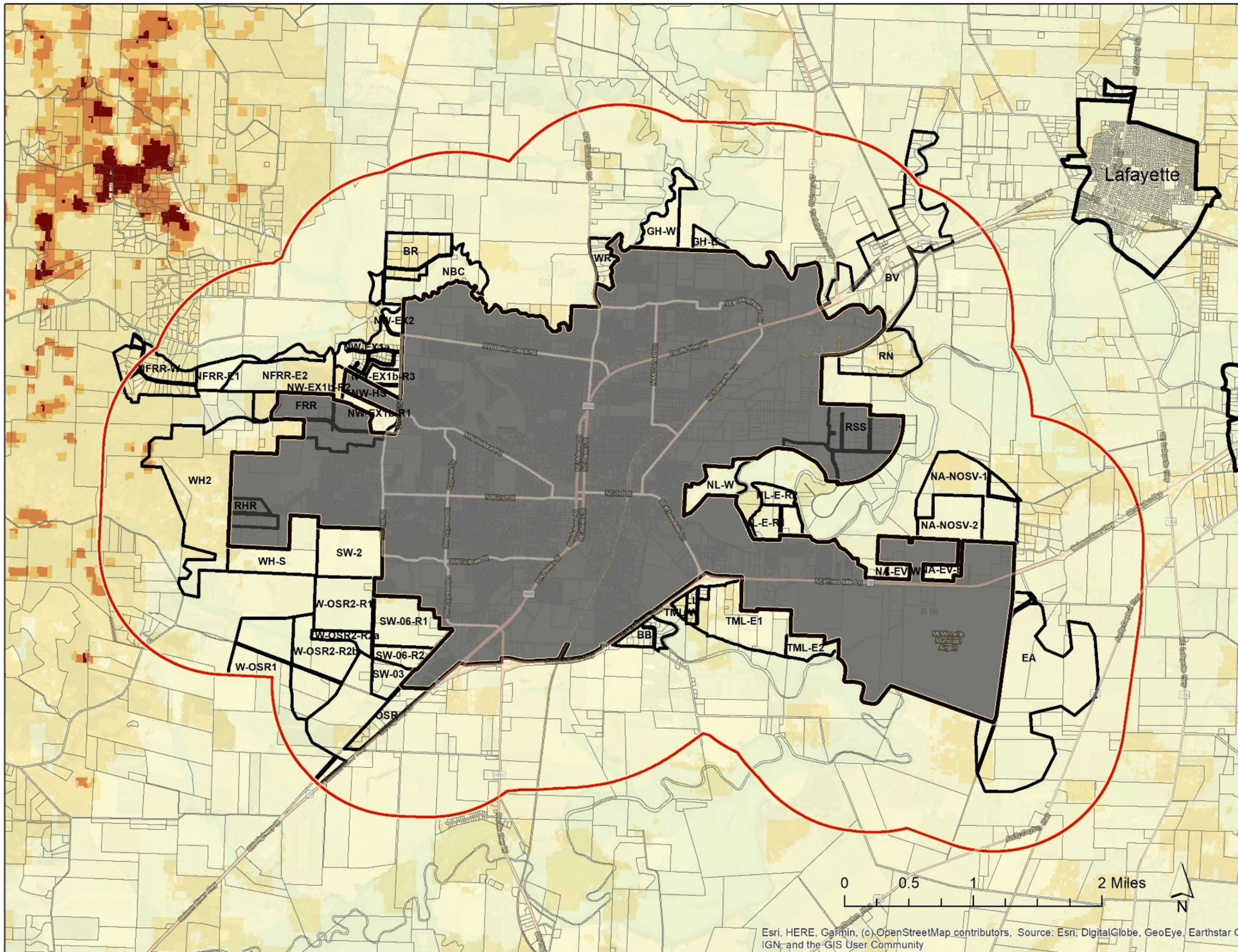
Hazards:
Wildfire

Hazard to potential structures

<VALUE>

-  Very High
-  High
-  Moderate
-  Low
-  Non-burnable/Very Low

Source:
USFS/ODF Advanced Oregon
Wildfire Risk Explorer



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IGN, and the GIS User Community

City of McMinnville UGB Evaluation

Study Areas

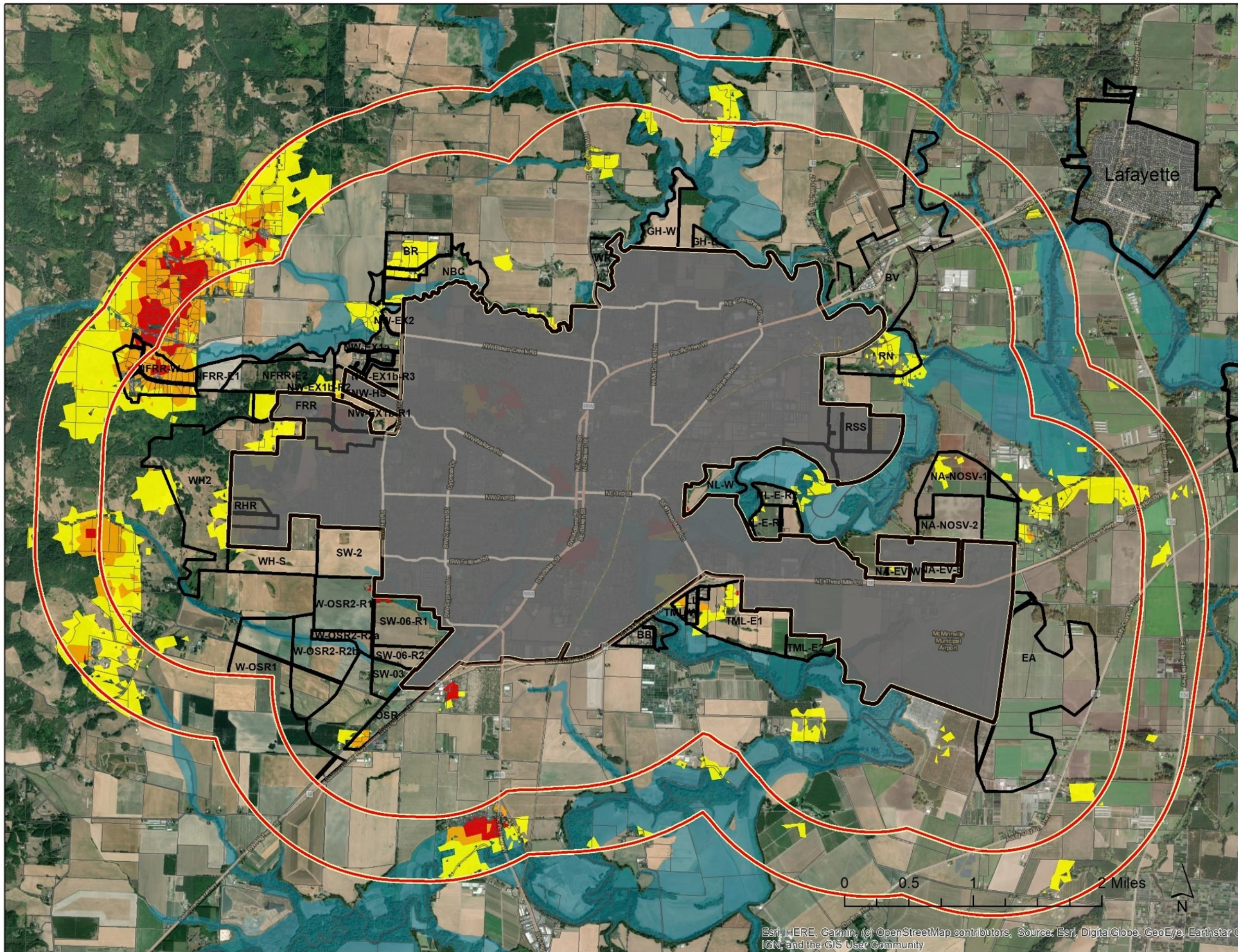
Hazards:
Wildfire

Potential Impacts to People & Property

- High and Severe
- Moderate
- Low

(clipped at 1.5 mi.)

Source:
USFS/ODF Advanced Oregon
Wildfire Risk Explorer



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City of McMinnville UGB Evaluation

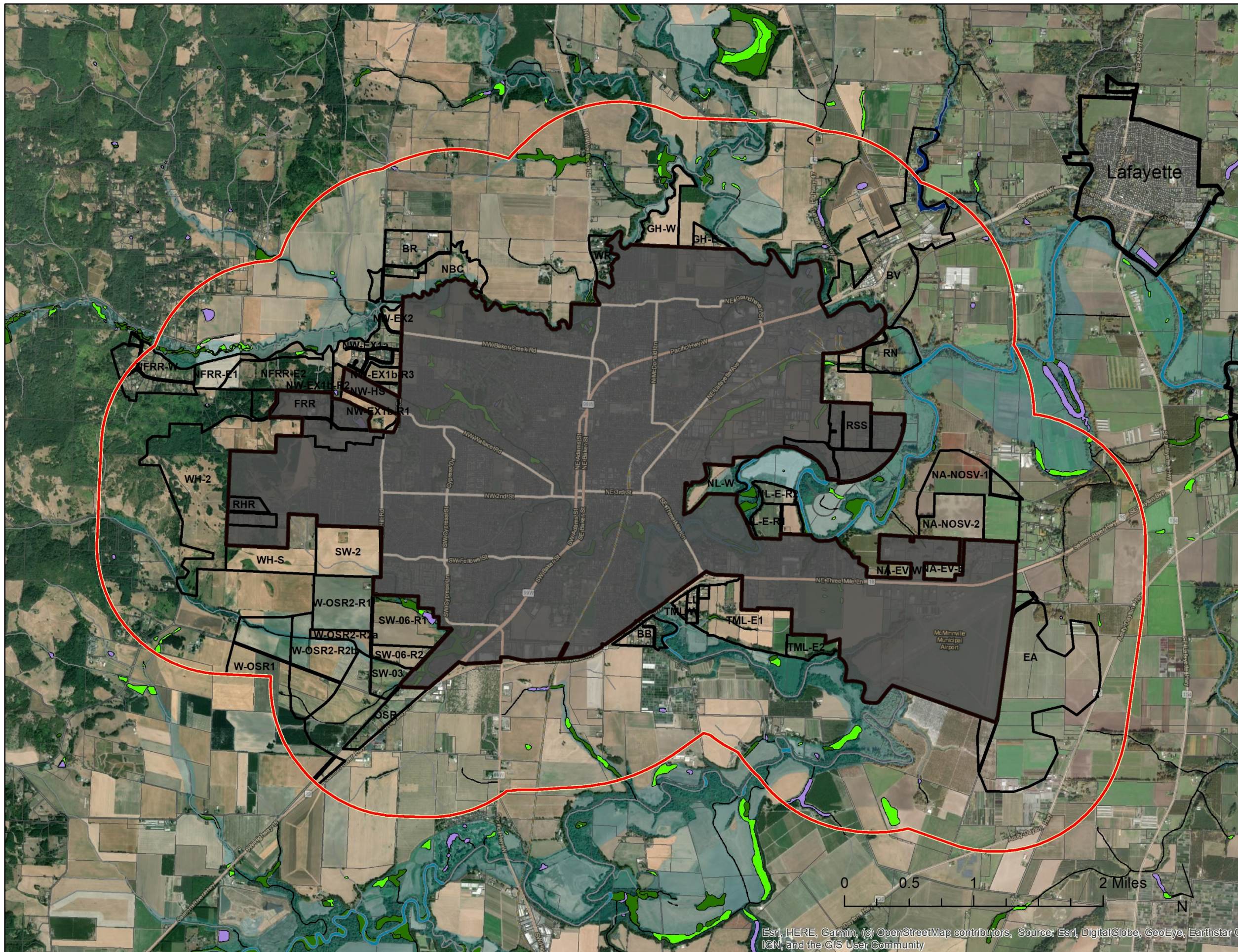
Study Areas

Wetlands:
State Wetlands
Inventory

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Source:
ODSL State
Wetlands Inventory



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City of McMinnville UGB Evaluation

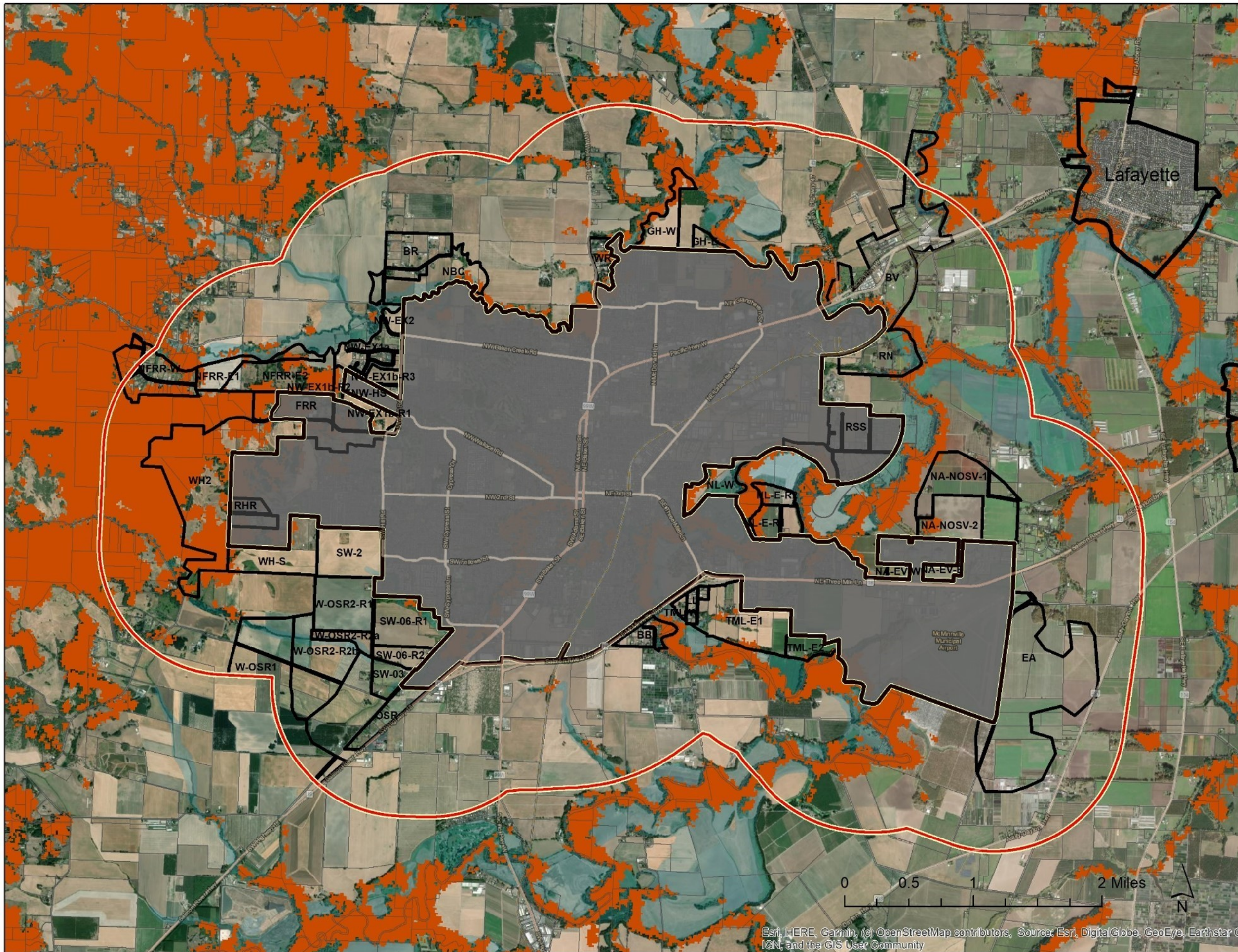
Study Areas

Oregon Critical
Wildlife Habitat:
Species of Concern

Olive-Sided Flycatcher
Modeled Habitat

- Summer
- Winter
- Year Round

Source:
ODFW Compass Tool



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IGN, and the GIS User Community

City of McMinnville UGB Evaluation

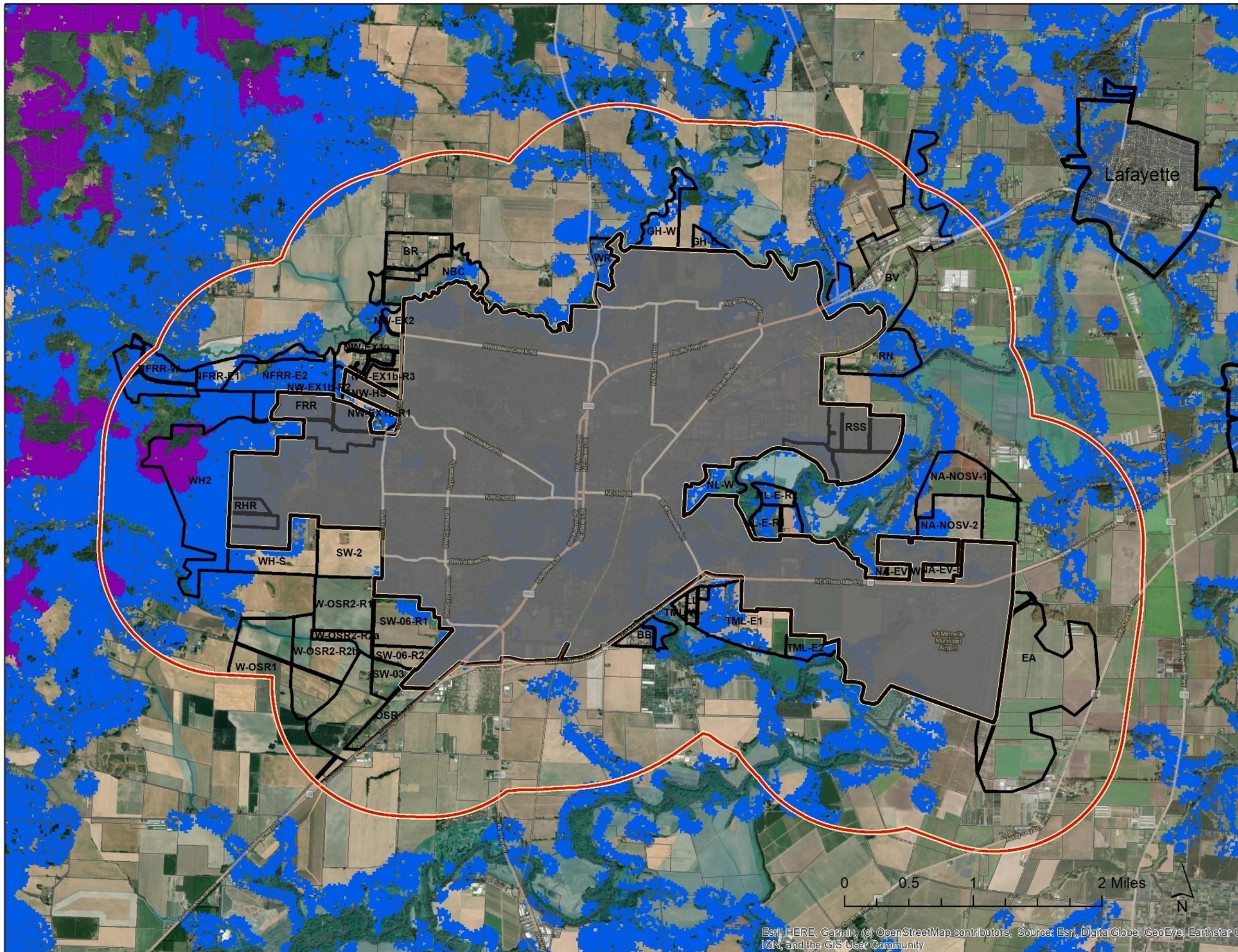
Study Areas

Oregon Critical
Wildlife Habitat:
Species of Concern

Western Bluebird
Modeled Habitat

- Summer
- Winter
- Year Round

Source:
ODFW Compass Tool



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IGN, and the GIS User Community

City of McMinnville UGB Evaluation

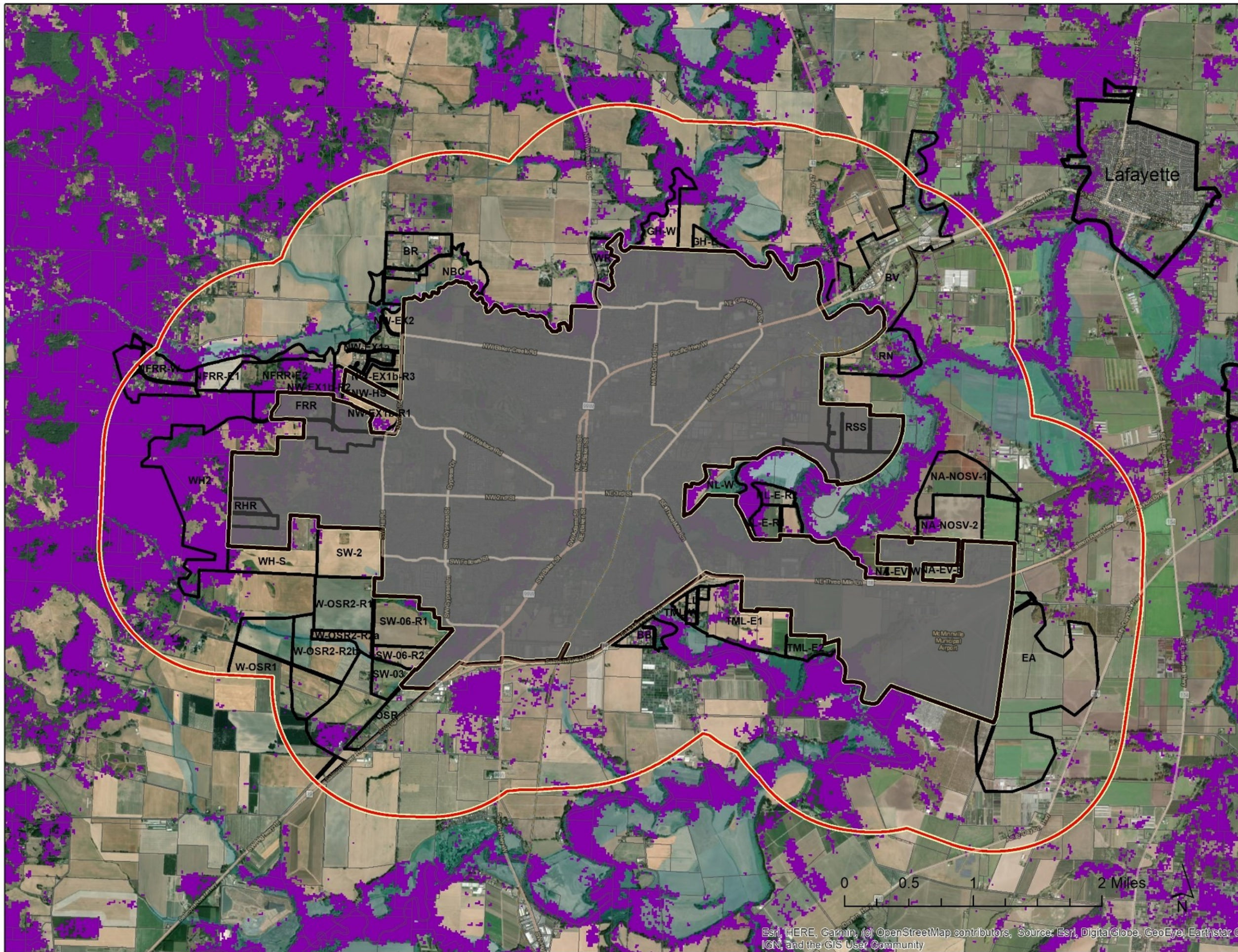
Study Areas

Oregon Critical
Wildlife Habitat:
Species of Concern

White-Breasted Nuthatch
(Slender-Billed)
Modeled Habitat

- Summer
- Winter
- Year Round

Source:
ODFW Compass Tool



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City of McMinnville UGB Evaluation

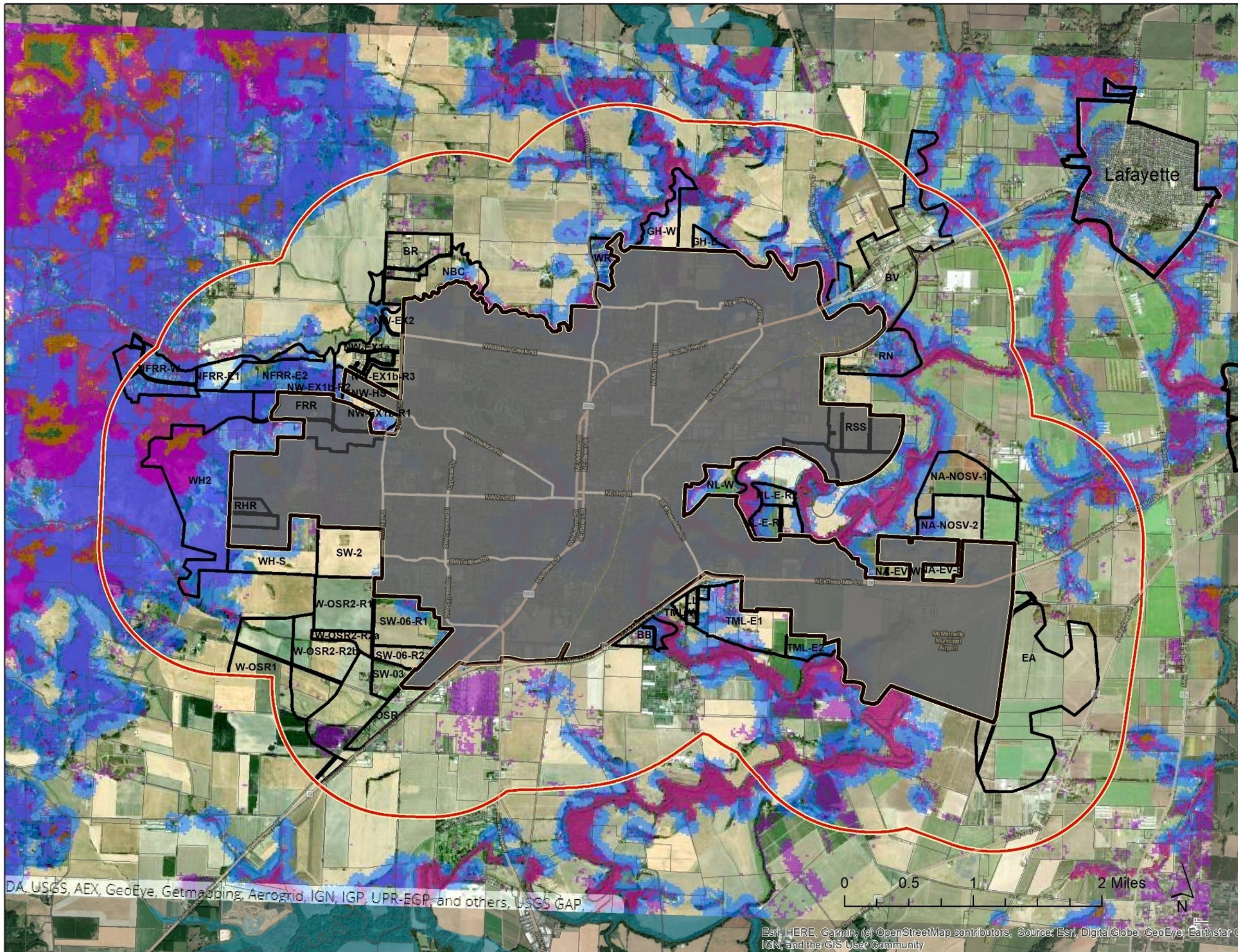
Study Areas

Oregon Critical
Wildlife Habitat:
Species of Concern

Modeled Habitat for
Western Bluebird,
White-Breasted Nuthatch
(Slender-Billed), and
Olive-Sided Flycatcher

- Summer
- Winter
- Year Round

Source:
ODFW Compass Tool



DA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP and others, USGS GAP.

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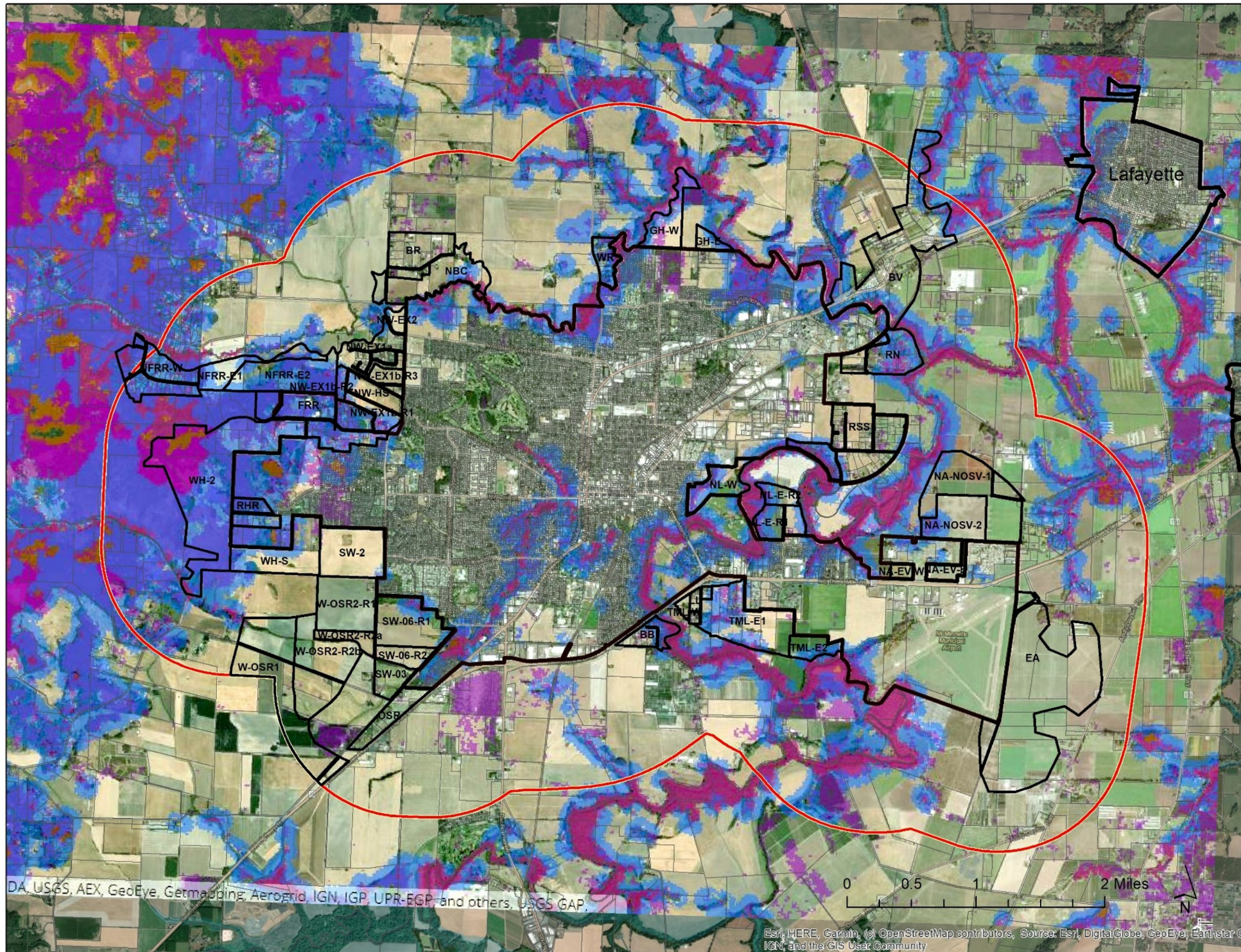
City of McMinnville UGB Evaluation

Study Areas

Oregon Critical
Wildlife Habitat:
Species of Concern

Modeled Habitat for
Western Bluebird,
White-Breasted Nuthatch
(Slender-Billed), and
Olive-Sided Flycatcher

- Summer
- Winter
- Year Round



DA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and others, USGS GAP.

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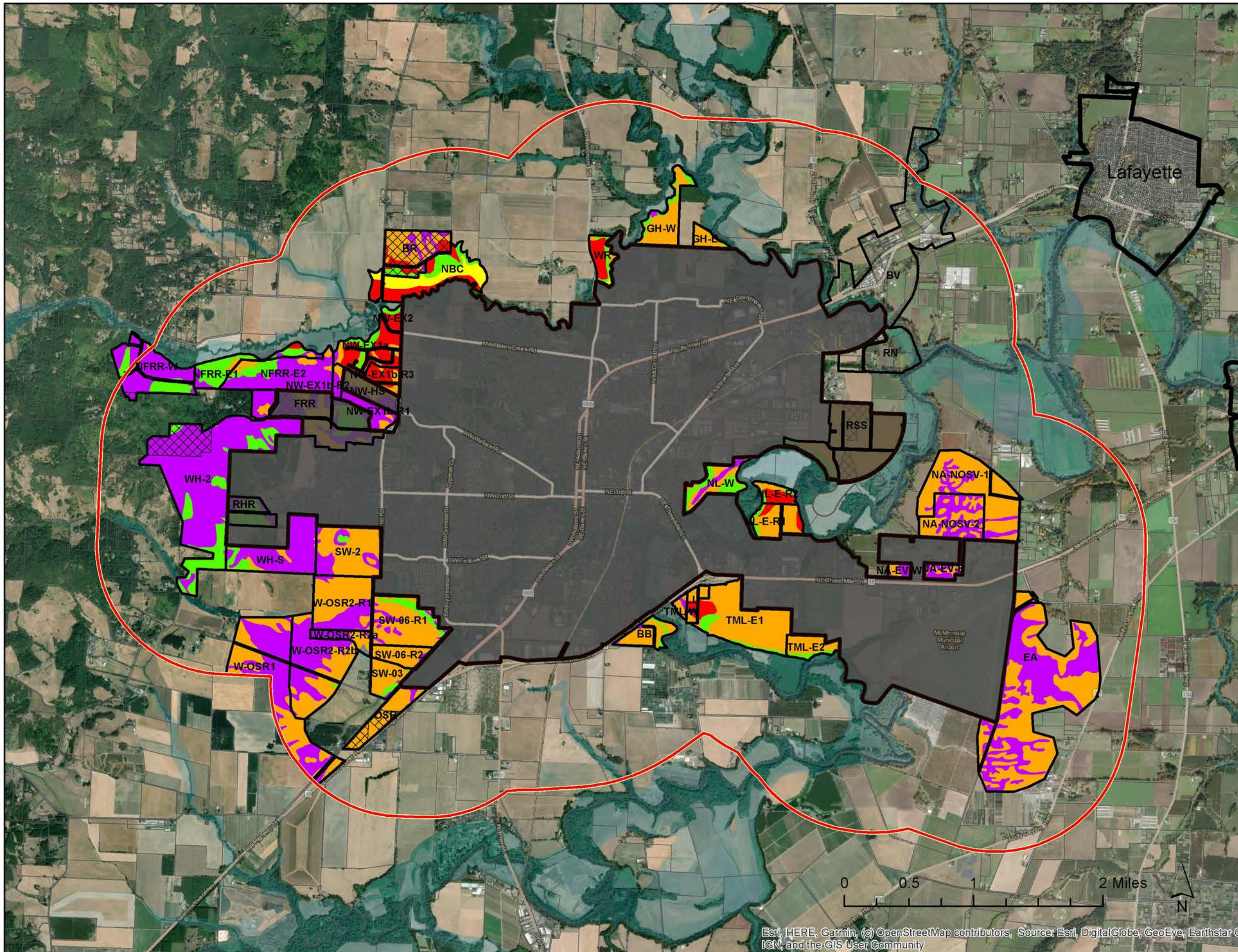


City of McMinnville UGB Evaluation

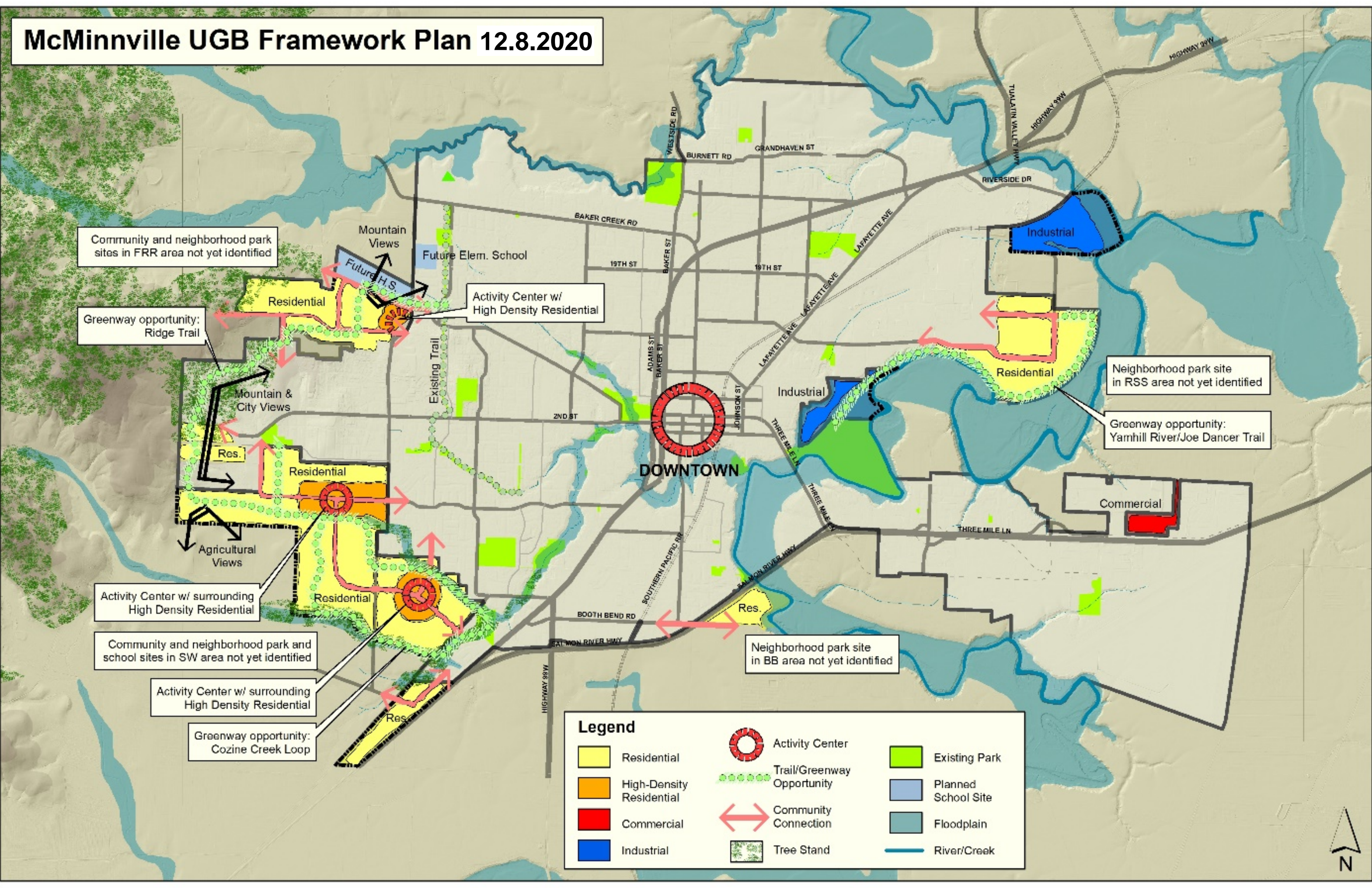
Study Areas

High Value
Farmland

- High Value Farmland Soils**
- Class I
 - Class II
 - ORS 215.710(3) Soils – Sub Classes of Class III and IV
 - Remaining Class III+ Soils (Non ORS 215.710(3) Soils)
 - County F & AF Zones



McMinnville UGB Framework Plan 12.8.2020



Community and neighborhood park sites in FRR area not yet identified

Greenway opportunity: Ridge Trail

Mountain & City Views

Activity Center w/ surrounding High Density Residential

Community and neighborhood park and school sites in SW area not yet identified

Activity Center w/ surrounding High Density Residential

Greenway opportunity: Cozine Creek Loop

Mountain Views

Existing Trail

Agricultural Views

Activity Center w/ High Density Residential

Neighborhood park site in BB area not yet identified

Neighborhood park site in RSS area not yet identified

Greenway opportunity: Yamhill River/Joe Dancer Trail

Legend

Residential	Activity Center	Existing Park
High-Density Residential	Trail/Greenway Opportunity	Planned School Site
Commercial	Community Connection	Floodplain
Industrial	Tree Stand	River/Creek

