

# MAP 1

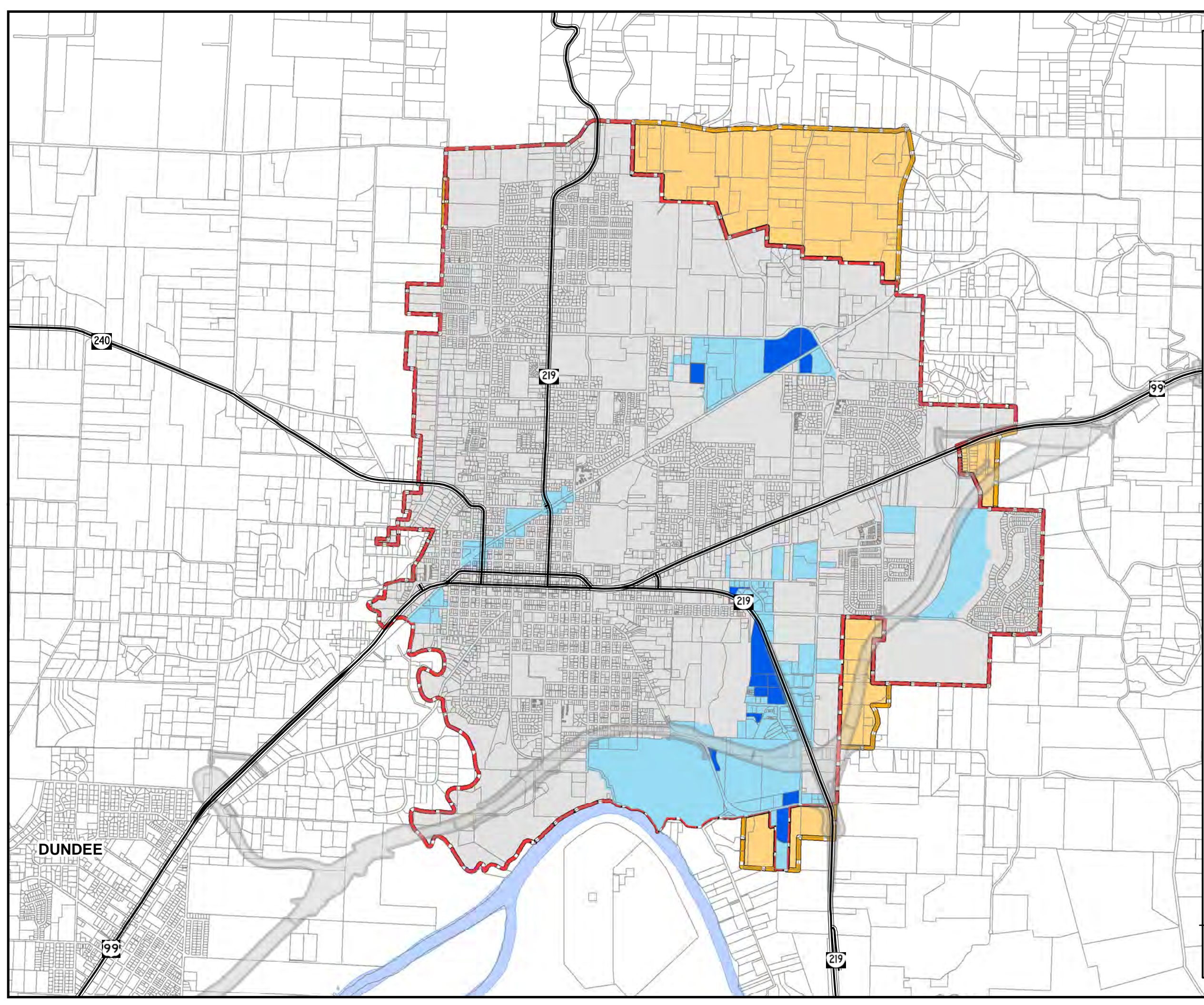
## City of Newberg Industrial Land Supply

### Legend

- Planned Bypass Corridor
- Industrial Districts
- Buildable Industrial
- Existing UGB
- Urban Reserve Area

0 0.25 0.5 1 Miles

WINTERBROOK PLANNING  
Community Resource Planning

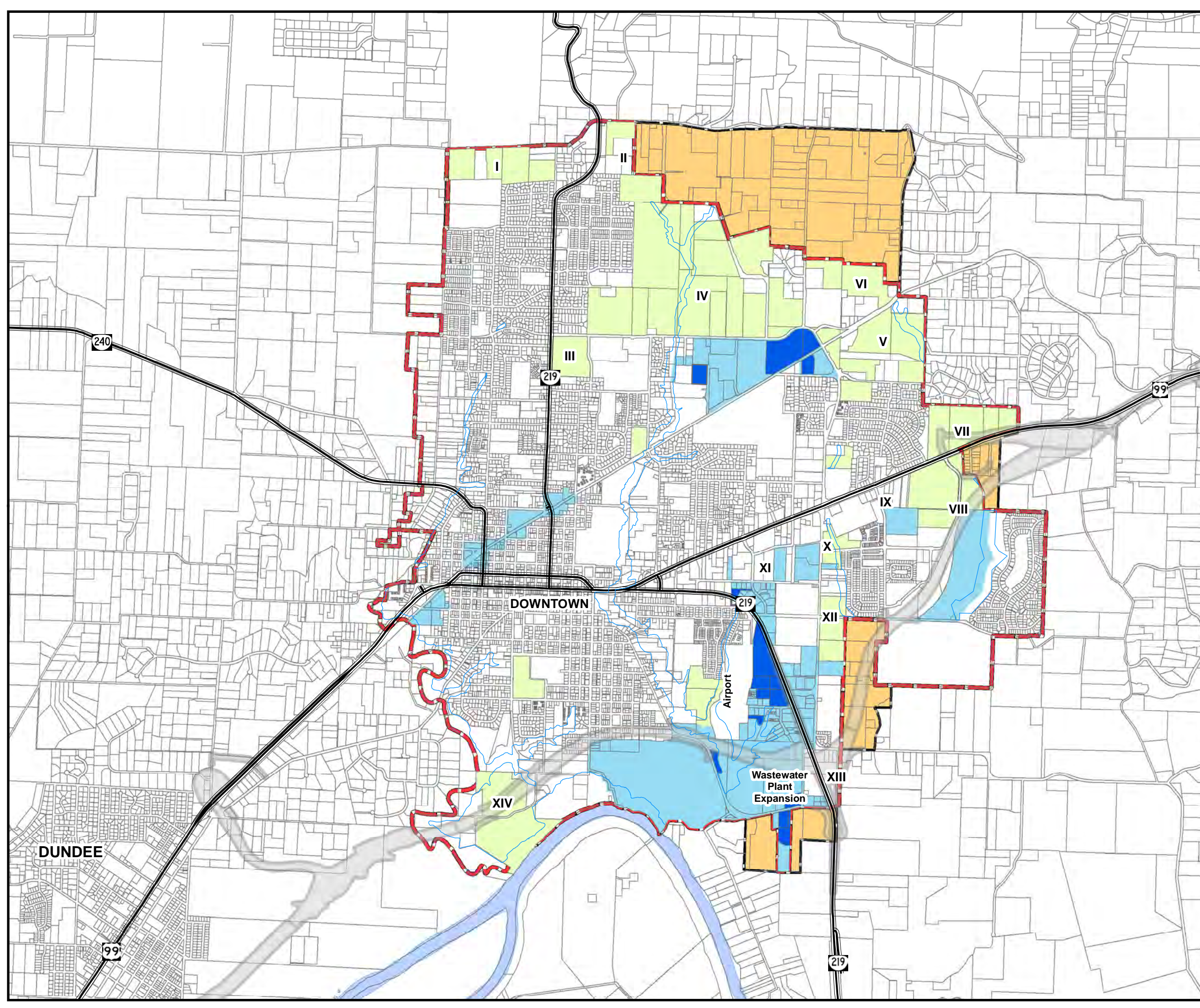
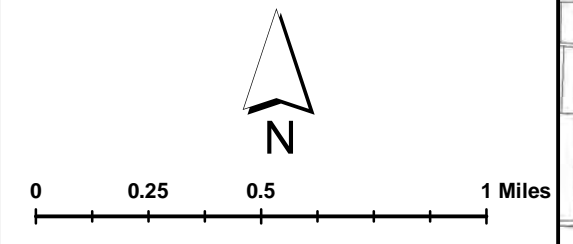


# MAP 2

Sites in UGB Studied  
For Change to Industrial

## Legend

- Parcel w/ 5+ buildable ac.
- Planned Bypass Corridor
- Industrial Districts
- Buildable Industrial Land
- Existing UGB
- Urban Reserve Area
- Stream Corridor
- VIII Sites studied for change to industrial

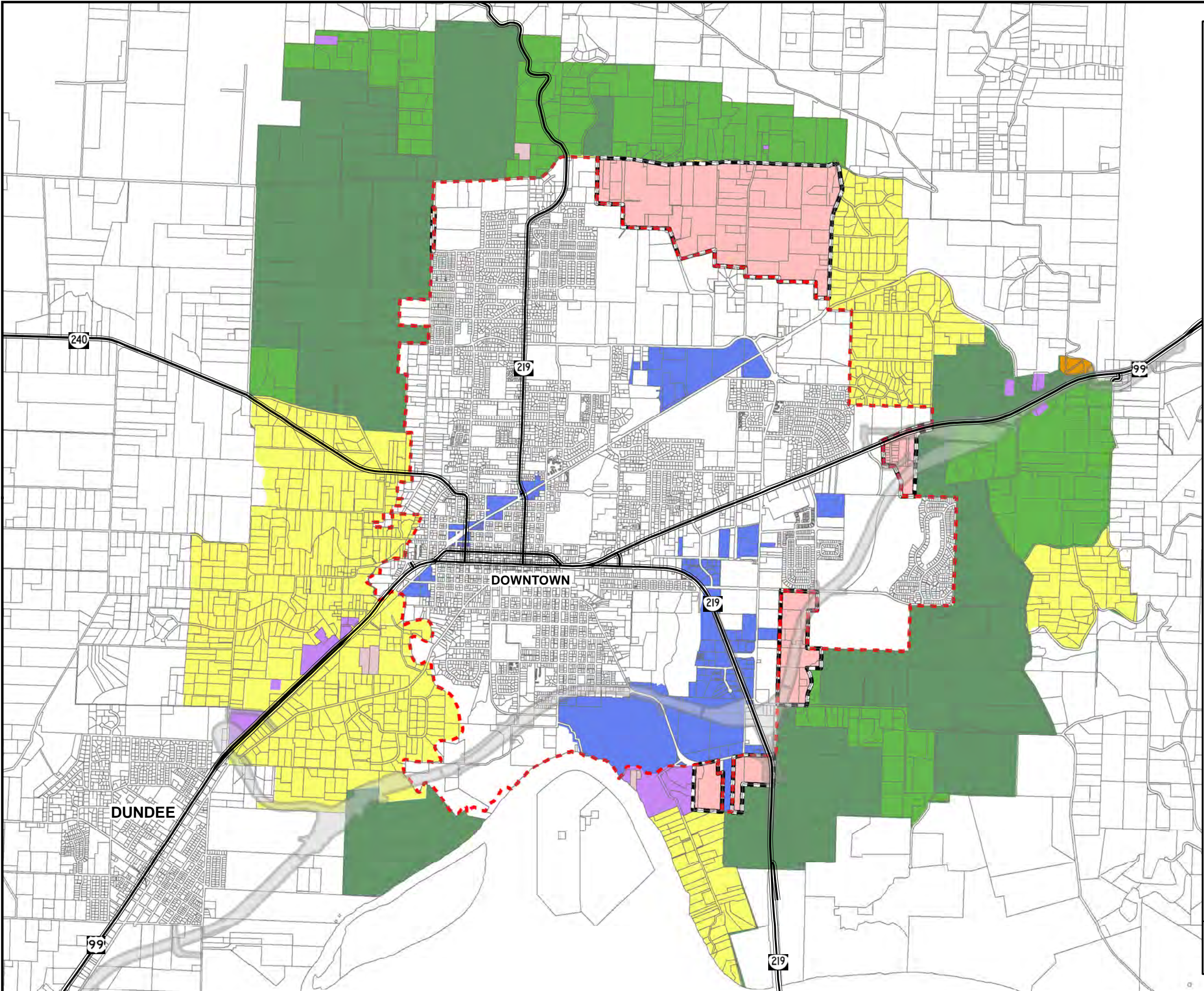
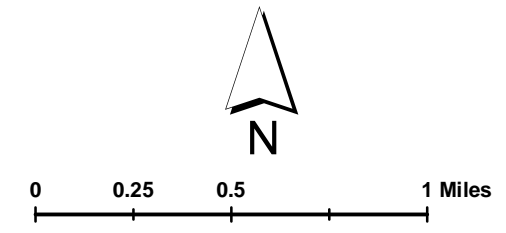


# MAP 3

## Study Areas with Yamhill County Zoning Designations

### Legend

- Planned Bypass Corridor
- Existing UGB
- Urban Reserve Area
- Industrial Areas in UGB
- Yamhill County General Zoning
  - Ag Forest Small Holding Exception
  - Agriculture/Forest
  - Mineral Resource
  - Residential Exception Area
  - Employment Exception Area
  - Public Facility Exception Area



# MAP 4

## Newberg Study Areas Parcels with Buildable Land By Parcel Size

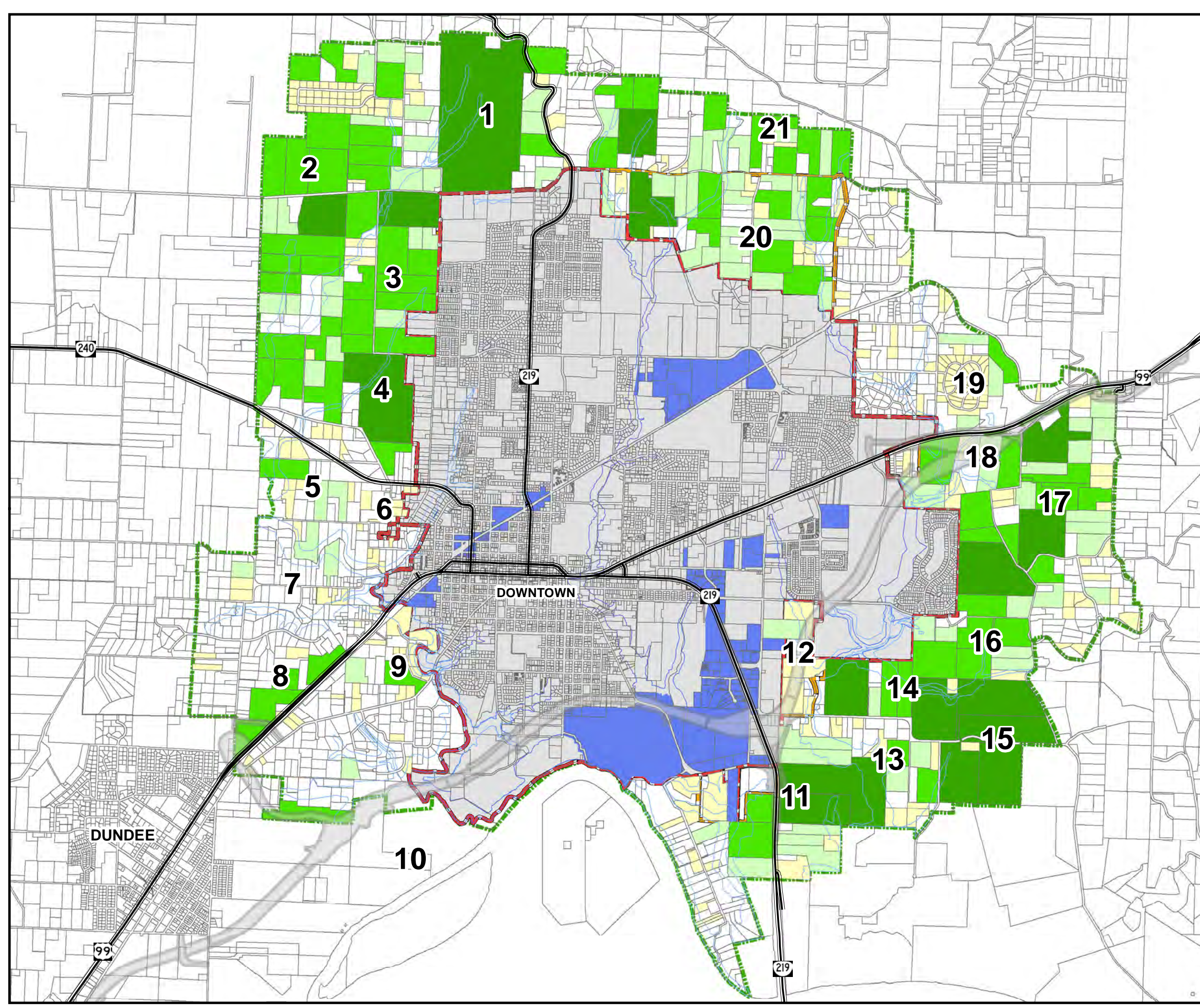
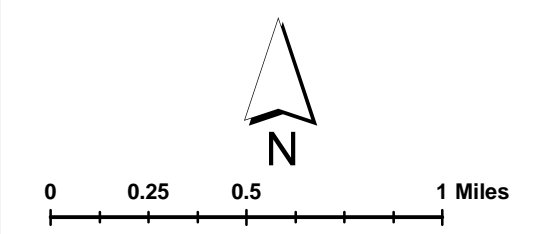
This map identifies groups of parcels in close proximity with buildable land that contain at least 20 acres (or smaller if adjacent to existing industrial district).

This map also identifies sites by size category.

### Legend

- Planned Bypass Corridor
- Buildable < 5 ac.
- Buildable 5+ and <10 ac.
- Buildable 10 - 30 ac.
- Buildable > 30 ac.
- Existing UGB
- Urban Reserve Area
- UGB Study Area
- Industrial Areas in UGB
- Streams and Water Features

14 Study Site



# MAP 5

## Newberg Study Areas Topographic Suitability

**Topographical Requirements Exclude:**

- Slopes of 10% or greater,
- Sites that are not predominantly less than 5% slope within development areas, and
- Areas within stream corridors and wetlands.

### Legend

- Planned Bypass Corridor
- UGB\_Study\_Area
- Urban Reserve Area
- Buildable < 5 ac.
- Buildable 5 - <10 ac.
- Buildable 10 - 30 ac.
- Buildable > 30 ac.
- Water Features
- Floodplain

### Slope

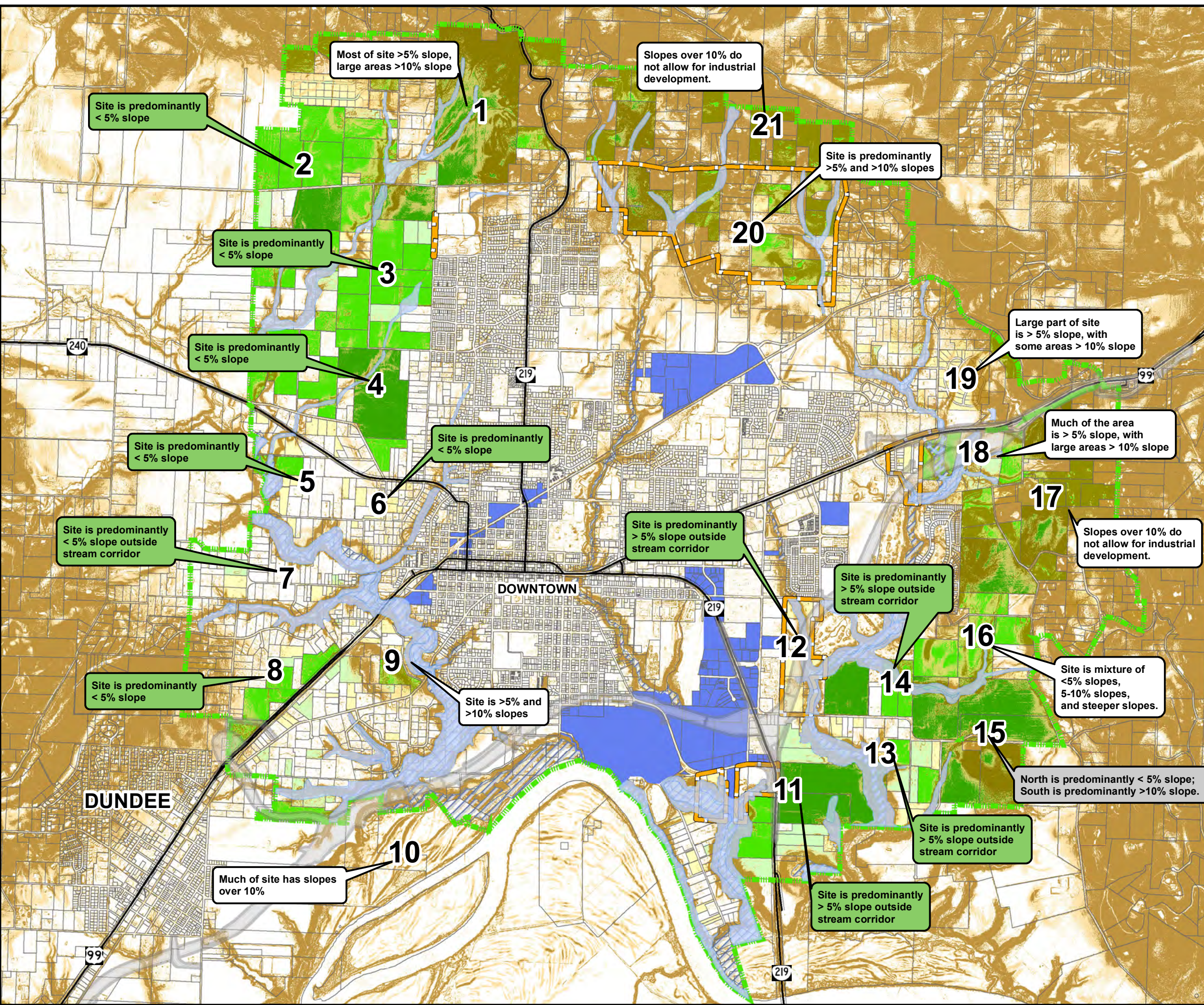
- Percent
- 0% - 5%
  - 5%-10%
  - >10%



0 0.25 0.5 1 Miles



WINTERBROOK PLANNING  
Community Resource Planning



# MAP 6

## Newberg Study Areas: Industrial Proximity Requirements

Include parcels or contiguous group of parcels:

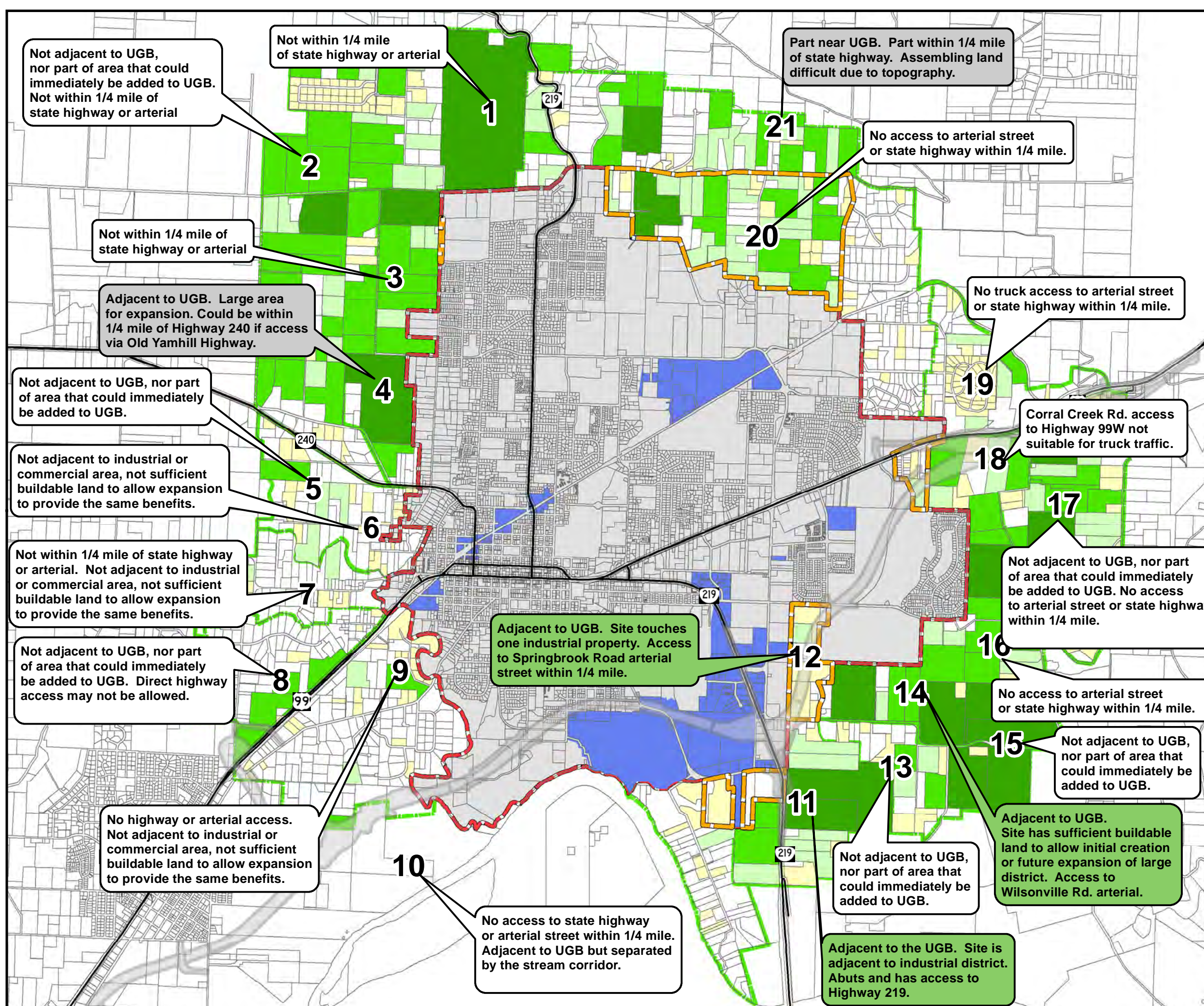
1. Within, or adjacent to existing UGB, or as part of group of parcels in the vicinity of the UGB that immediately could be added to the UGB.
2. Adjoin an existing industrial or commercial area, or an area with sufficient buildable land to allow expansion of the industrial district.
3. That have suitable truck access to a state highway or arterial street within 1/4 mile.

### Legend

- Planned Bypass Corridor
- Existing UGB
- Urban Reserve Area
- Industrial Areas in UGB
- Buildable < 5 ac.
- Buildable 5+ and <10 ac.
- Buildable 10 - 30 ac.
- Buildable > 30 ac.
- UGB Study Area



0 0.225 0.45 0.9 Miles



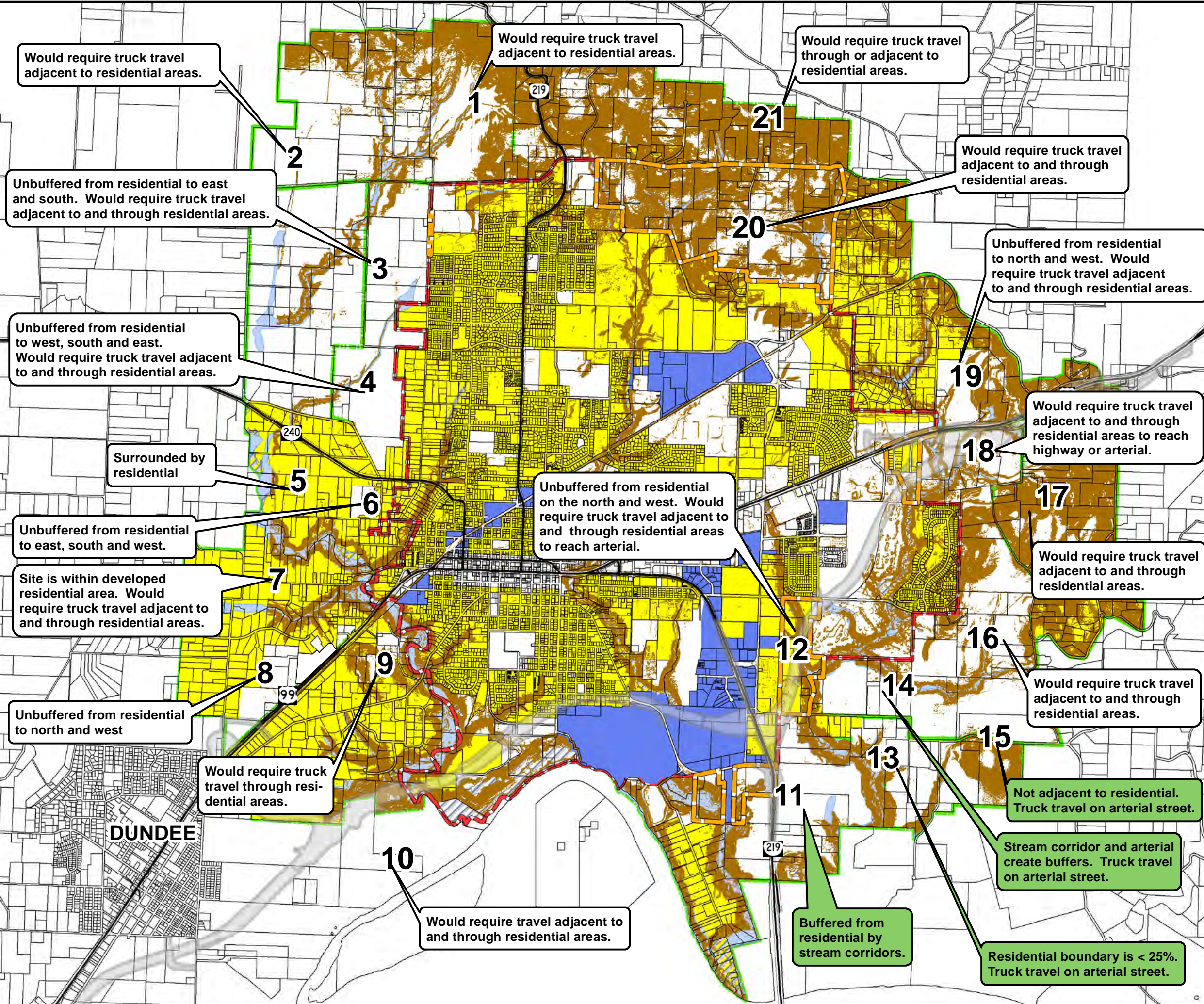
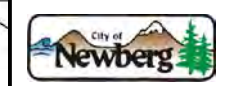
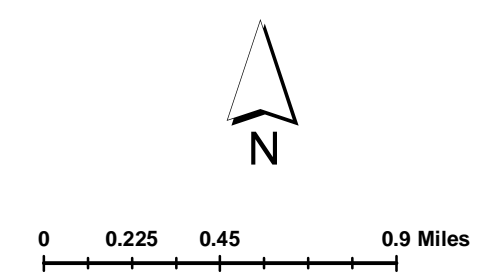
# MAP 7

## Newberg Study Areas: Compatibility Requirements

- Exclude sites that:
1. Abut residential neighborhoods on more than 25% of the site perimeter unless effective topographical buffers are present.
  2. Require truck traffic to travel through or adjacent to a residential neighborhood to reach an arterial street or state highway.

### Legend

- parcel selection 2
- UGB Study Area
- Existing UGB
- Urban Reserve Area
- Industrial Areas in UGB
- Residential Areas
- Water Features
- 10% Slopes or Greater
- Planned Bypass Corridor



# MAP 8

Sites 11 and 14  
with Aerial Photo

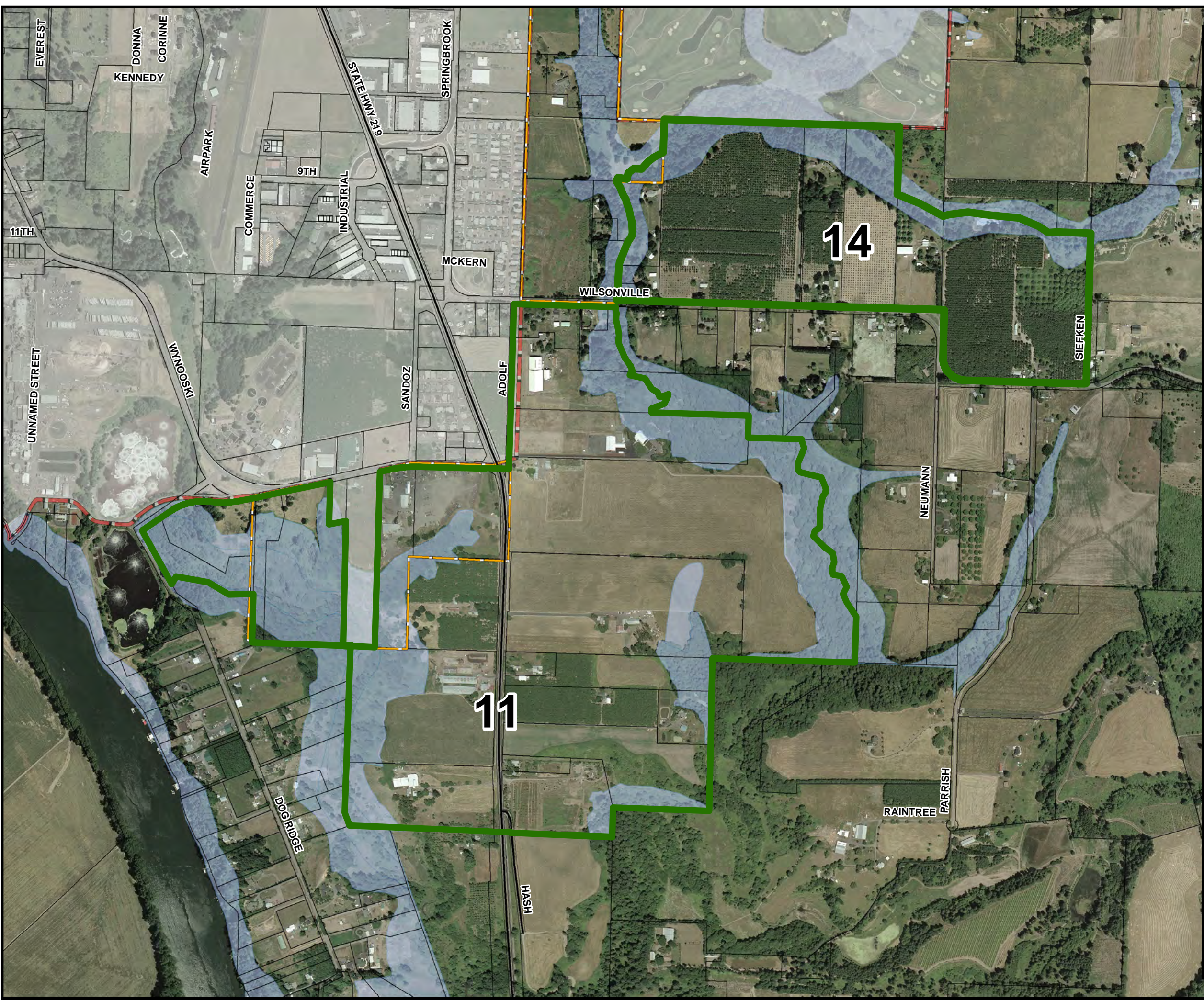
## Legend

- Site 11
- Site 14
- Existing UGB
- Urban Reserve Area
- Water Features

14 Site



0 400 800 1,600 Feet



# MAP 9

## Sites 11 and 14 with Soil Class in Agricultural Planned Areas

**Legend**

Site 14

Site 11

**SOIL\_CLASS**

I

II

III

IV

VI

Existing UGB

Urban Reserve Area

10% Slopes or Greater

Water Features

14

Site

N

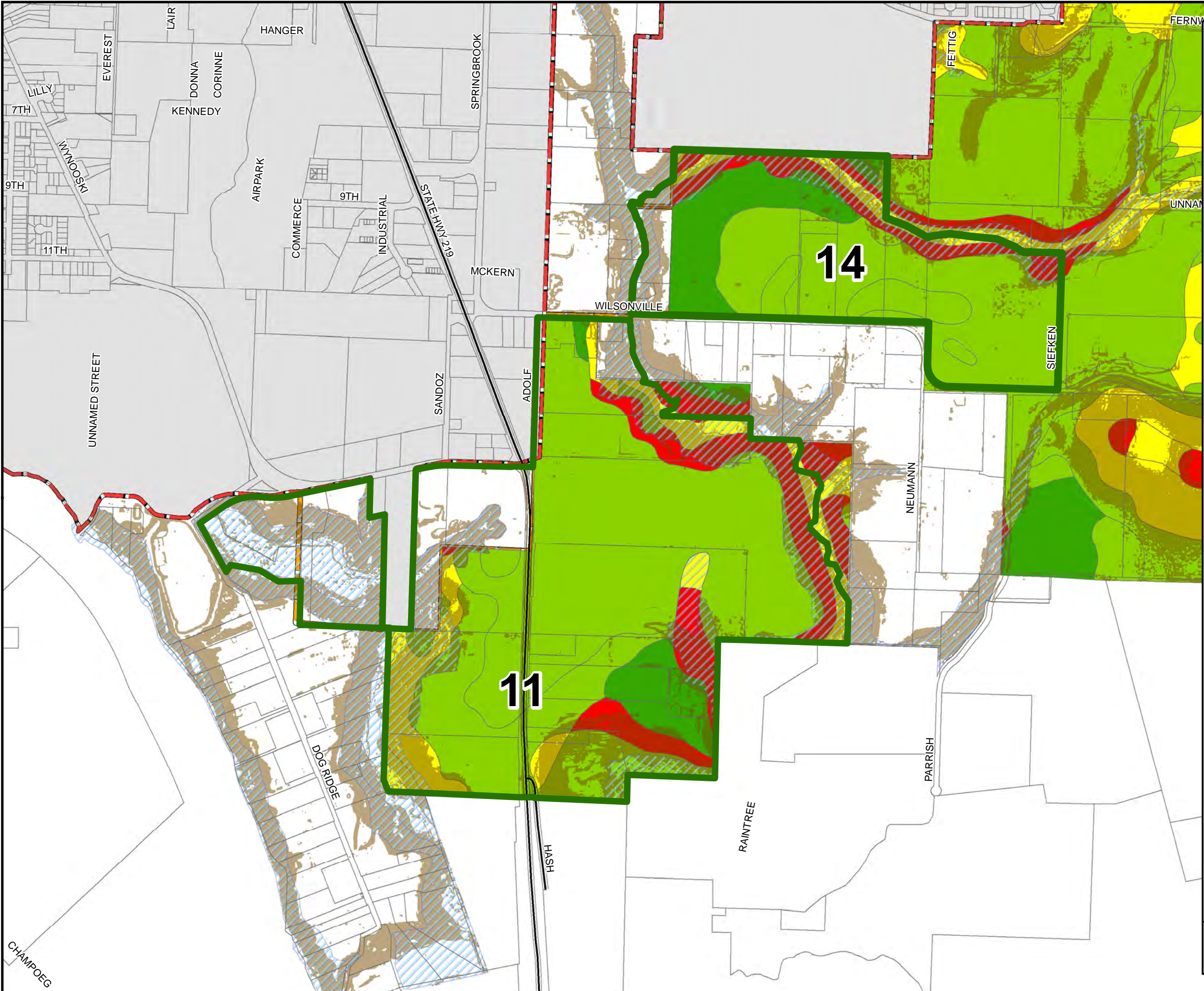
0

400

800

1,600 Feet

City of Newberg



# MAP 10

Sites 11 and 14  
with Subsites and  
Priority Classes

## Legend

### Soil Class

- I
- II
- III
- IV
- VI

- Site 11
- Site 14

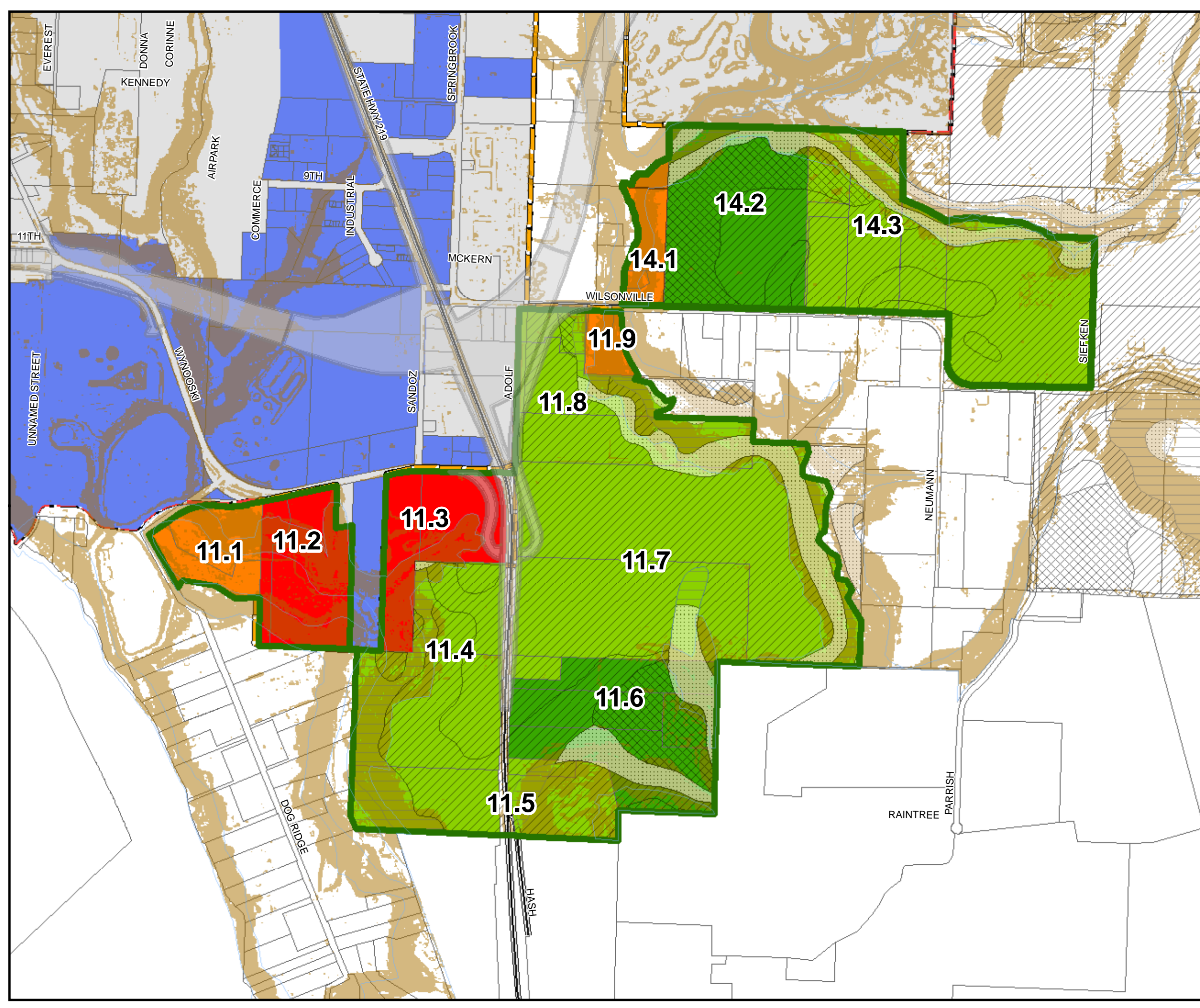
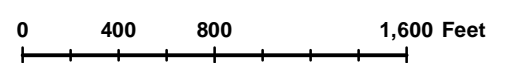
### Priority Class

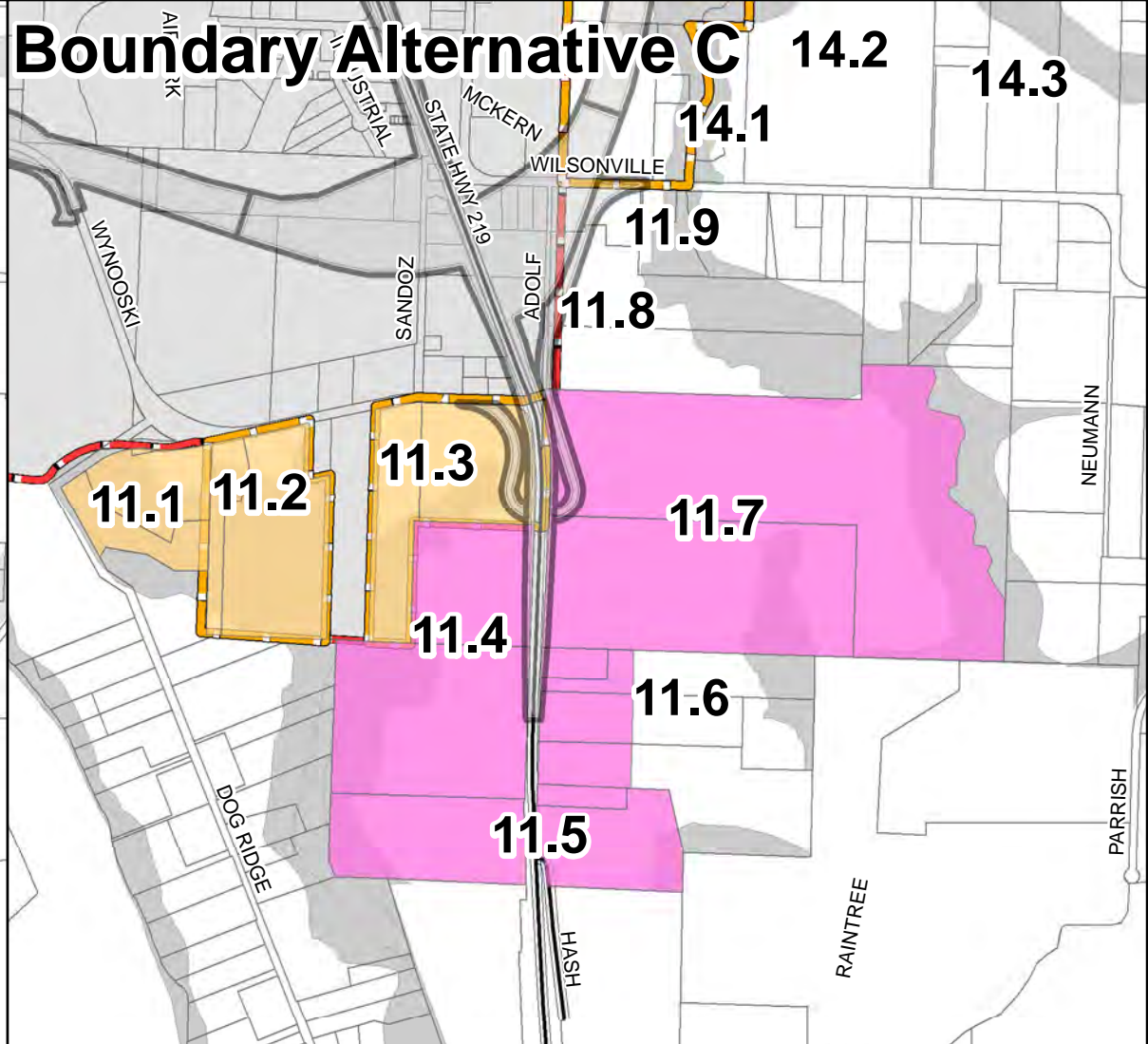
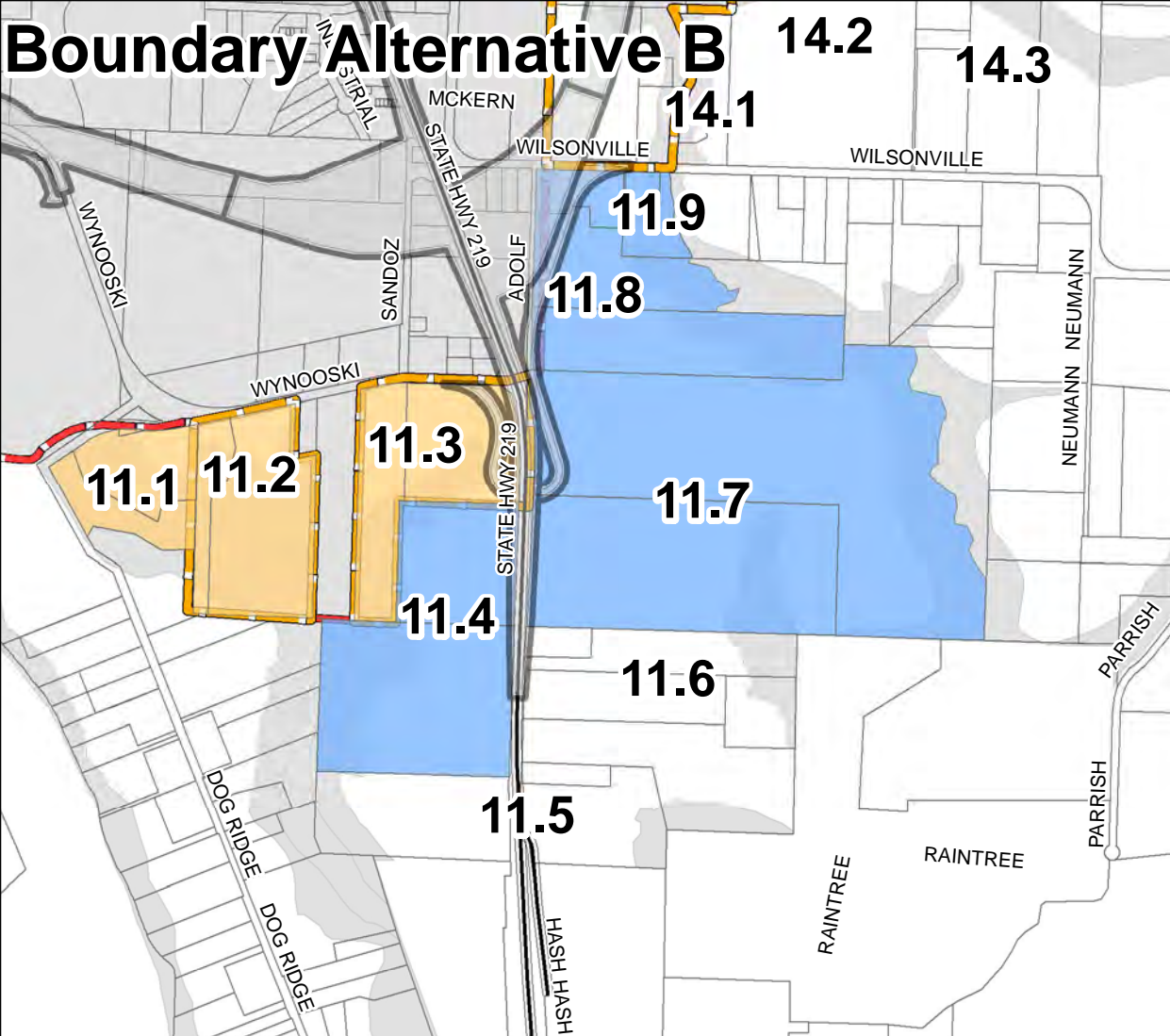
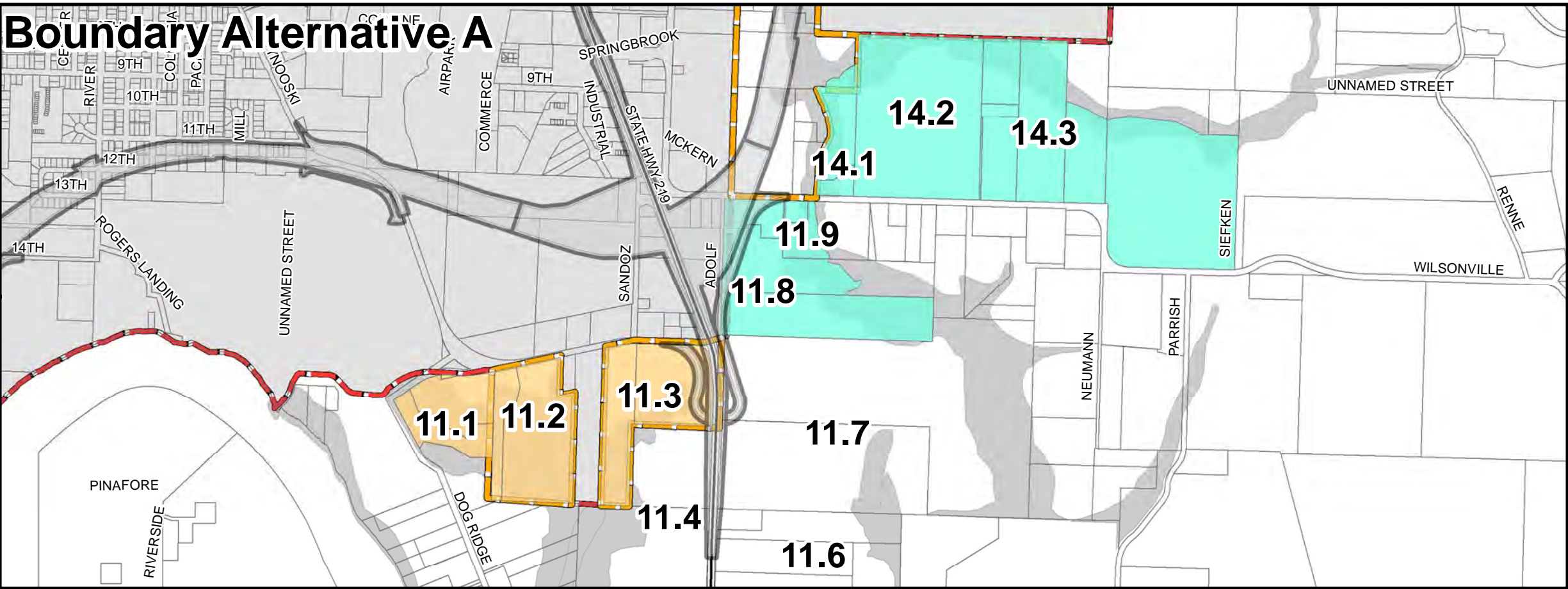
#### Priority

- 1st - Urban Reserve
- 2nd - Rural Exception
- 4th High-Agr., Class III & lower
- 4th Med.-Agr., Class II w/III, VI
- 4th Low-Agr., Class II w/I, III, VI

- Existing UGB
- Urban Reserve Area
- Industrial Areas in UGB
- Planned Bypass Corridor
- 10% Slopes or Greater
- Water Features

14.1 Subsite





## MAP 11

### Urban Growth Boundary Expansion Alternatives

*This map identifies three boundary alternatives to be compared using the Goal 14 Location Factors. All three alternatives are 4th priority agricultural land, and contain roughly equal amounts of buildable land.*

#### Legend

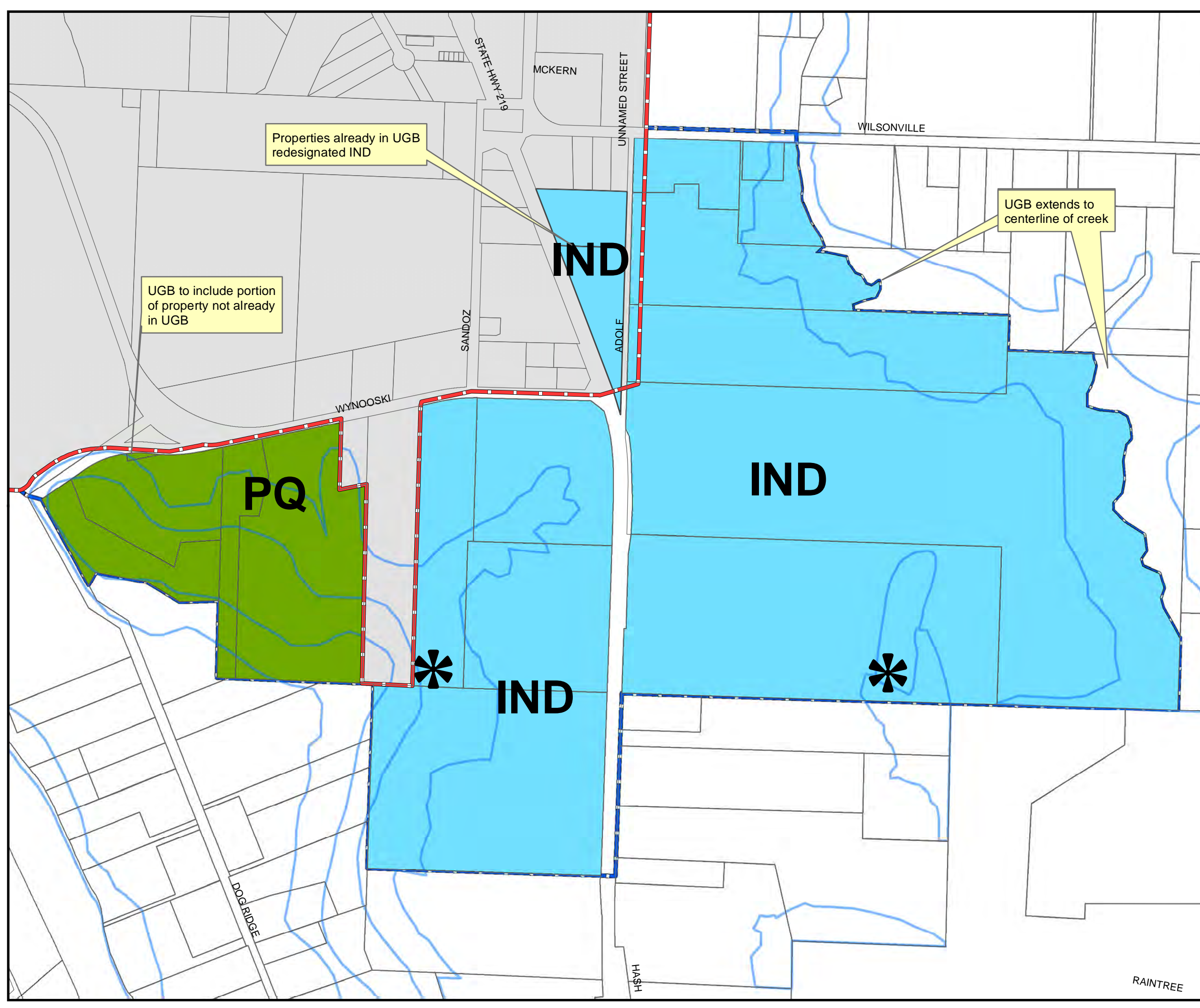
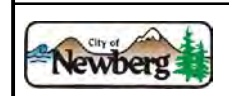
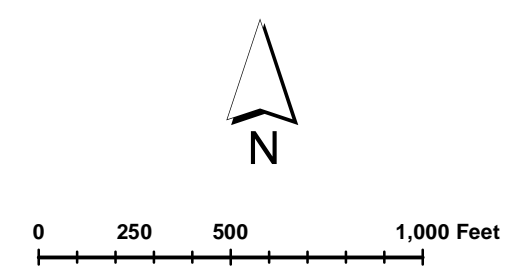
- Boundary Alternative A
- Boundary Alternative B
- Boundary Alternative C
- Included in All Alternatives
- Existing UGB
- Urban Reserve Area
- Approved Bypass Corridor
- Water Features

**14.1** Subsite

# MAP 12

## Selected UGB Amendment and Comprehensive Plan Map Amendment Area with Proposed Comprehensive Plan Designations



- Legend**
- Expanded UGB
  - Affected Properties
  - Proposed Plan Designation**
    - PQ Public/Quasi-Public
    - IND Industrial
  - Existing UGB
  - Stream Corridor Overlay
  - Future Park Site



MAP 13

Property Information

Legend

-  Affected Properties
-  Existing UGB



0 250 500 1,000 Feet

