



# *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**

- Draft UGB Proposal – Comprehensive Plan Map
- Draft UGB Proposal
- Draft UGB Proposal – Resource Areas: Soils
- Draft UGB Proposal – Showing Proposed Comp. Plan for Phases 1 & 2
- Draft UGB Proposal – 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
- Draft UGB Proposal –Soils
- Draft UGB Proposal –Soils
- Draft UGB Proposal –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](http://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

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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](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

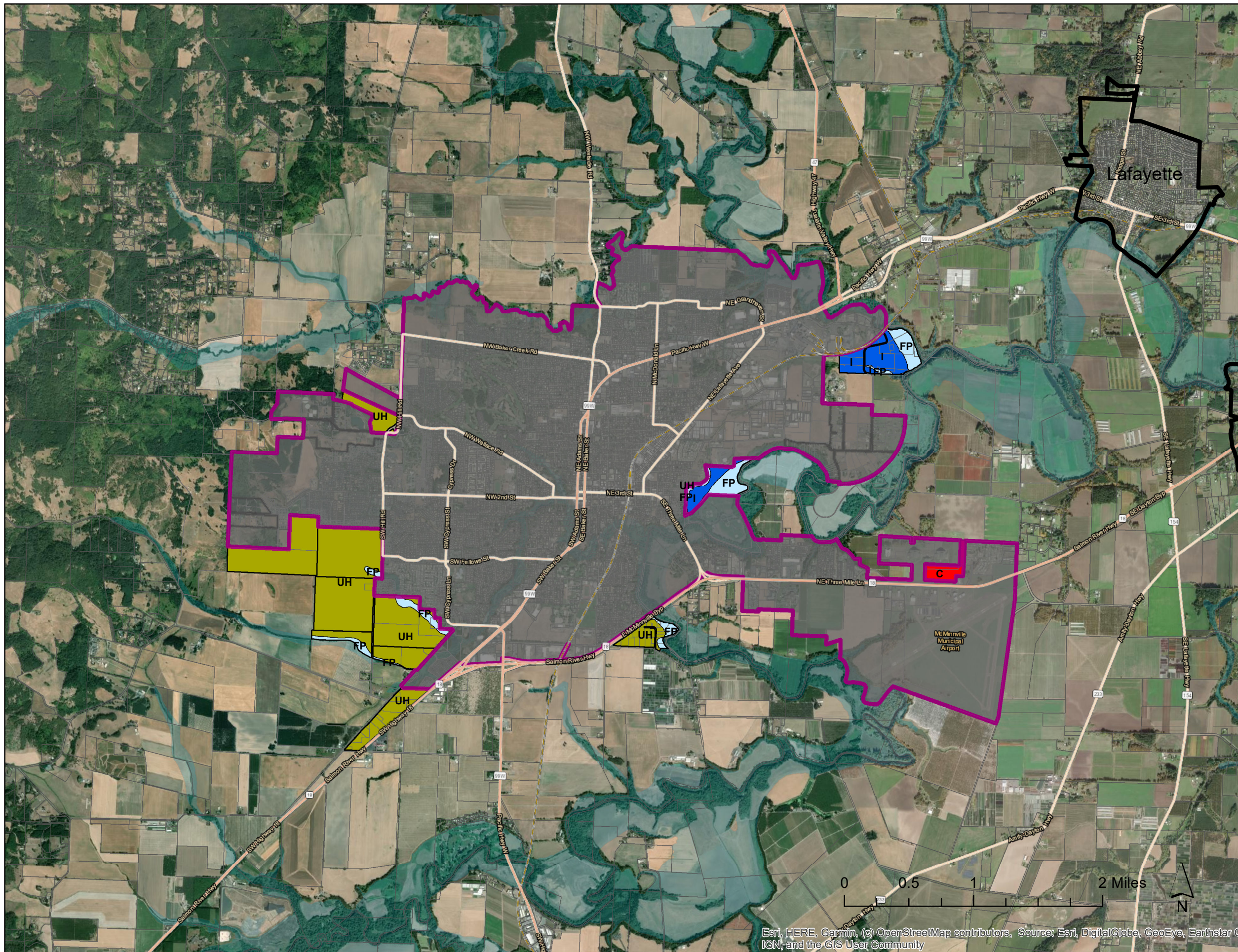
**USFS:** Unites States Forest Service



# City of McMinnville UGB Evaluation

Draft UGB  
Proposal

Comprehensive  
Plan Map



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

This is a draft map as of 10.13.2020 and is subject to change until adopted

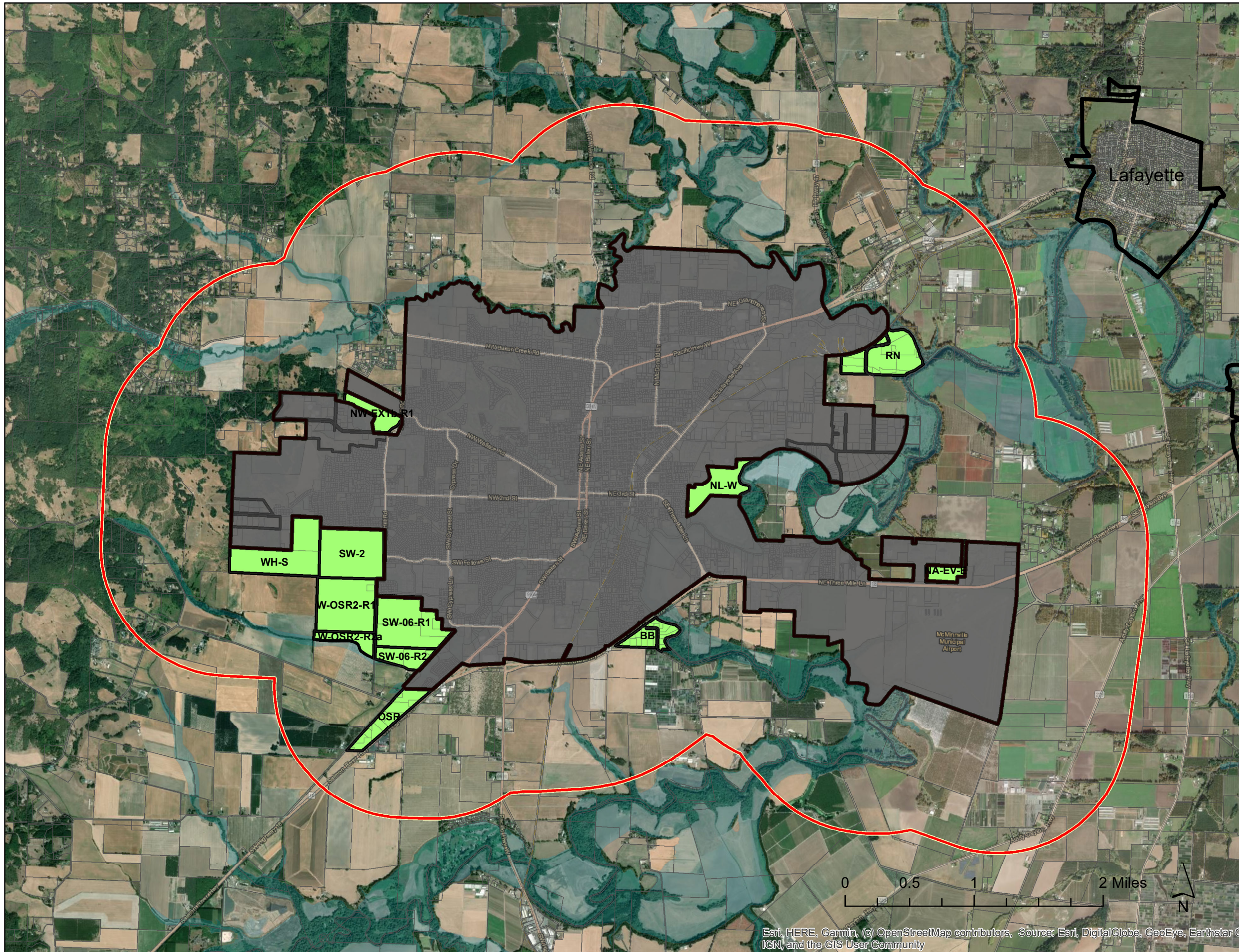


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# City of McMinnville UGB Evaluation

## Draft UGB Proposal



This is a draft map as of  
10.13.2020 and is subject  
to change until adopted





# City of McMinnville UGB Evaluation

## Draft UGB Proposal

### Resource Areas:

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII

### Exception Areas:

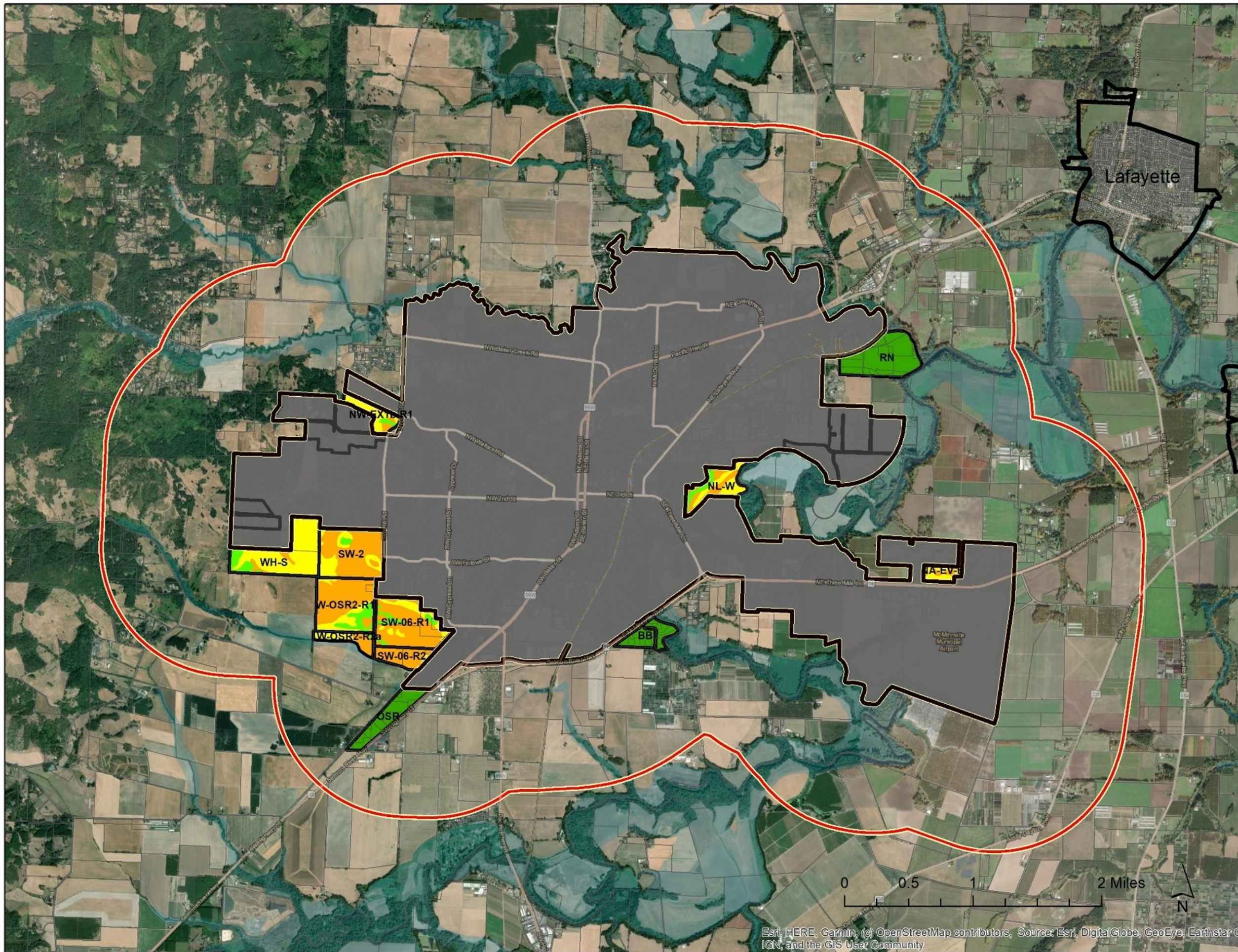
- Exception Areas

### Source:

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

Yamhill County Zoning  
(for Exception Areas)

This is a draft map as of  
10.13.2020 and is subject  
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# City of McMinnville UGB Evaluation

Draft UGB  
Proposal

Showing  
Proposed  
Comp. Plan  
for Phases 1 & 2

-  Current UGB
-  Areas Previously Added to UGB (Ph. 1)
-  Proposed UGB Expansion Areas (Ph. 2)

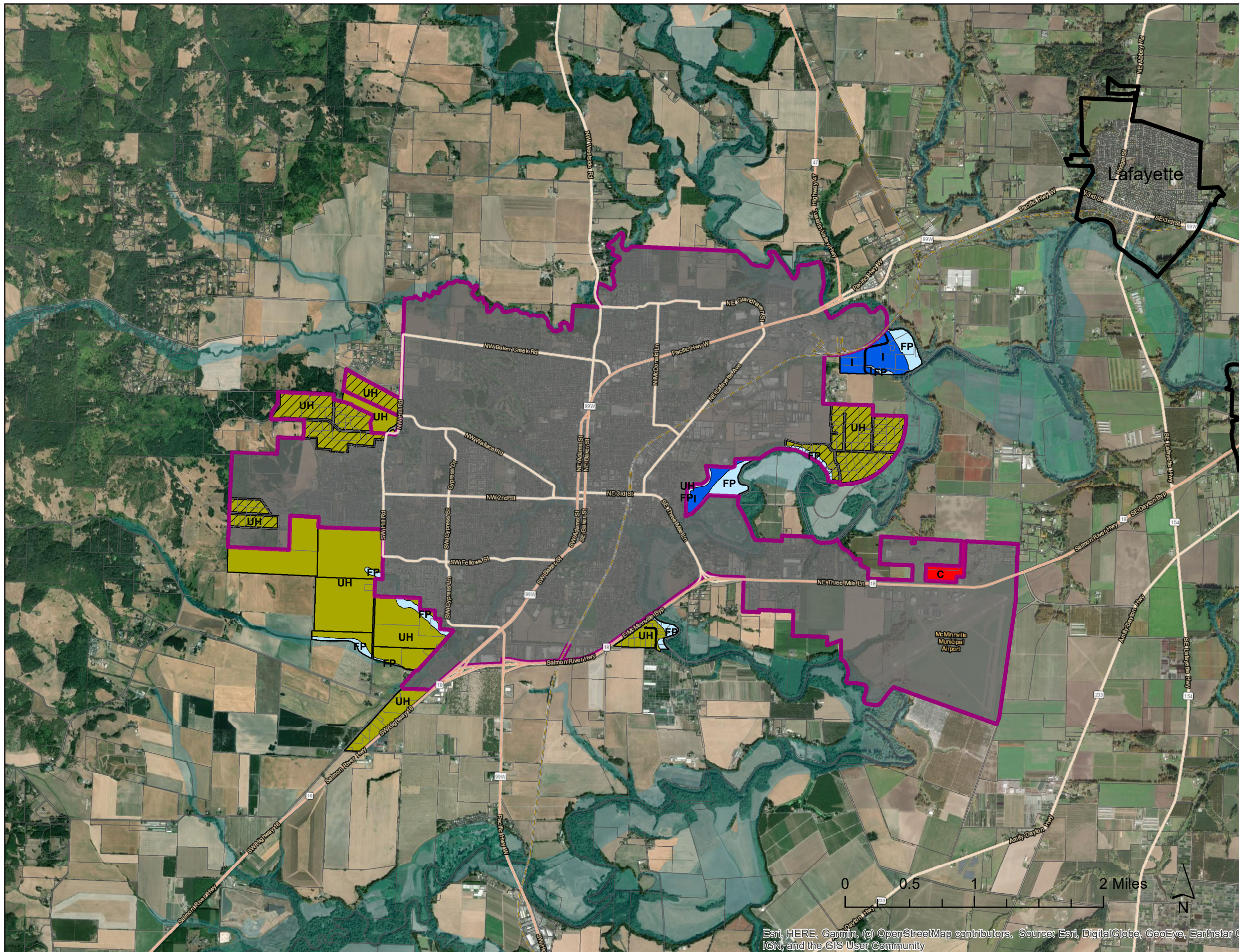
### Proposed Comp. Plan Map Designation

-  C (Commercial)
-  FP (Floodplain)
-  I (Industrial)
-  UH (Urban Holding)

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IGN, and the GIS User Community





# City of McMinnville UGB Evaluation

Draft UGB  
Proposal

Showing  
Phases 1&2

## Resource Areas:

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII

## Exception Areas:

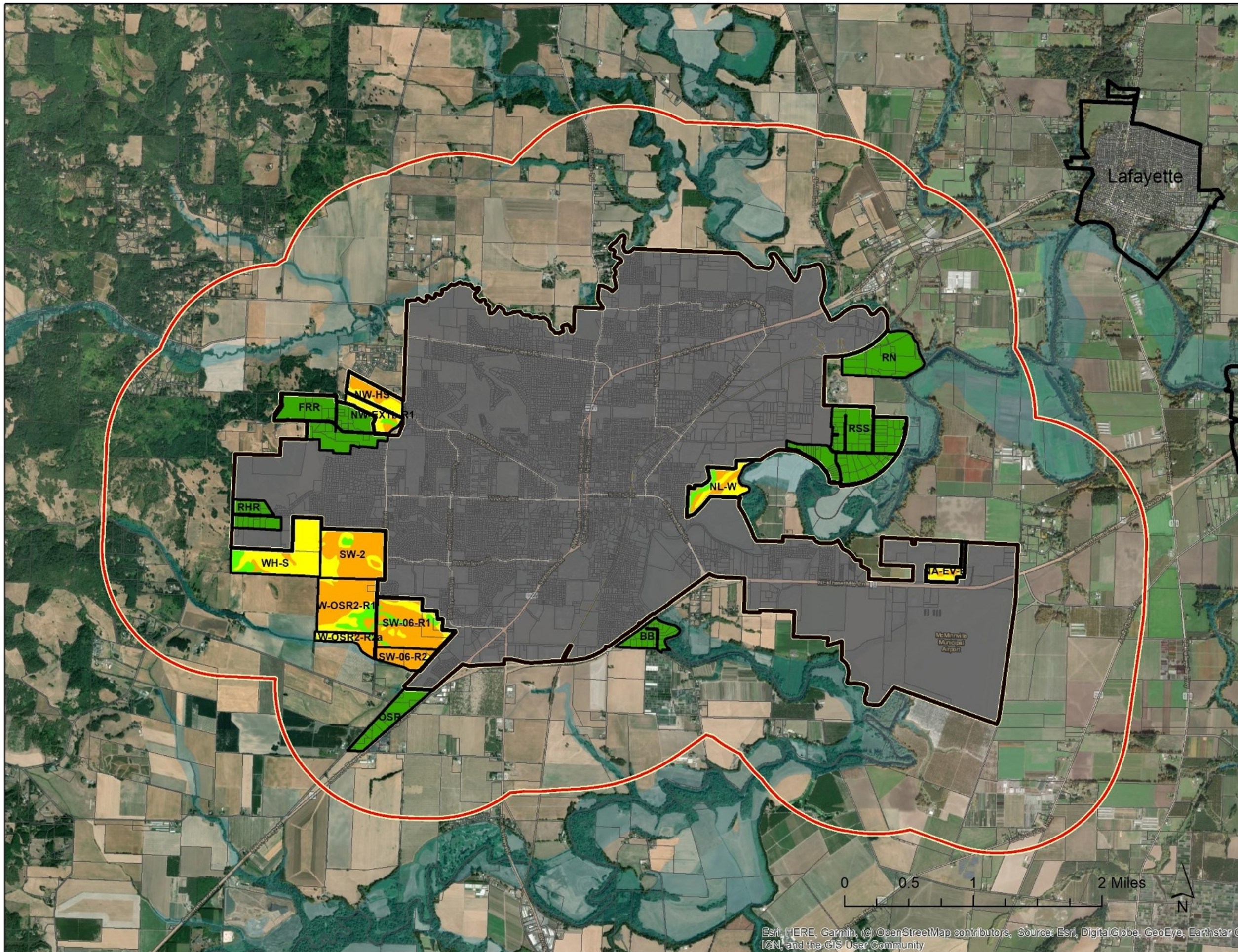
- Exception Areas

Source:

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

Yamhill County Zoning  
(for Exception Areas)

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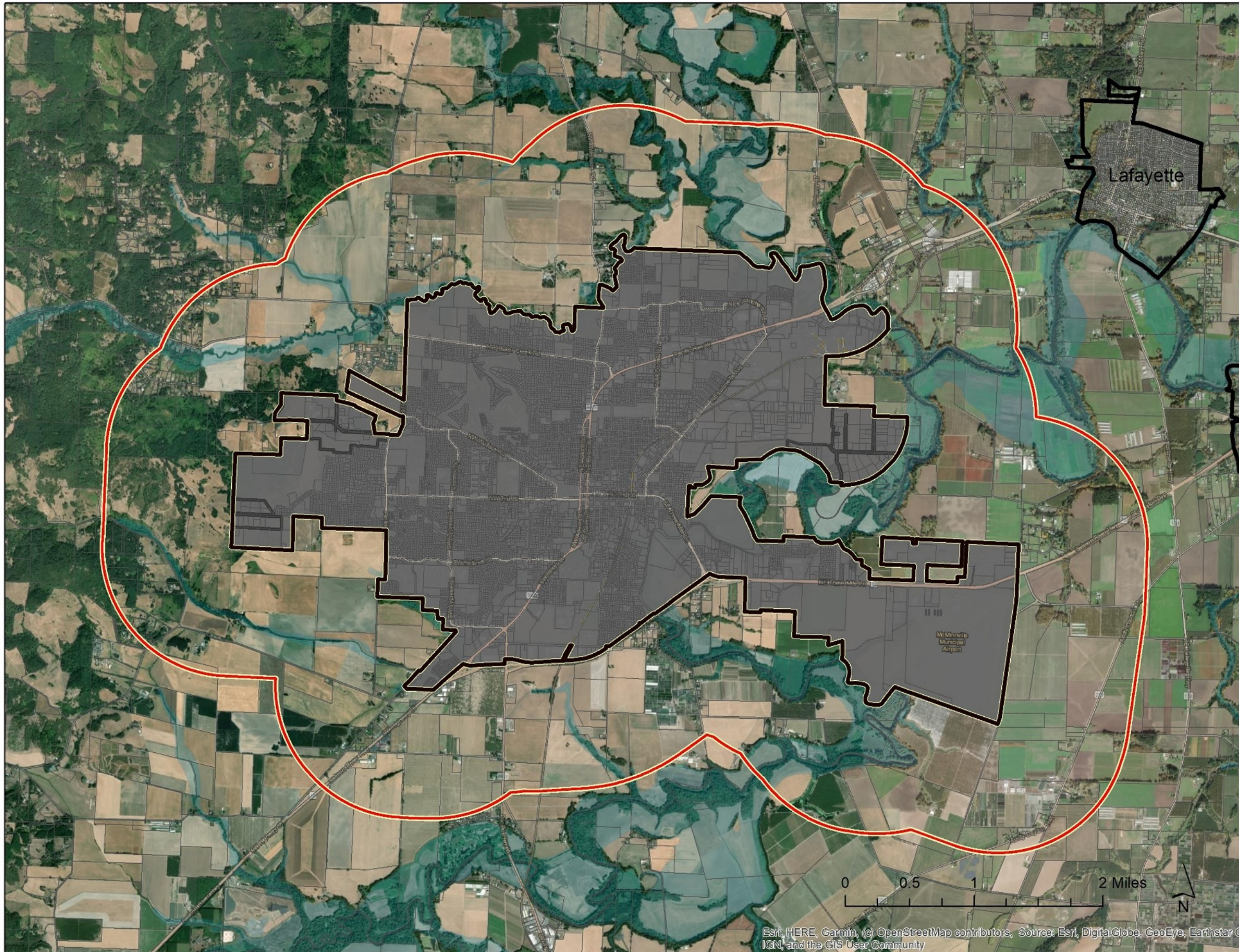


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# City of McMinnville UGB Evaluation

Aerial Photo  
with 1-Mile Buffer  
of Current UGB



Source:  
ESRI World Imagery

This is a draft map as of  
10.13.2020 and is subject  
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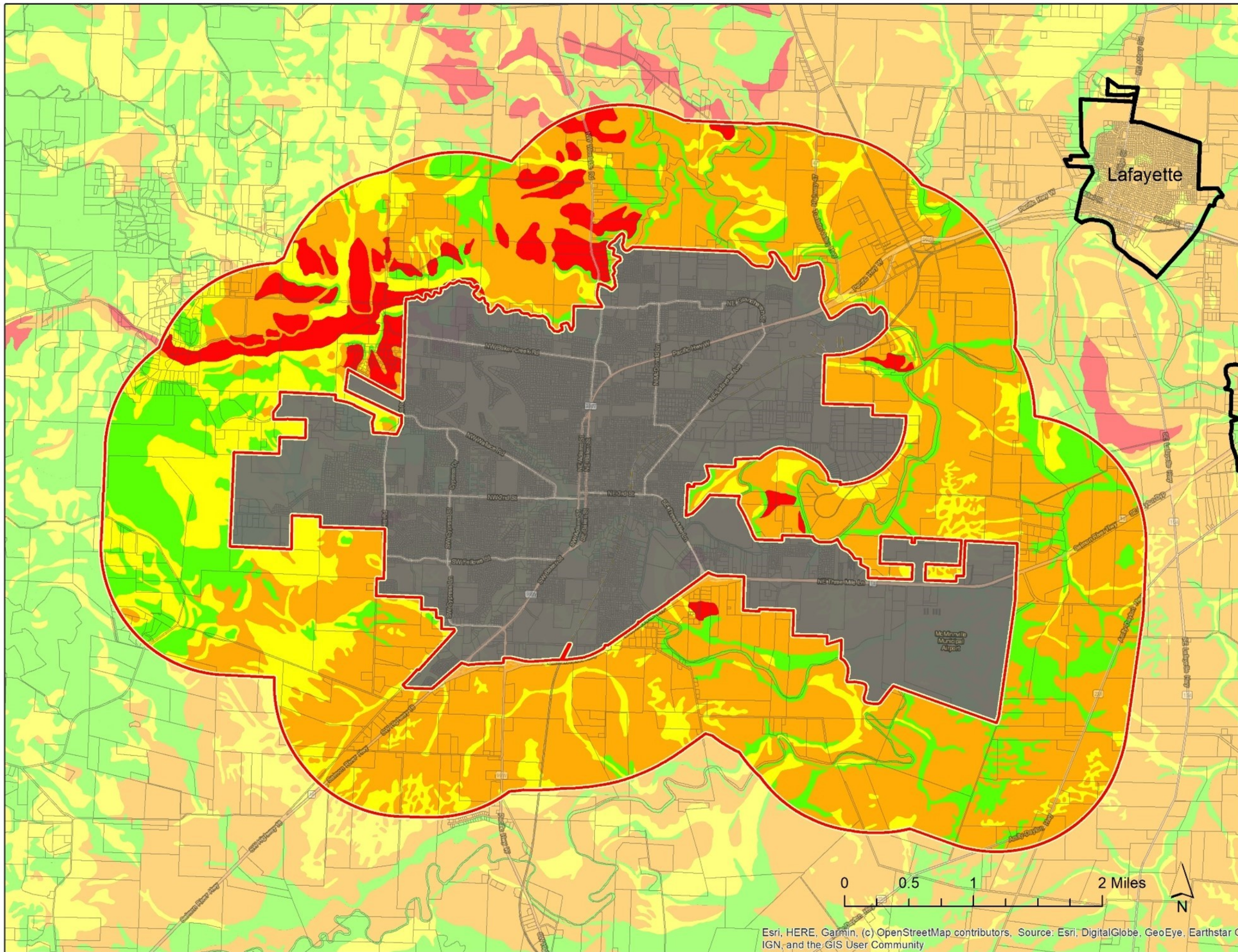


# City of McMinnville UGB Evaluation

## Soils within 1-Mile Buffer of Current UGB

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII



This is a draft map as of  
10.13.2020 and is subject  
to change until adopted






# City of McMinnville UGB Evaluation

Study Areas

Hazards:

 Flood Hazard

Source:  
FEMA  
National Flood Hazard Layer  
(NFHL) Viewer

This is a draft map as of  
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# City of McMinnville UGB Evaluation

Study Areas

Slope

Slope Class

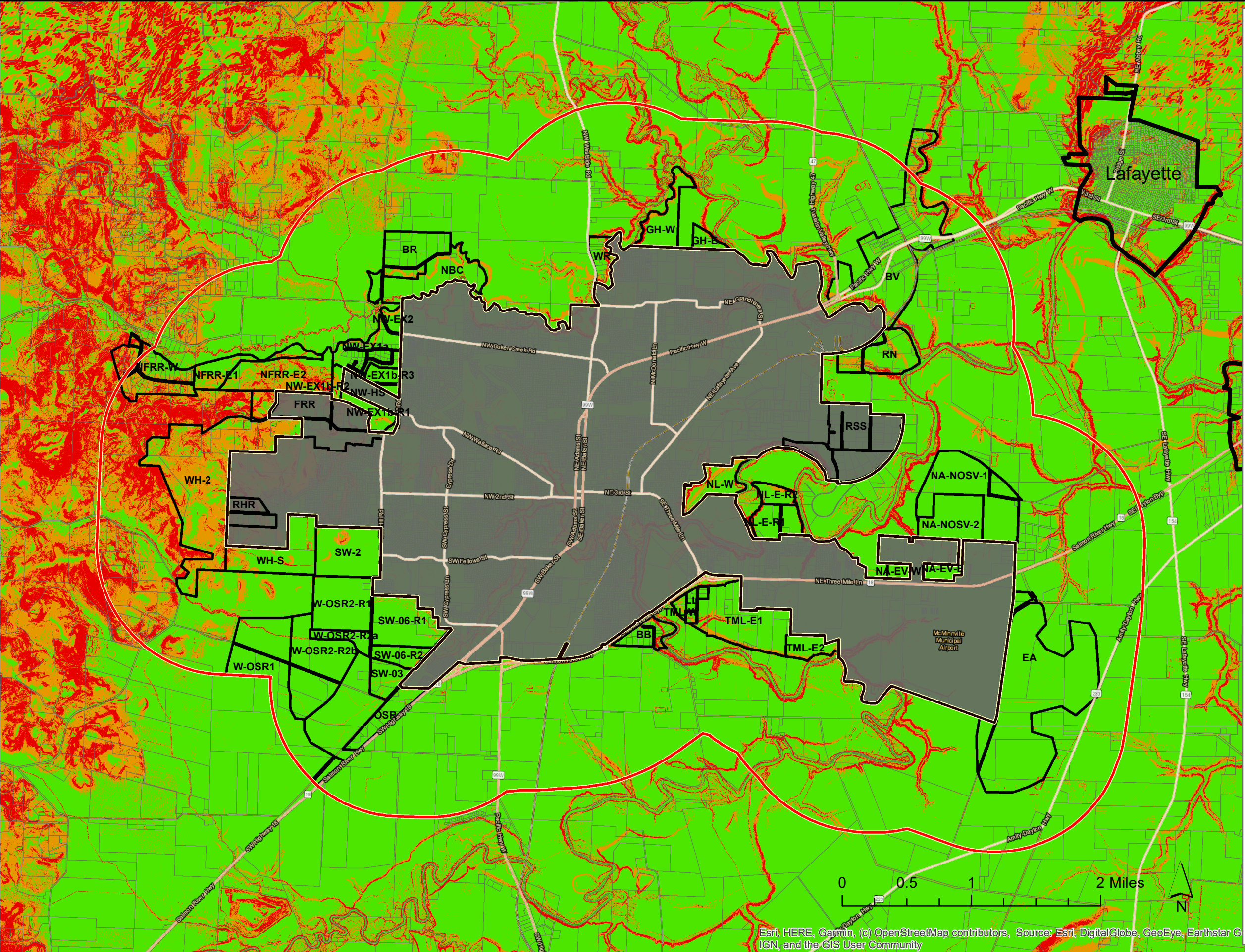
- <=10% Low
- 10-25% Moderate
- >=25% Steep

Source:  
City of McMinnville GIS Analysis  
based on DOGAMI LIDAR

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# City of McMinnville UGB Evaluation

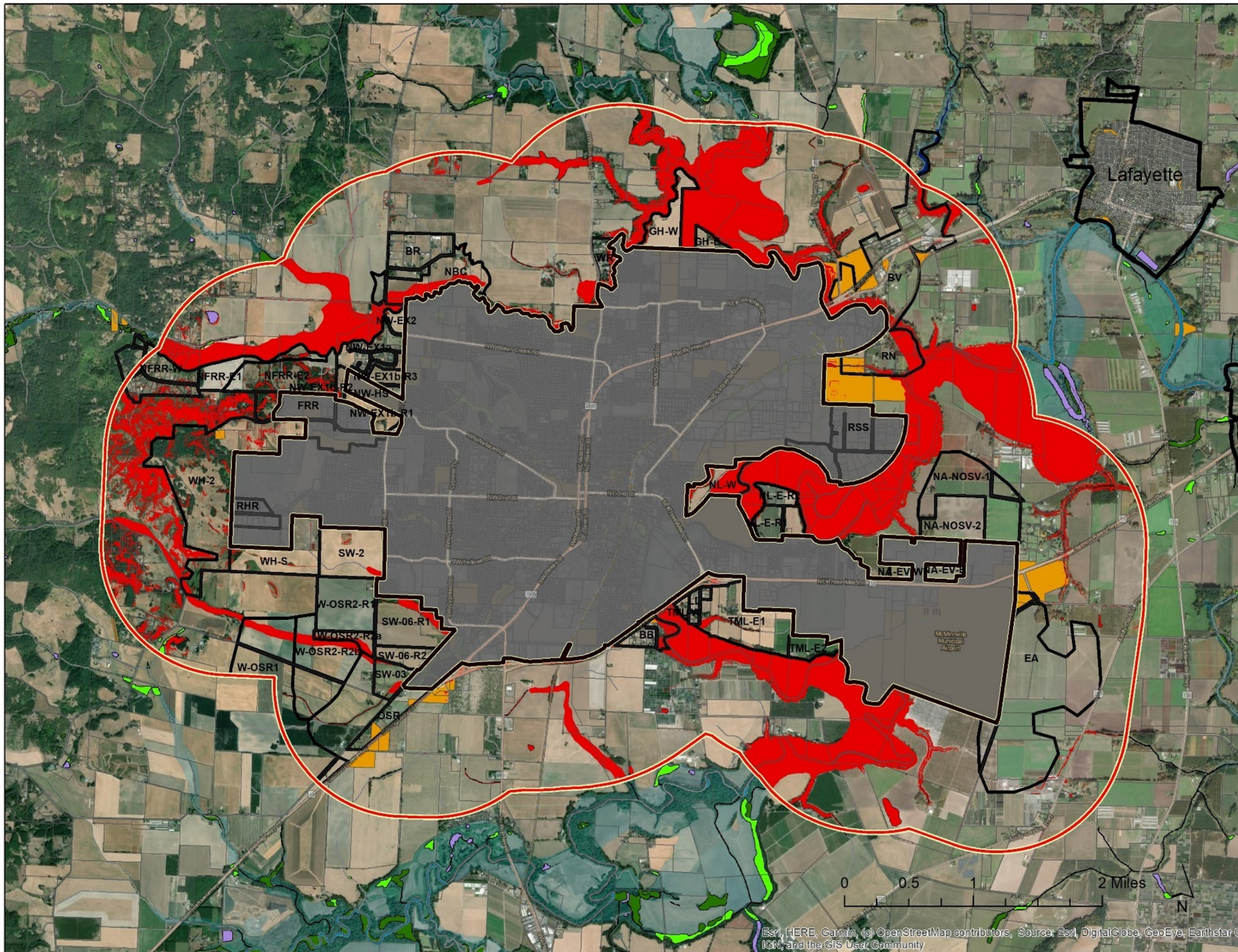
Study Areas

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)

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10.13.2020 and is subject  
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# City of McMinnville UGB Evaluation

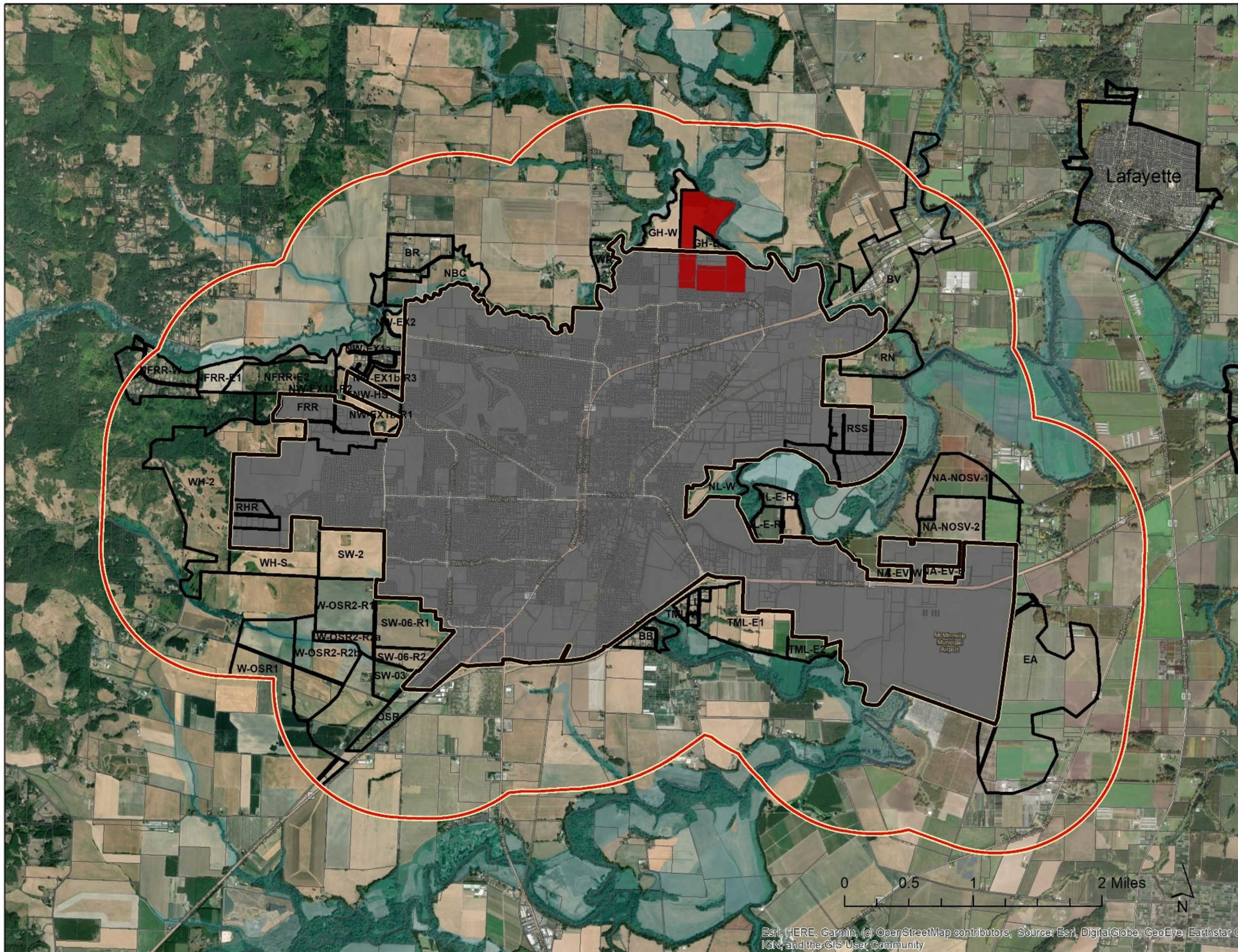
## Study Areas

Chegwyn  
Conservation  
Easement  
(Instrument #20090315)

■ Conservation Easement

Source:  
Yamhill County  
Instrument #200903015

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10.13.2020 and is subject  
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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

This is a draft map as of  
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0 0.5 1 2 Miles





# City of McMinnville UGB Evaluation

## Study Areas

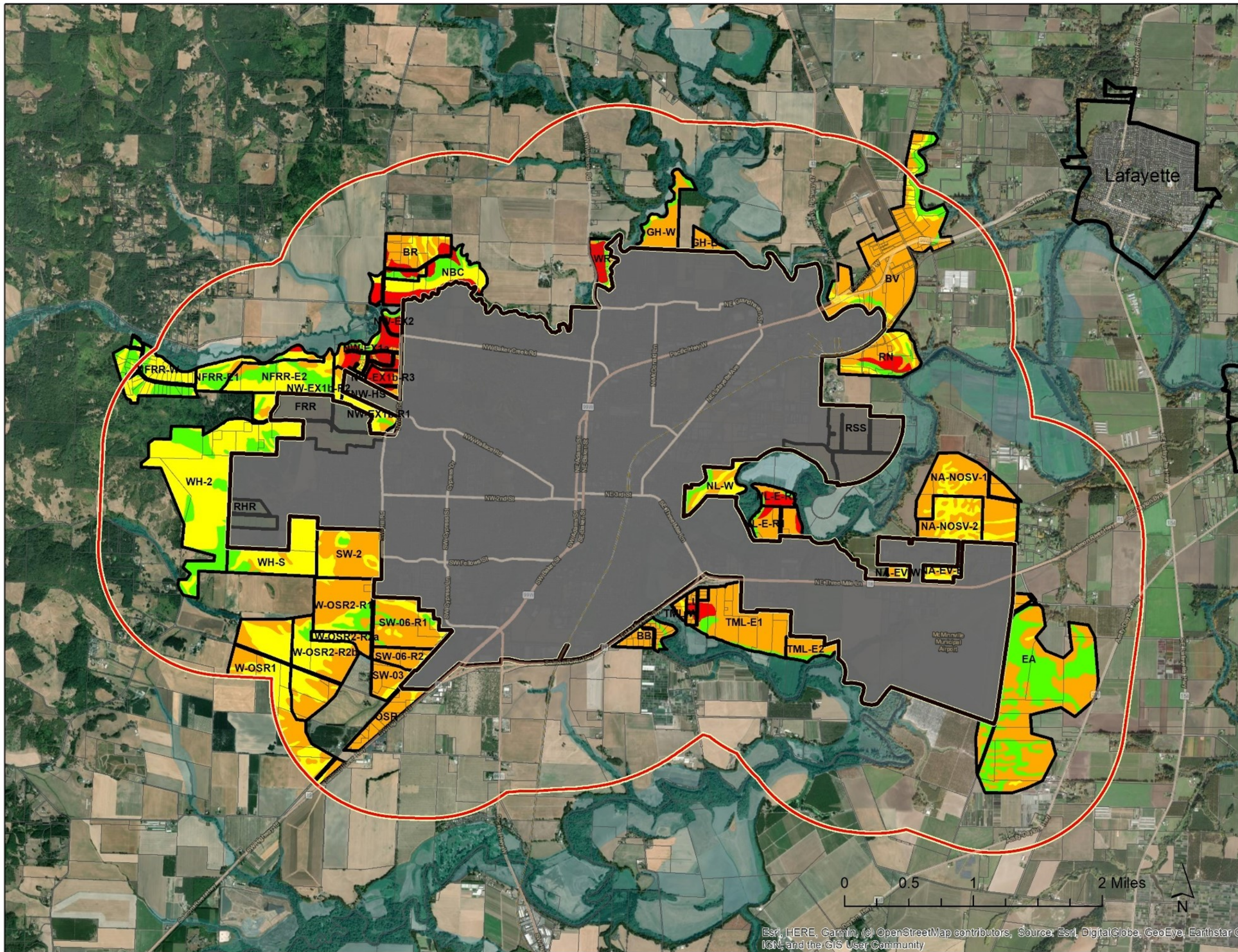
### Soils:

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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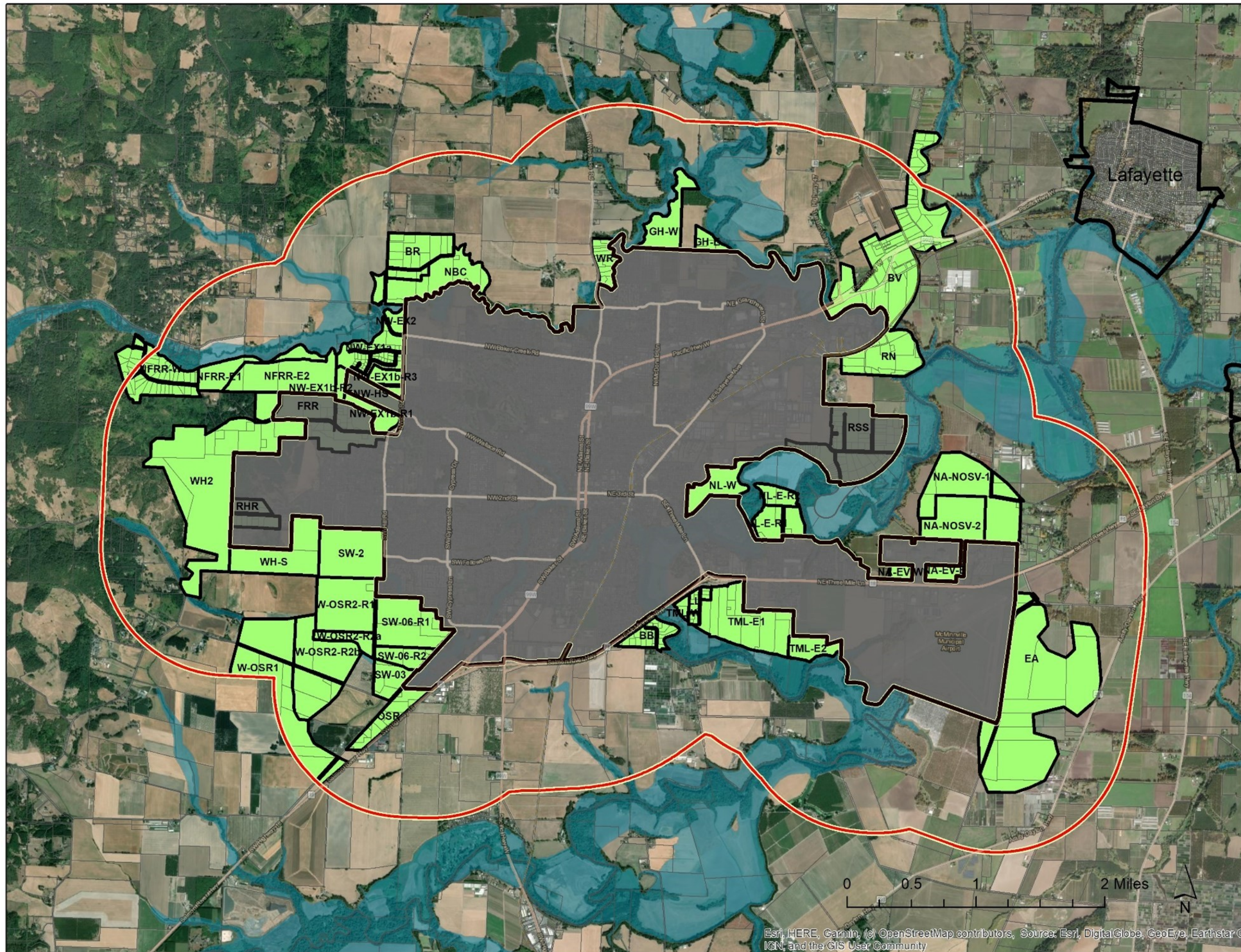
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# City of McMinnville UGB Evaluation

Study Areas

Study Areas  
and  
Sub-Areas



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# City of McMinnville UGB Evaluation

## Study Areas

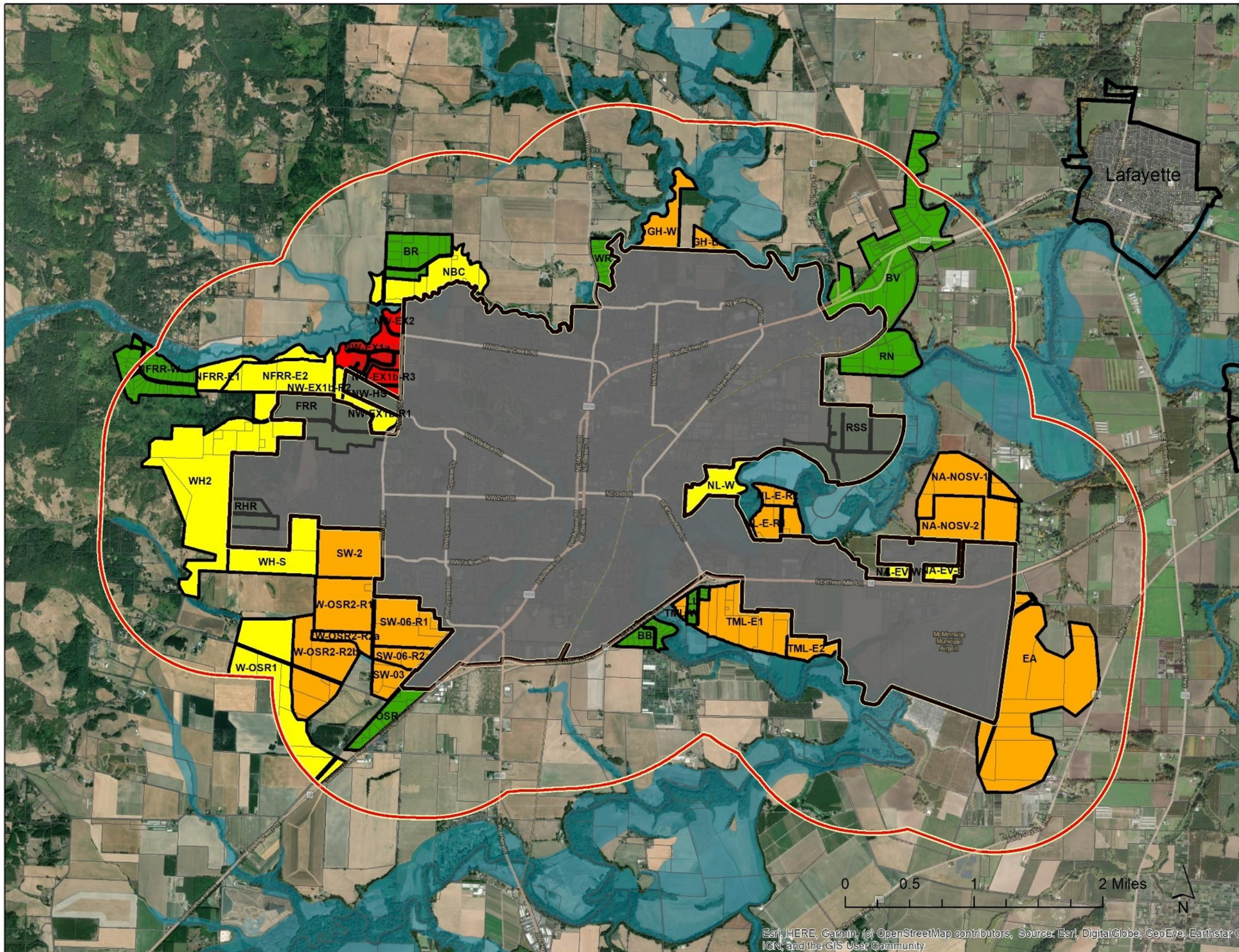
## Soils:

- 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

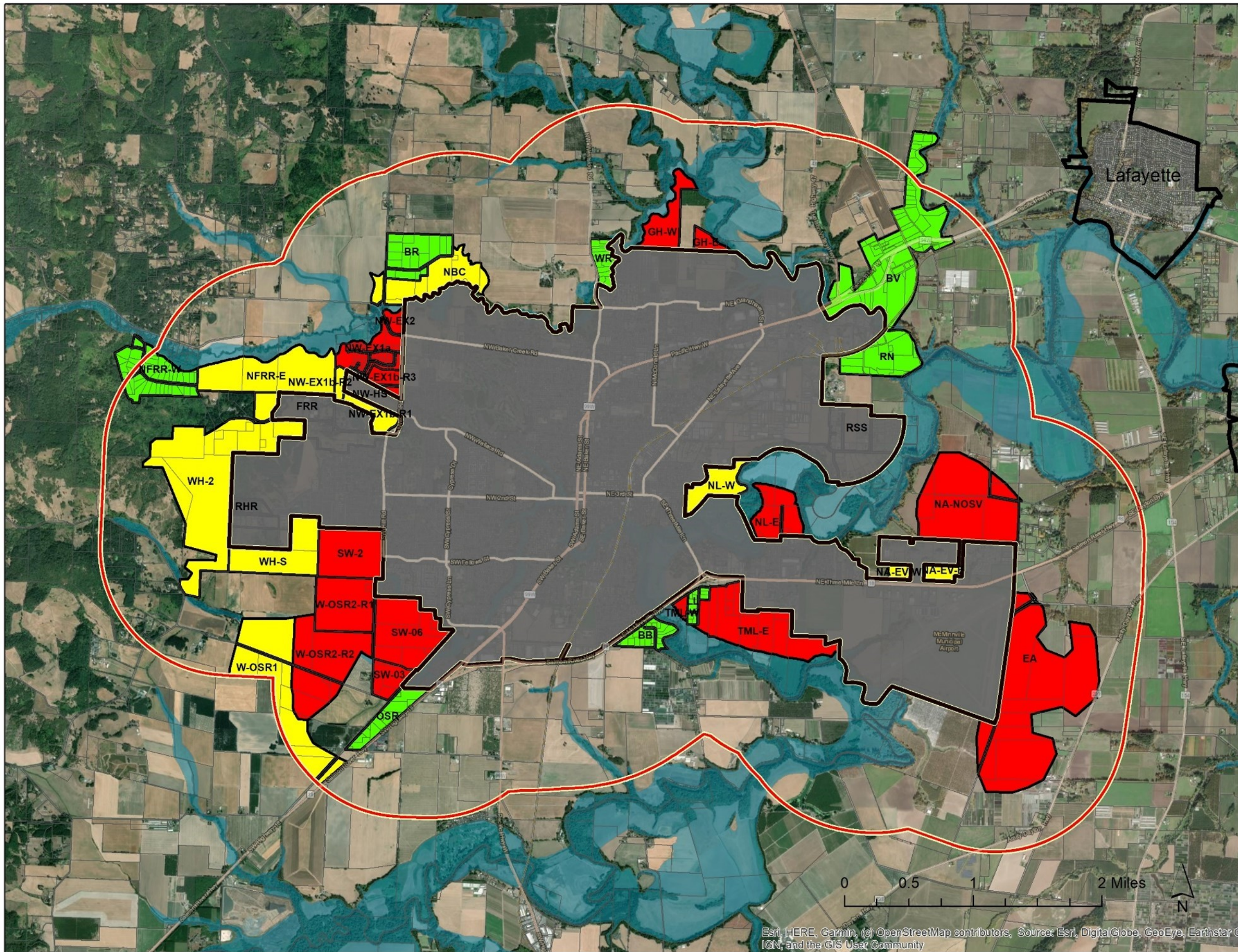
## Study Areas

- Priority Category
- Exception
  - Resource-Higher Priority ( $\leq$ 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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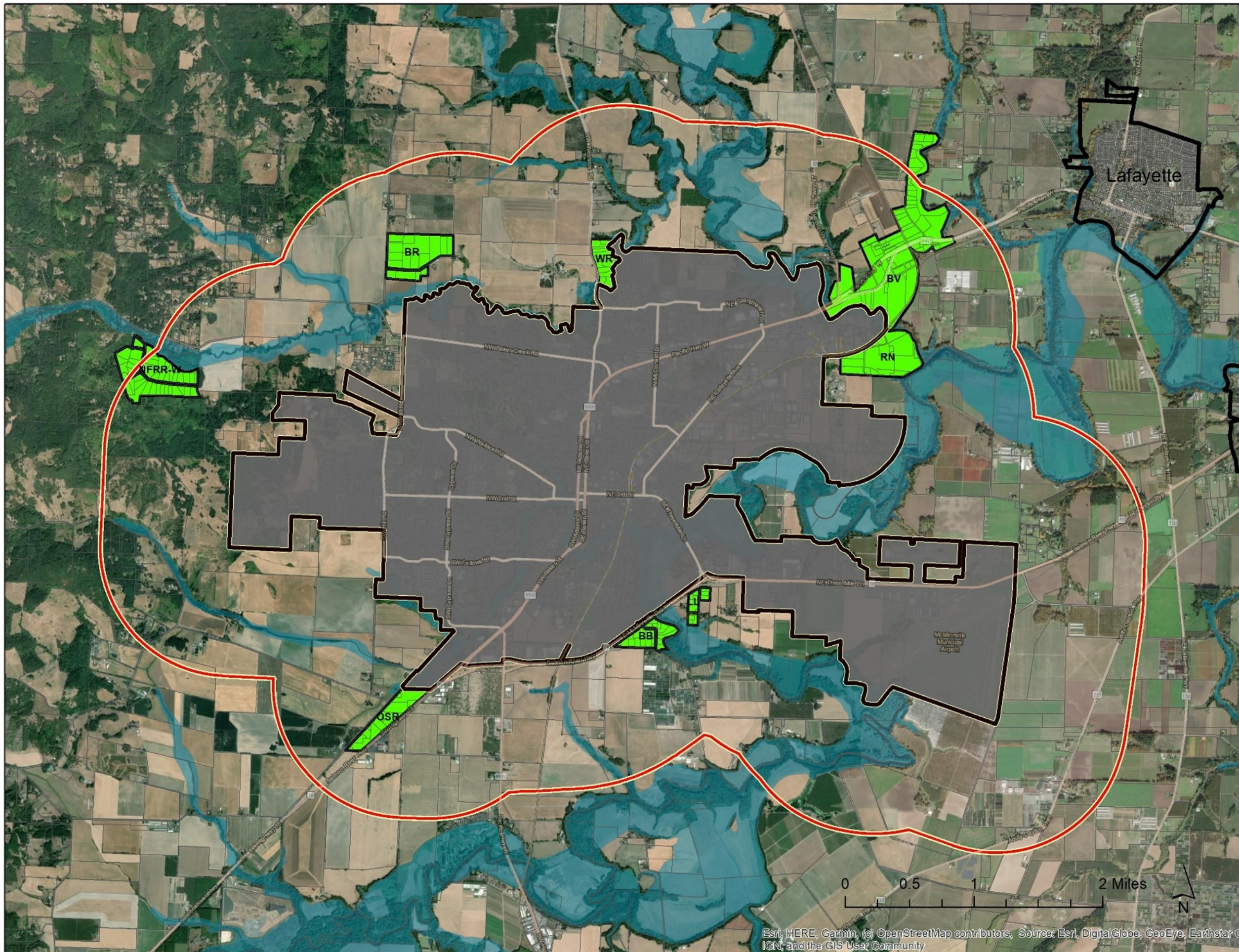




# City of McMinnville UGB Evaluation

Study Areas

Exception Areas



Source:  
Yamhill County Zoning

This is a draft map as of  
10.13.2020 and is subject  
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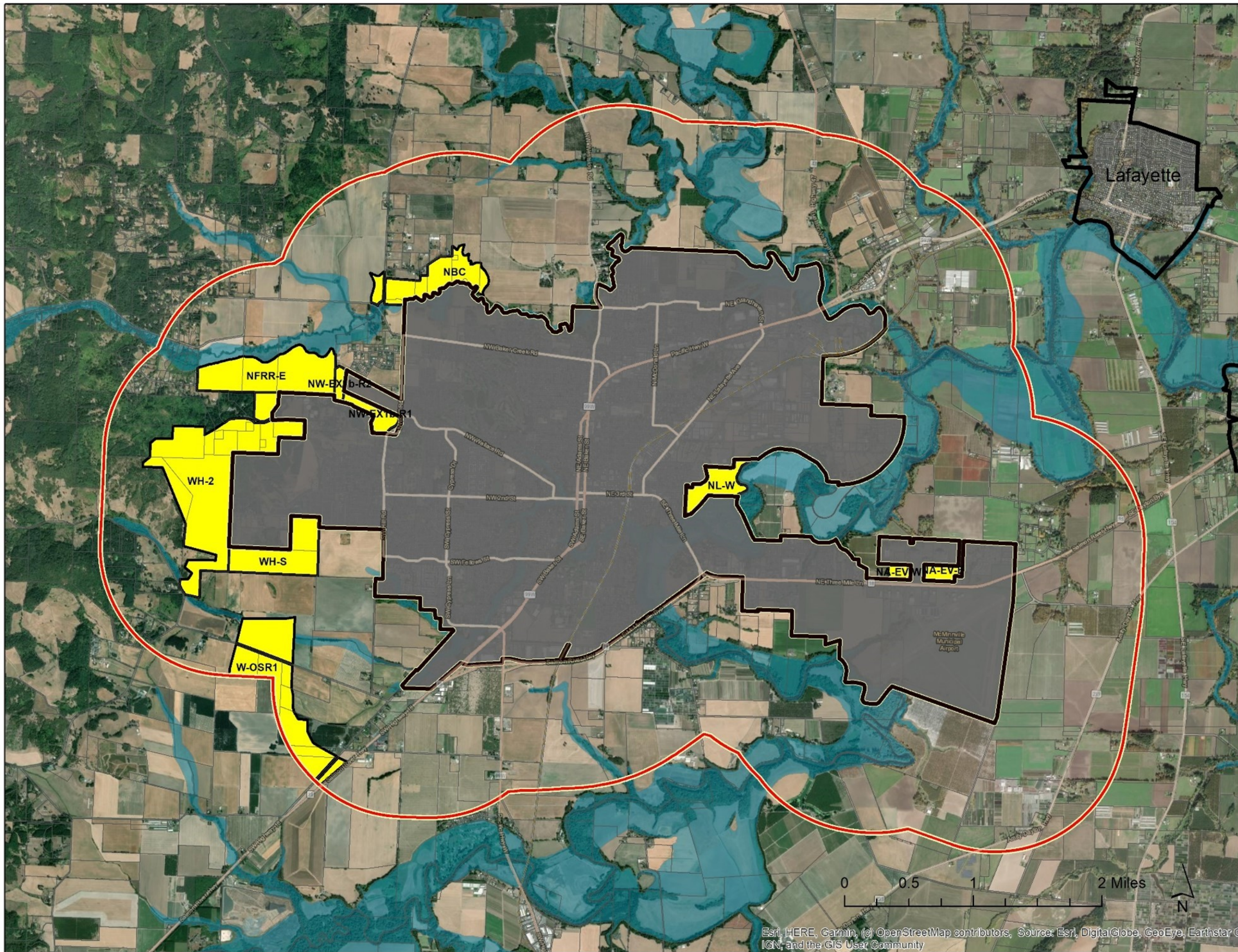
# City of McMinnville UGB Evaluation

## 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

This is a draft map as of  
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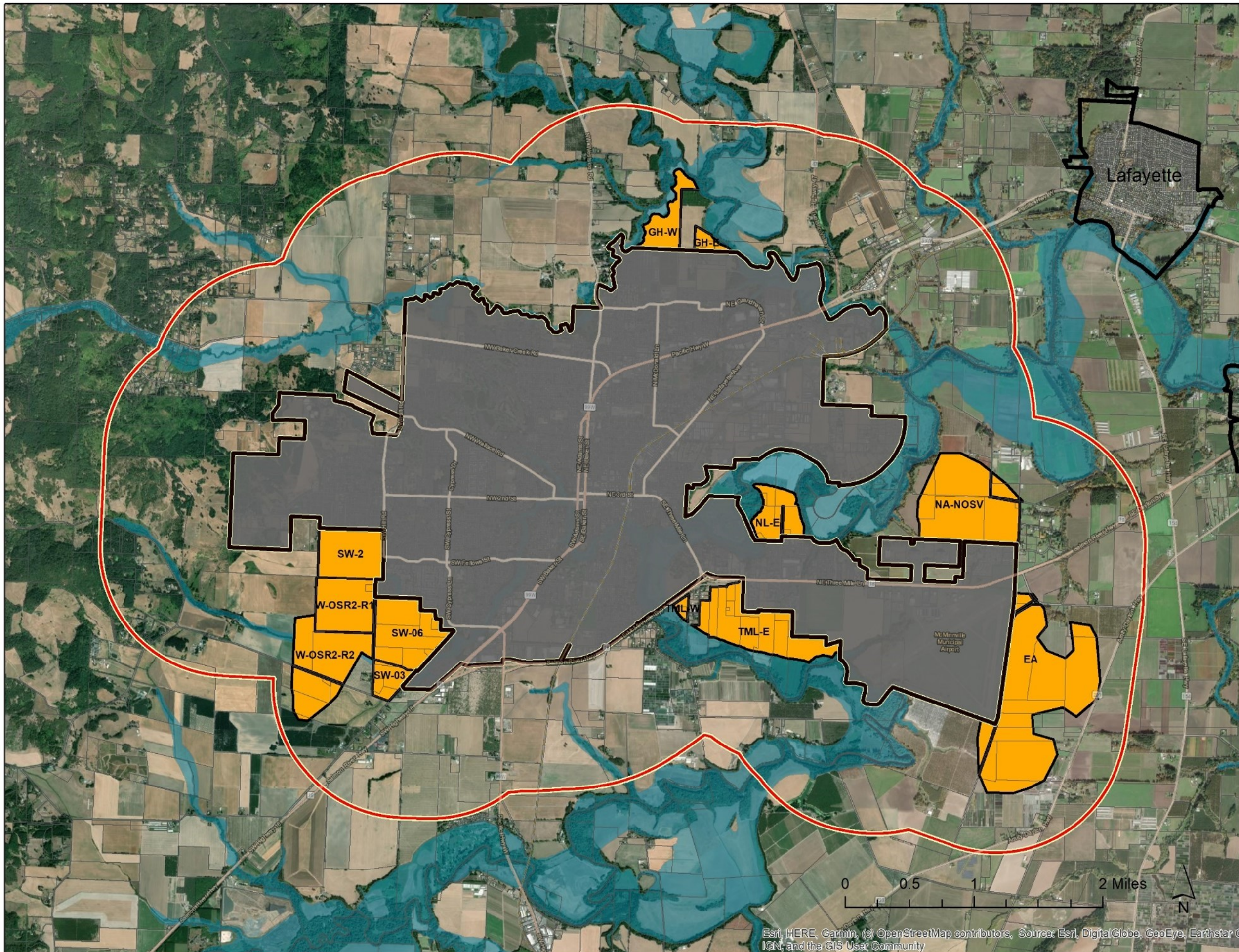
# City of McMinnville UGB Evaluation

## 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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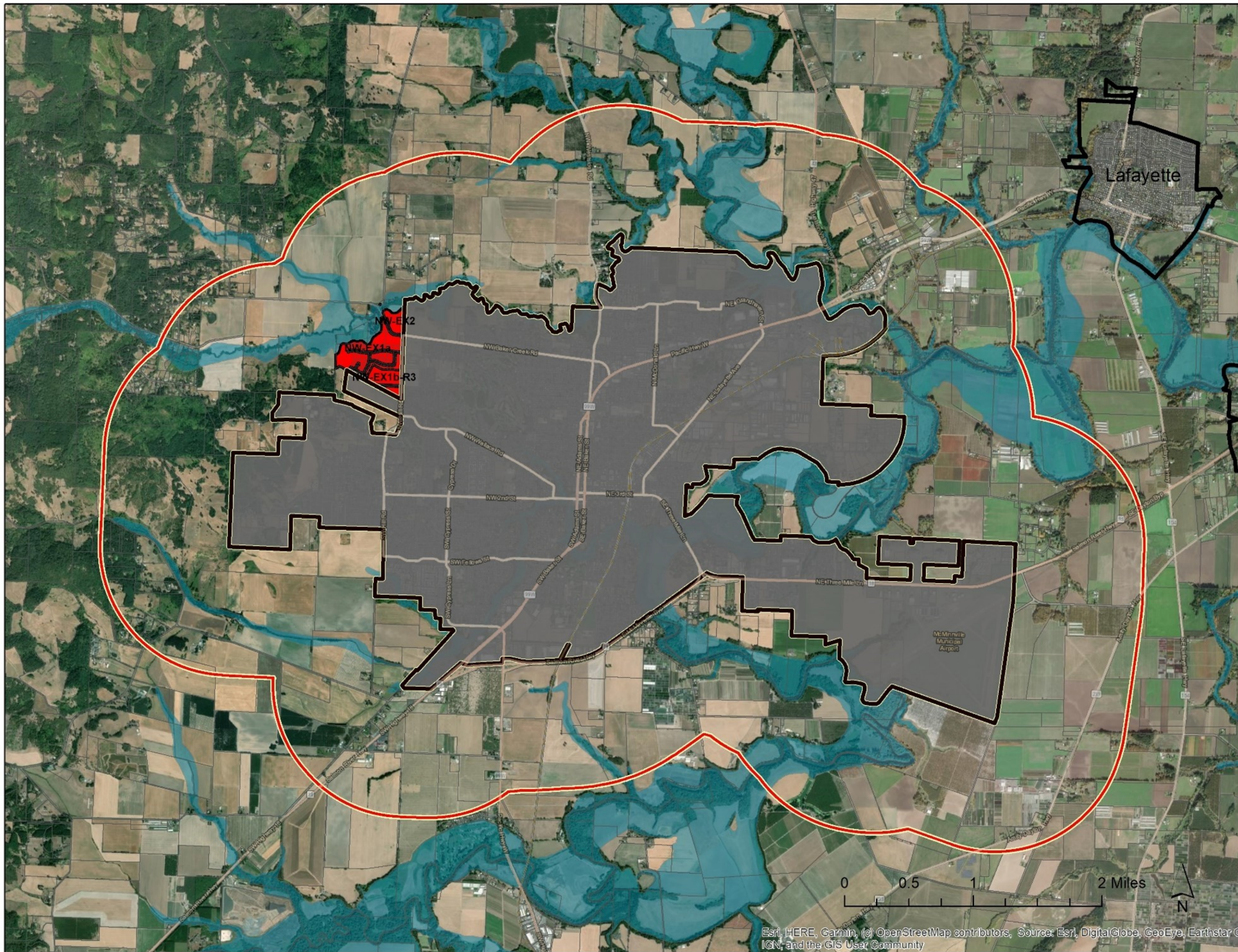
# City of McMinnville UGB Evaluation

Study Areas

Resource:  
Predominant  
Nonirrigated Soil  
Capability Class I

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

## Draft UGB Proposal

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)

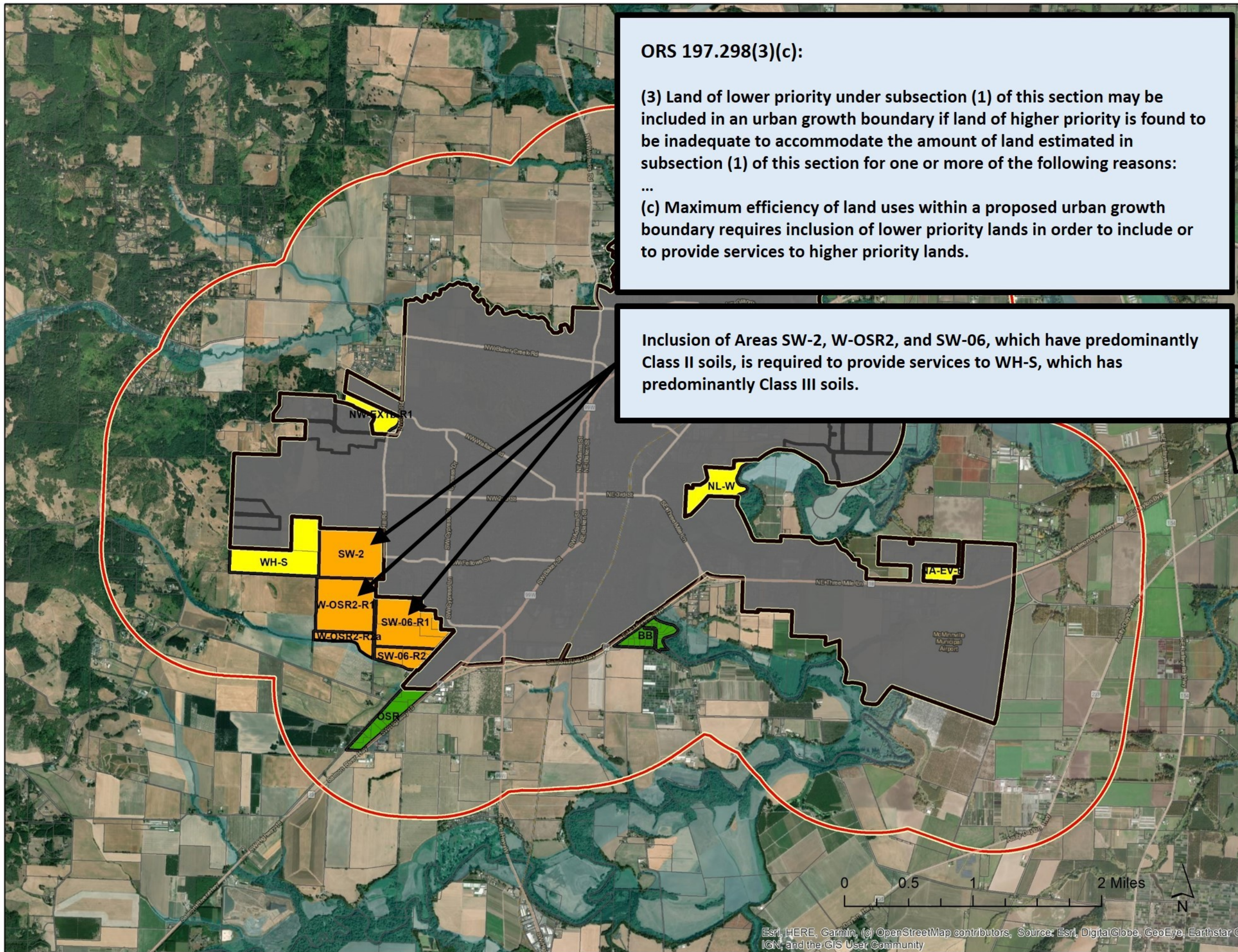
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### ORS 197.298(3)(c):

(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.





# City of McMinnville UGB Evaluation

## Draft UGB Proposal

### 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:  
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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)

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0 0.5 1 2 Miles





# City of McMinnville UGB Evaluation

## Draft UGB Proposal

### Resource Areas:

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII

### Exception Areas:

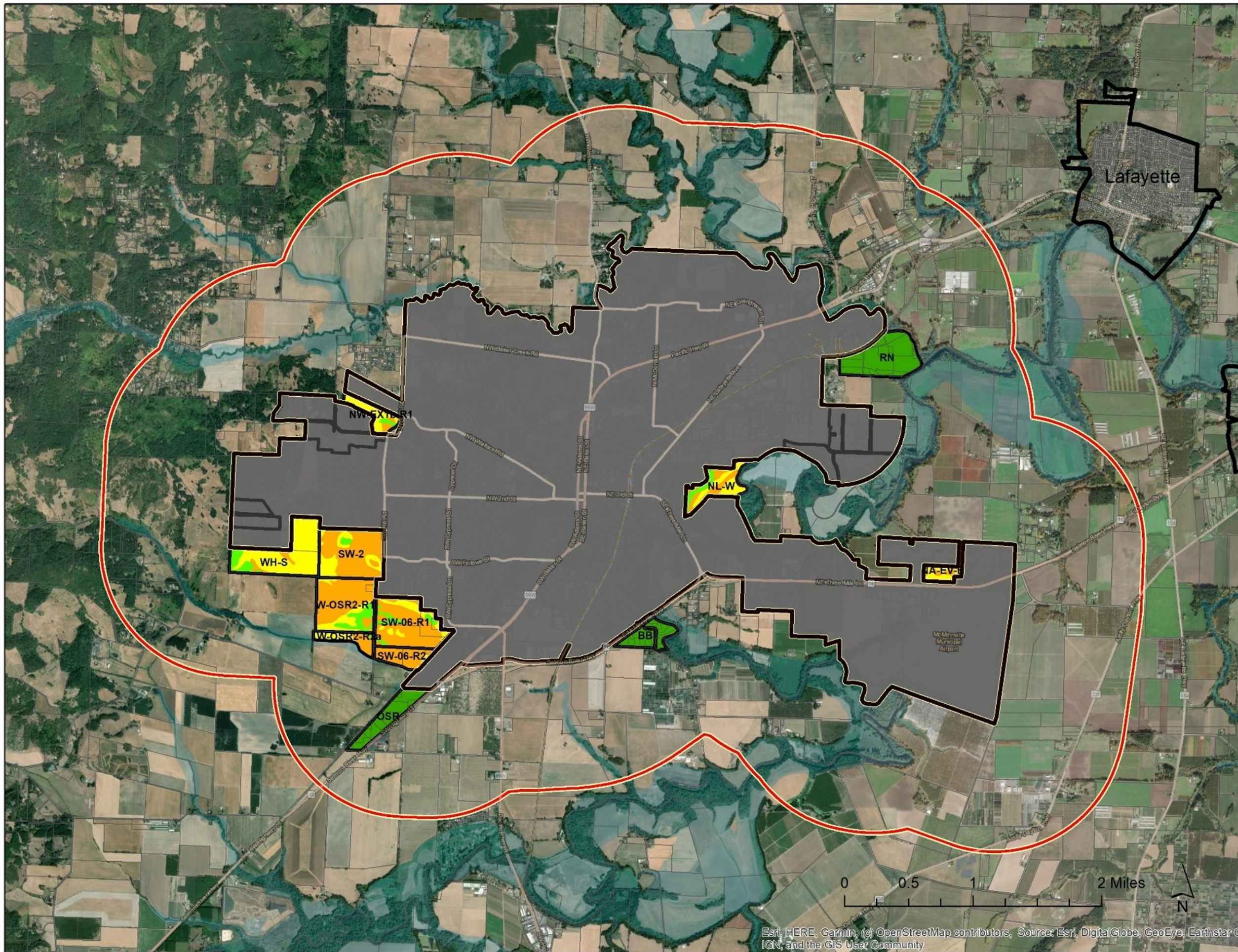
- Exception Areas

### Source:

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

Yamhill County Zoning  
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# City of McMinnville UGB Evaluation

## Study Areas

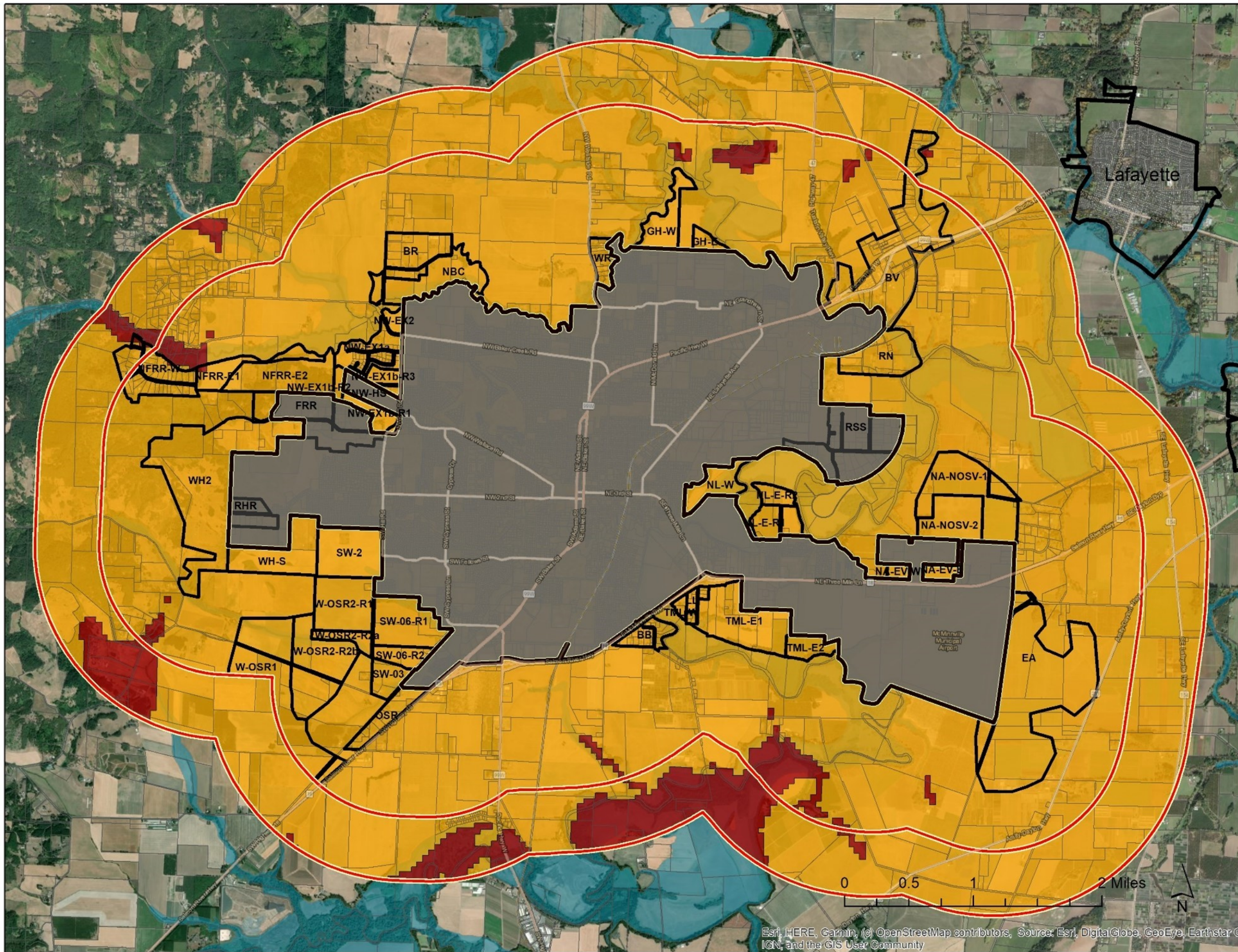
## Hazards:

- Expected Earthquake Shaking
- Severe Shaking
- Very Strong Shaking

(clipped at 1.5 mi.)

Source:  
DOGAMI HazVu  
Statewide Geohazards Viewer

This is a draft map as of  
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# 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

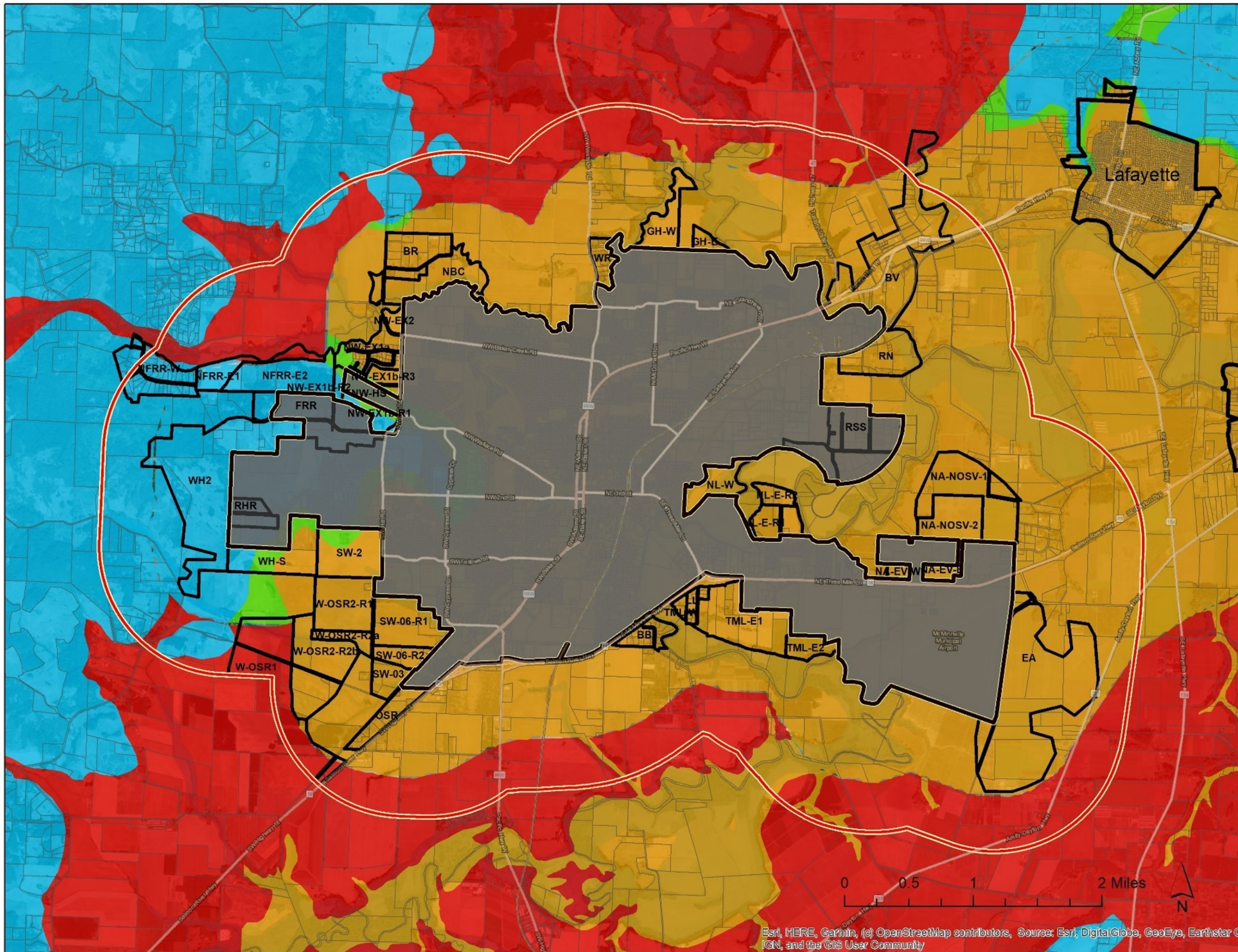
Hazards:

Liquefaction Susceptibility

- No
- Low
- Moderate
- High

Source:  
DOGAMI HazVu  
Statewide Geohazards Viewer

This is a draft map as of  
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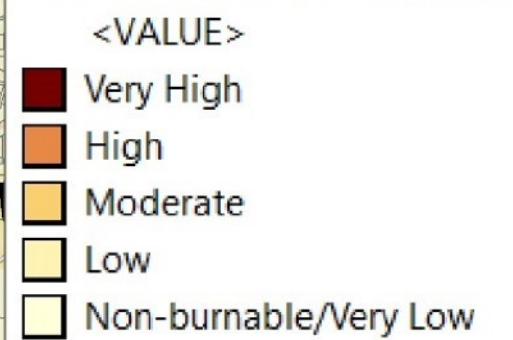


# City of McMinnville UGB Evaluation

Study Areas

Hazards:  
Wildfire

Hazard to potential structures



Source:  
USFS/ODF Advanced Oregon  
Wildfire Risk Explorer

This is a draft map as of  
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# City of McMinnville UGB Evaluation

Study Areas

Hazards:  
Wildfire

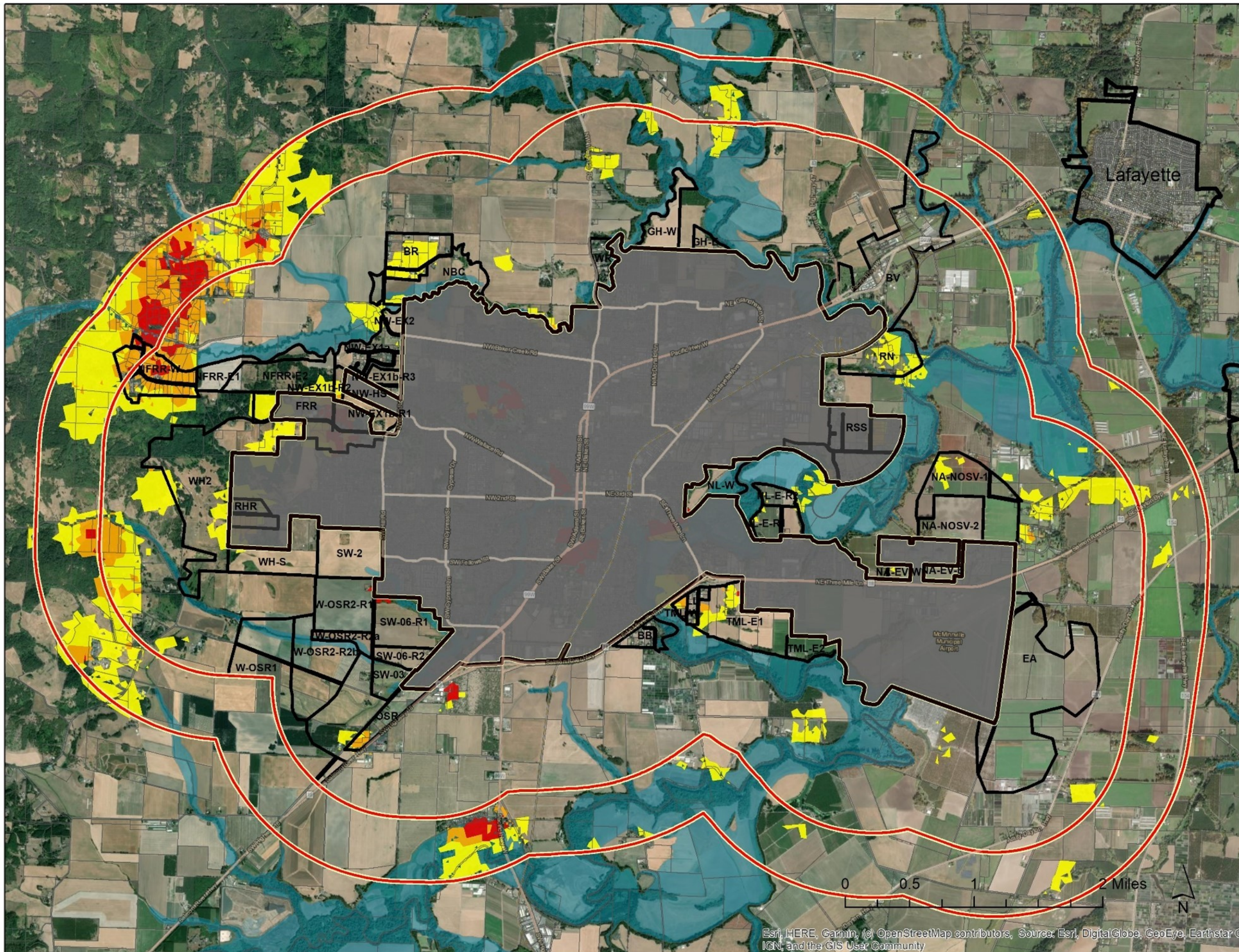
Potential Impacts to People & Property

- 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

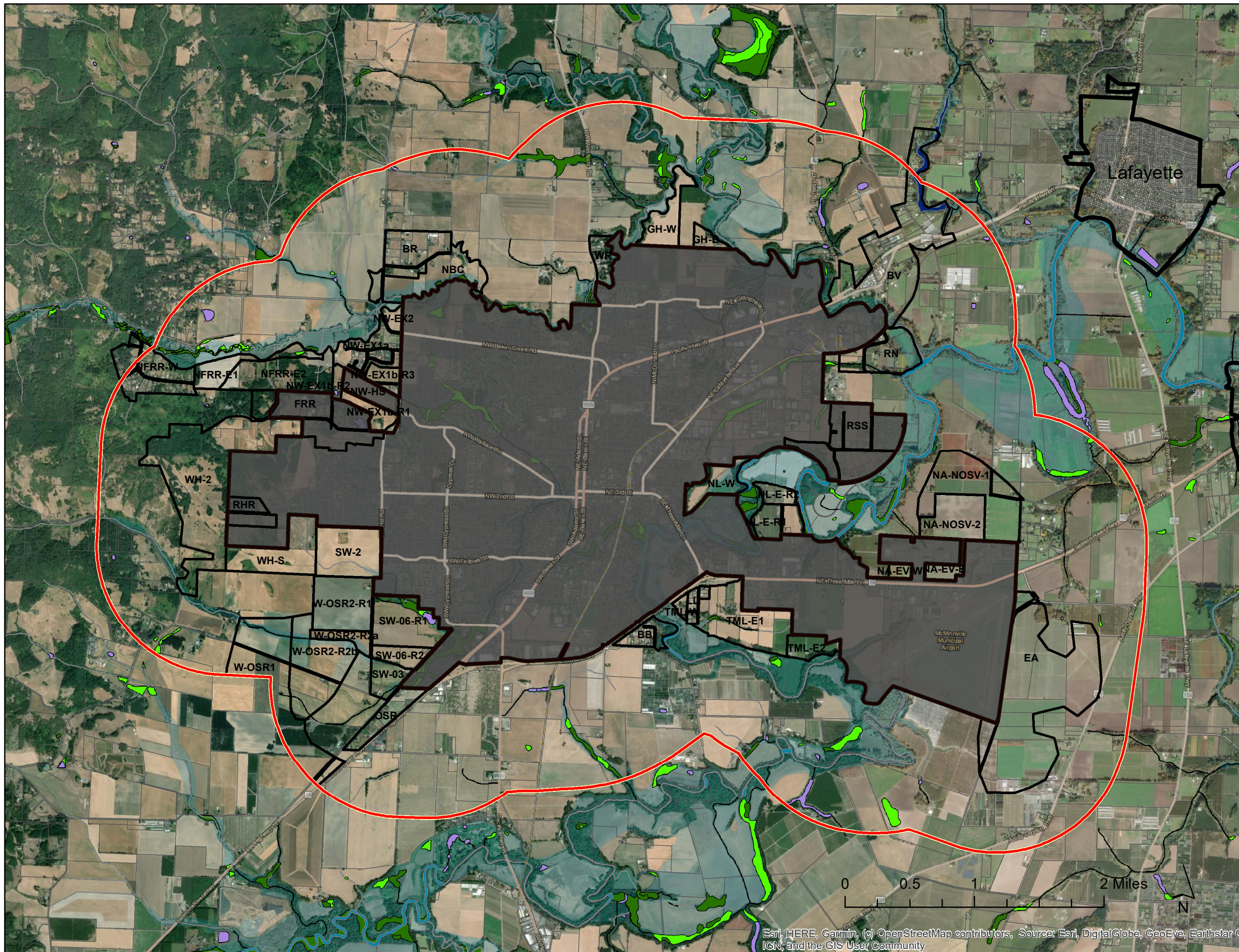
Wetlands:  
State Wetlands  
Inventory

### 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

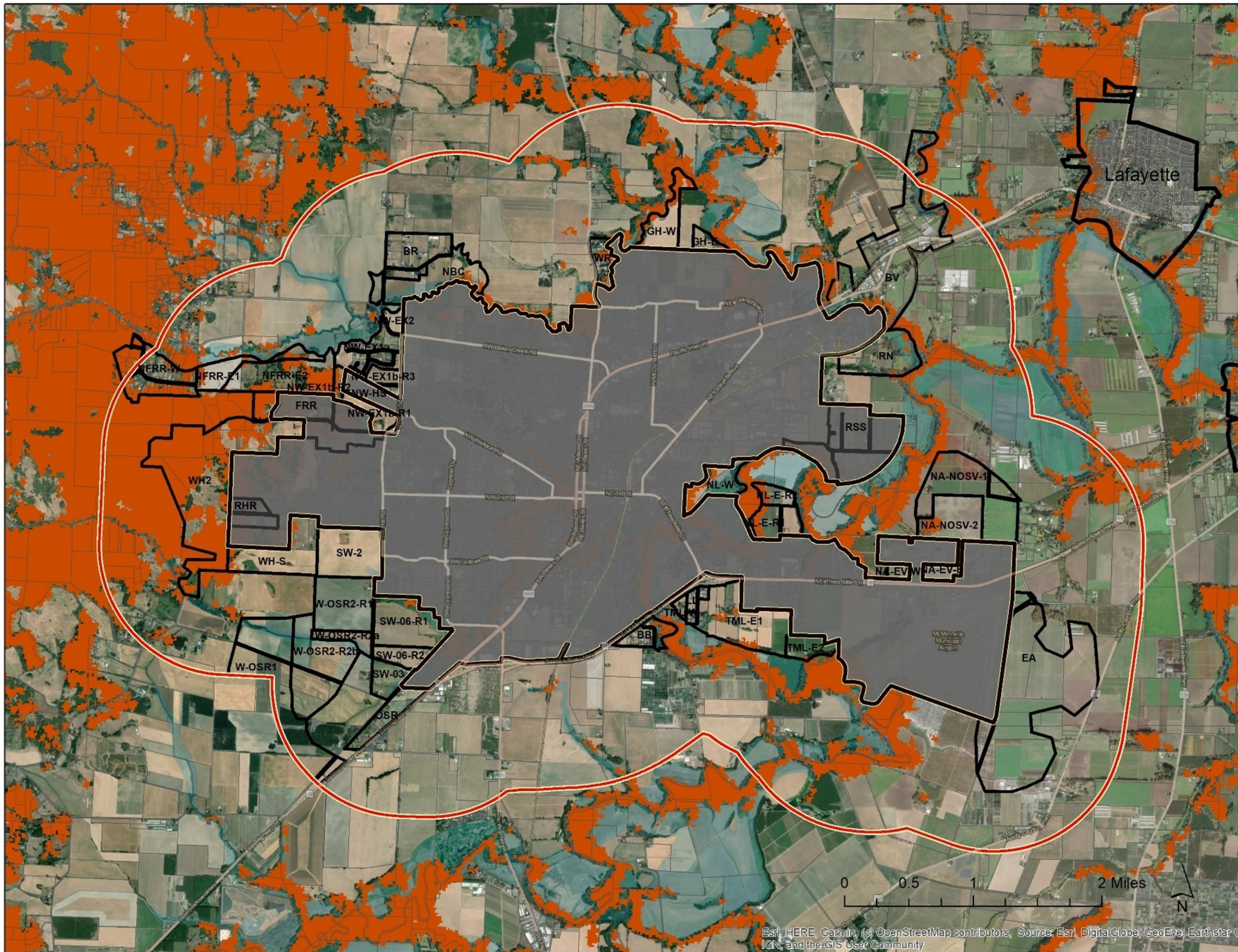
Oregon Critical  
Wildlife Habitat:  
Species of Concern

Olive-Sided Flycatcher  
Modeled Habitat

- Summer
- Winter
- Year Round

Source:  
ODFW Compass Tool

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# City of McMinnville UGB Evaluation

Study Areas

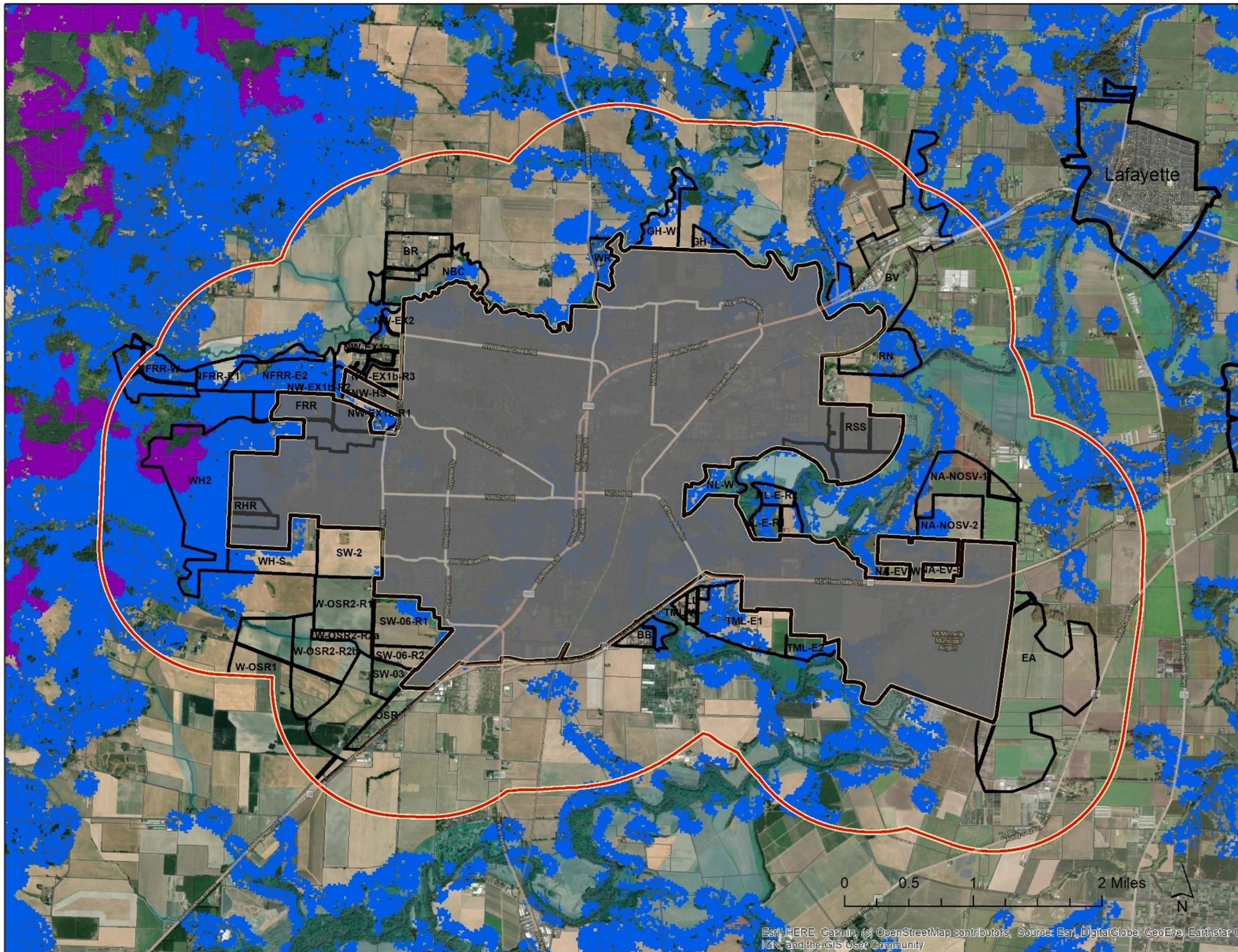
Oregon Critical  
Wildlife Habitat:  
Species of Concern

Western Bluebird  
Modeled Habitat

- Summer
- Winter
- Year Round

Source:  
ODFW Compass Tool

This is a draft map as of  
10.13.2020 and is subject  
to change until adopted



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IGN, and the GIS User Community



# City of McMinnville UGB Evaluation

Study Areas

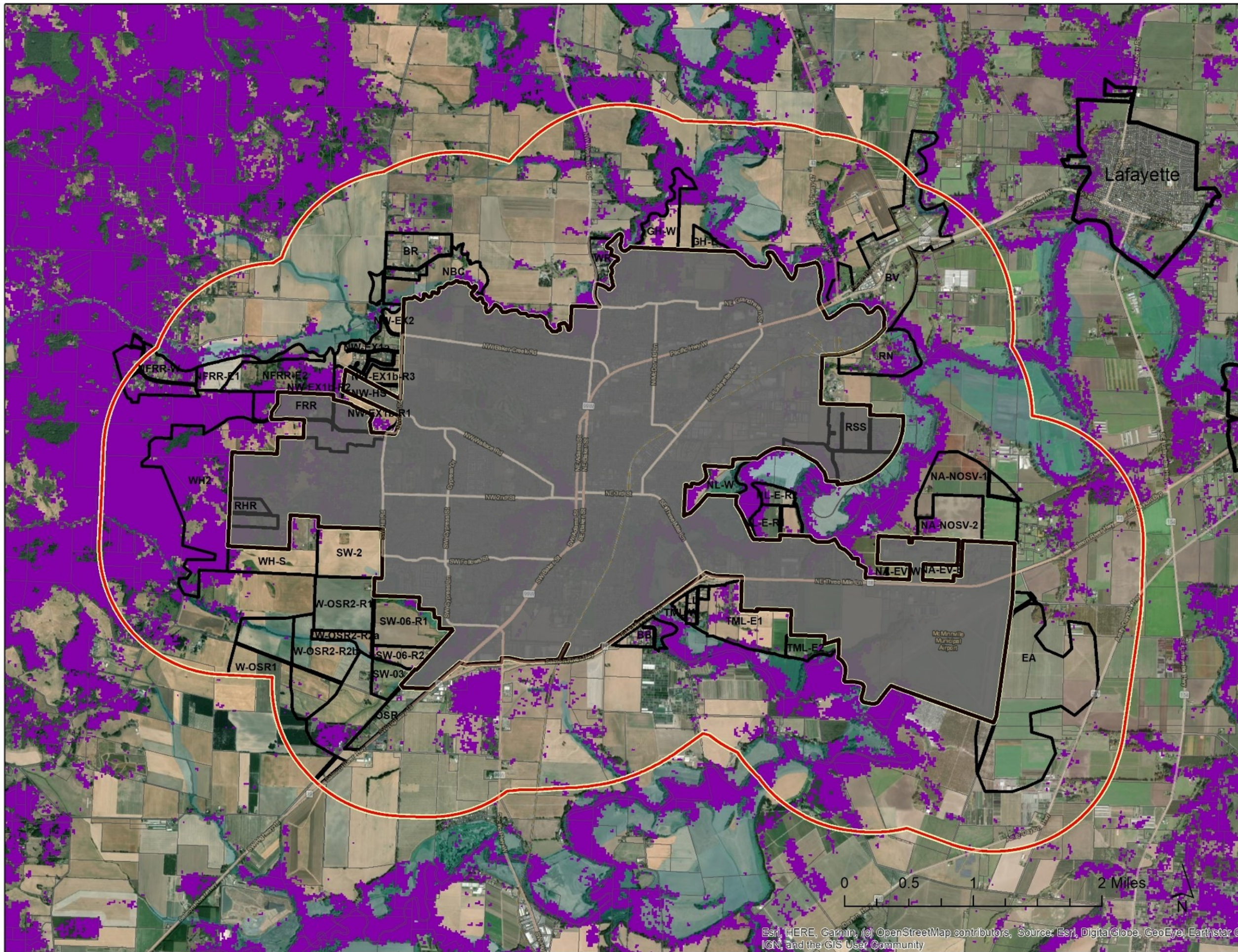
Oregon Critical  
Wildlife Habitat:  
Species of Concern

White-Breasted Nuthatch  
(Slender-Billed)  
Modeled Habitat

- Summer
- Winter
- Year Round

Source:  
ODFW Compass Tool

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Study Areas

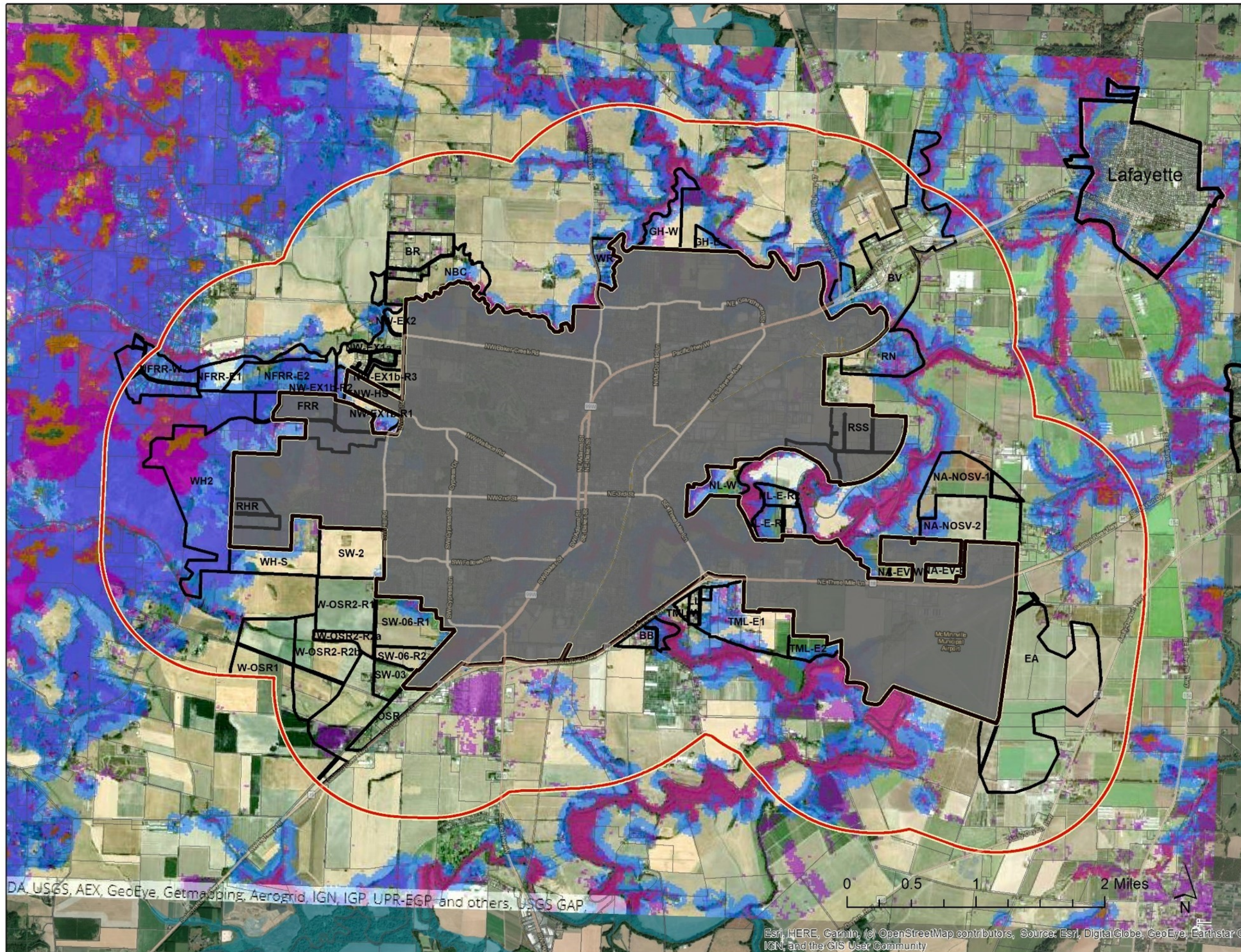
Oregon Critical  
Wildlife Habitat:  
Species of Concern

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

- Summer
- Winter
- Year Round

Source:  
ODFW Compass Tool

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

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# City of McMinnville UGB Evaluation

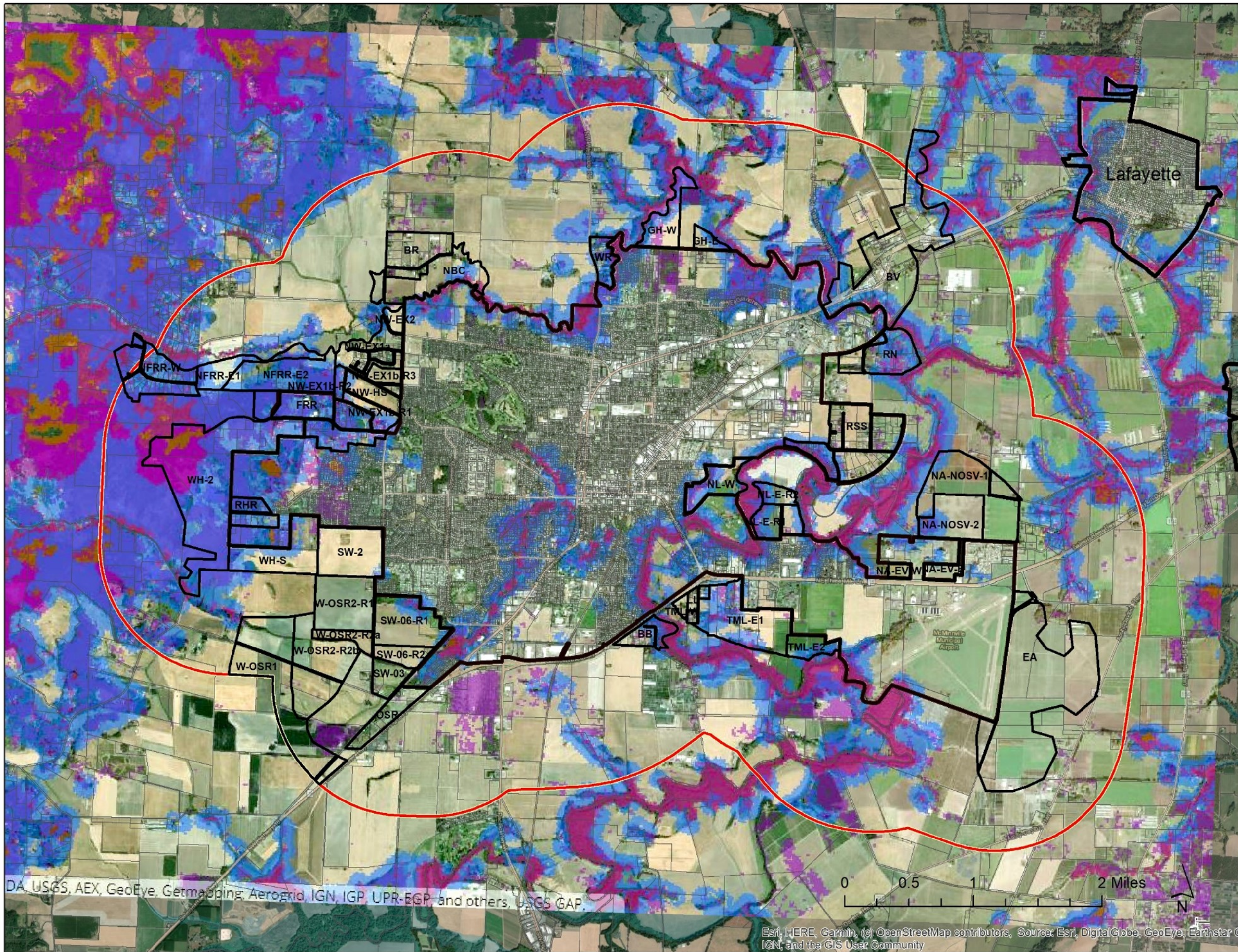
Study Areas

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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

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0 0.5 1 2 Miles



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