

FREQUENTLY ASKED QUESTIONS

DONALD UGB EXPANSION STUDY, 2017-2018

1. What is being proposed?

The City of Donald is considering an expansion of the City of Donald Urban Growth Boundary (UGB) by 87.6 acres. Of the total, 76.7 acres would be designated residential use to meet the City's 20-year land supply. The remaining 10.9 acres would be designated public, as the existing storm water detention facility already managed by the City. A map of the area is attached.

2. What is an urban growth boundary (UGB)?

The UGB is a boundary outside of the city limits. While the city limits delineate the incorporated city where utilities and services are provided and taxes are collected to fund public services, the UGB is essentially a holding zone or "waiting area" of properties available to be annexed into the city limits in the future. The UGB designates where the city will grow over the next 20 years and beyond. Annexation of properties from the UGB into the city limits is based largely upon the private sector and market demand. Annexation from the UGB into the city limits is typically initiated willingly by the private property owner/developer.

3. Why is the City considering growing its Urban Growth Boundary (UGB)?

The State of Oregon requires all incorporated cities to maintain a 20-year supply of land for residential and employment (commercial and industrial) lands within their urban growth boundary (UGB). In 2014 the City of Donald studied their land supply through processes called a Buildable Land Inventory (BLI), an Economic Opportunities Analysis (EOA), and a Housing Needs Analysis (HNA). These studies determined that the city had sufficient commercial and industrial land to meet the forecasted 20-year demand, but there was a deficit of 76.7 acres of residential lands, after taking into consideration all of the vacant and re-developable land within the current UGB. This determination was adopted into the City's Comprehensive Plan in 2015. The "Urbanization" chapter of the Donald Comprehensive Plan includes a policy which states: *"The City shall amend the Donald Urban Growth Boundary to incorporate additional residential land needed to accommodate projected housing need through 2034."* In order to follow through with this City policy, in April of 2017 the City Council voted to initiate an Urban Growth Boundary Expansion Study, and received Marion County grant funding to do so.

4. How much will Donald grow in the next 20 years?

The current population of Donald is 985 people. The population of Donald in the year 2034 is forecasted to be 2,085 people. As the population grows, approximately 465 more housing units will be needed in the community. This equates to 76.7 acres of land. As this is a 20-year timeline, growth and development will likely occur slowly.

5. So how do you decide which land to bring into the UGB?

The State of Oregon has strict rules about how a city can amend its UGB. They are detailed in the Oregon Administrative Rules (OARs) Chapter 660, Division 24. Essentially a ½ mile buffer is drawn around the city's current UGB to establish a "Preliminary Study Area." Then land is filtered out based upon a lot of different factors, including but not limited to: soil type, steep slopes, natural hazards, sensitive habitat areas, cultural resources, the city's ability to serve infrastructure, the cost to build the infrastructure, traffic impacts, etc. A technical advisory committee (TAC)

including representatives from several agencies and diverse viewpoints served to guide the study process. Three alternatives scenarios were mapped out as A, B, and C. These were presented to the public in the Open House in Donald on February 26th, and available on the City's project website. The preferred alternative, Alternative C, was selected because by the Oregon Administrative Rules (OAR), the City must select the alternative which includes the least amount of prime agricultural soils (class I and II soils). A state agency called the Department of Land Conservation and Development (DLCD) carefully reviews the entire process. Many other local, state, and federal agencies, utility companies, services providers, special districts, rail, and land-use watchdog groups are consulted along the way.

6. What public hearings will be held?

There will be public hearings before the Donald City Planning Commission on April 26th, the Donald City Council on May 8th, and Marion County Commissioners in July or August (TBD).

7. What if a property owner doesn't want to be in the UGB?

All property owners within the study area were surveyed to ask their interest in being included. All the property owners affected by the proposed expansion area were willing.

8. I live along Main Street in the City of Donald. Will the UGB project make me put in sidewalks?

No, the UGB project will not. Sidewalks in front of a property are required at the time of development (partitions, subdivisions, etc.), to be paid for by the developer. In an unrelated project, the City Council is considering a downtown sidewalk improvement project on both sides of Main Street, from Butteville Rd. NE to the railroad tracks, in summer of 2019. This project would likely be a Local Improvement District (LID), which requires property owners to pay for the portion of sidewalk only in front of their property. It is typically applied as a lien on a property, so that property owners aren't required to pay immediately out of pocket. If not paid sooner, it would be collected the next time the property is sold. The City has received an ADA grant for accessibility ramps on the corners, to offset the cost to local property owners. There is a possibility that the City may consider extending the sidewalk project from the railroad tracks east in the future, but there is no plan in place at this time. Property owners will be notified of the Local Improvement District work and invited to the City Council meeting that the project will be discussed.

9. Is it possible that there are houses within the city limits that are on septic systems?

Yes. The City of Donald's system is called a STEP system, and there are no plans to change this system. The septic tanks are a critical part of the City's sewer system. In Donald every house has a septic tank. The septic tanks retain the solids, and the liquid travels through City pipes to the lagoons and then irrigation land. The City is responsible for pumping every tank. There is a lot of good information on STEP systems on the City's website on the Water/Sewer tab or occasionally in the monthly newsletter that comes with your water and sewer bill. Houses in the incorporated city limits are required to hook up to city water and sewer systems.

10. I live in the city limits. Will the UGB expansion cause my property taxes to go up?

No. Your assessed value is determined by the Marion County Assessor. Your property tax bill is tied to a) the assessed value on your property, and b) the tax rates applied to that property by the taxing jurisdictions such as school districts, park districts, county, and city. The assessed value of your home is also tied to the local, regional, state, and national economy. The City of Donald's permanent tax rate is \$0.87/\$1,000 assessed value. This amount was fixed by

the passage of Measure 50 in 1997, which also limits the annual growth in assessed value to three percent (3%). The UGB expansion itself should have no impacts upon properties currently within city limits.

11. Is it true that the Flying J development (Fargo Interchange) pumps to the City lagoons?

The Interchange area has its own lagoon that the City maintains at the City lagoon property and this relationship is managed by a contract.

12. Is it true that the City water and sewer systems are at capacity?

The city's engineer is currently updating master plans for water and sewer with a \$40,000 in grant from the State to pay for these master plan updates. The plans should be done this summer. They will tell the city exactly what the next steps are to meet the future capacity of the city. These plans will determine if a new lagoon is needed whether or not the UGB expansion is approved because the lagoons are near capacity and there is still undeveloped land within the city (residential, commercial, and industrial).

13. Related to the new lagoon and other potential upgrades, will the current residents have to pay for any of this?

New development is required to pay system development charges (SDCs) which help fund public infrastructure expansions needed for future development. SDCs are expended by the City's Capital Improvement Plan, which is available on the City's website. New development is also responsible for all costs associated with tying into an existing system – such as costs of lines, pump stations, etc.

14. The traffic is already bad at some intersections, will the UGB expansion make it worse?

The City hired a traffic engineer to study seven (7) critical intersections between the proposed UGB expansion area and I-5 on ramps. Their report is called a Transportation Impact Analysis (TIA), and it forecasts the level of service (how congested) each of these intersections will be by the year 2034, with and without the proposed UGB expansion. In some cases the intersections will necessitate improvements, and some of the improvements are already in the Marion County Rural Traffic System Plan (TSP) or in planning phase within the ODOT Interchange Area Management Plan (IAMP). One example is that the intersection of Butteville Rd. NE and Ehlen Rd. NE will need either a traffic light or a roundabout by the year 2034, whether or not the UGB expansion occurs. This is already within the County's plan. Based upon whether the intersections are in City, County, or State jurisdictions, future developers of the expanded UGB would pay either system development charges (SDCs) and/or proportional shares of the improvements, based upon the number of trips generated. The trigger for additional study and assessment will be upon future applications for annexation and development approvals.

15. Some people are concerned because they want Donald to stay a small town, with no growth.

The state of Oregon requires incorporated cities to provide a 20-year land supply to meet forecasted demands for housing and employment development. The most recent study (adopted in 2015) determined that Donald is not currently in compliance with that state rule, and needs to grow its UGB in order to provide housing for Oregonians. The projected population for the year 2034 in Donald is 2,085 residents. Development of the UGB expansion area would not happen overnight. There are many steps that need to occur between the UGB expansion and breaking ground to build new homes. The property owners themselves will determine when they choose to annex into the city and propose development. Developers will pay the bill for annexation applications, land use applications, connections to utilities, new public improvements, SDCs, proportional shares of County transportation facilities, new open space / parks, etc.

