

What is this UGB?

UGB = Urban Growth Boundary

The UGB is a boundary around a city, larger than the city limits. The purpose of this boundary is to focus development into urbanized areas where it is most efficient to provide services, infrastructure, and utilities. Concentrating development within UGBs also helps to protect surrounding productive farm and forest lands, as well as cultural, scenic, and natural resources across the state for the long-term public benefit.

Why expand our UGB?

When the City of Donald updated its Comprehensive Plan in 2015, it was determined that there was not sufficient land to accommodate a growing community for the next 20 years. In Oregon, incorporated cities are required to provide a 20 year supply of land for future residential and employment needs (commercial and industrial). It was determined that the city had enough employment land, but not residential.

By the year 2034, Donald's population is expected to nearly double. Approximately 76.7 acres of additional land are needed to meet the residential demand of the Donald of tomorrow. The purpose of this study is to identify, if Donald is to expand its UGB, where that should occur.

How does the study work?

The Oregon Administrative Rules (OARs) outline a strict process for how a UGB study area around a city is determined. Simply put, a city of Donald's size begins by looking at all the land within one half mile of the current UGB. A lot of land is then filtered out based upon many different factors including: steep slopes, soils, natural hazards, wetlands, sensitive habitat, existing development, cultural resources, transportation challenges, and the cost to provide city services to the property (water and wastewater), among others. A Technical Advisory Committee (TAC) composed of people from a variety of viewpoints and backgrounds will be overseeing this process. There will be several opportunities for public review and comment. A map is included on the back.

Who is paying for this study?

The public outreach and planning is paid for by a generous \$14,000 grant from Marion County. This money is originally from the Oregon Lottery. The City of Donald has also applied for two \$20,000 grants from the State of Oregon's Business Oregon Department for Master Plans for both of the water and wastewater systems. Local business GK Machine plans to donate funds to the City, for the City to hire a consultant to do a transportation study. Without these revenue sources the UGB Expansion Study would not

Donald UGB Study 2017 -2018

We don't have to tell *you* that you have a special community here in Donald. Here's an opportunity to ensure that it continues to be a great place to live and work long into the future.

More information here:

www.donaldoregon.gov/urban-growth-boundary-study

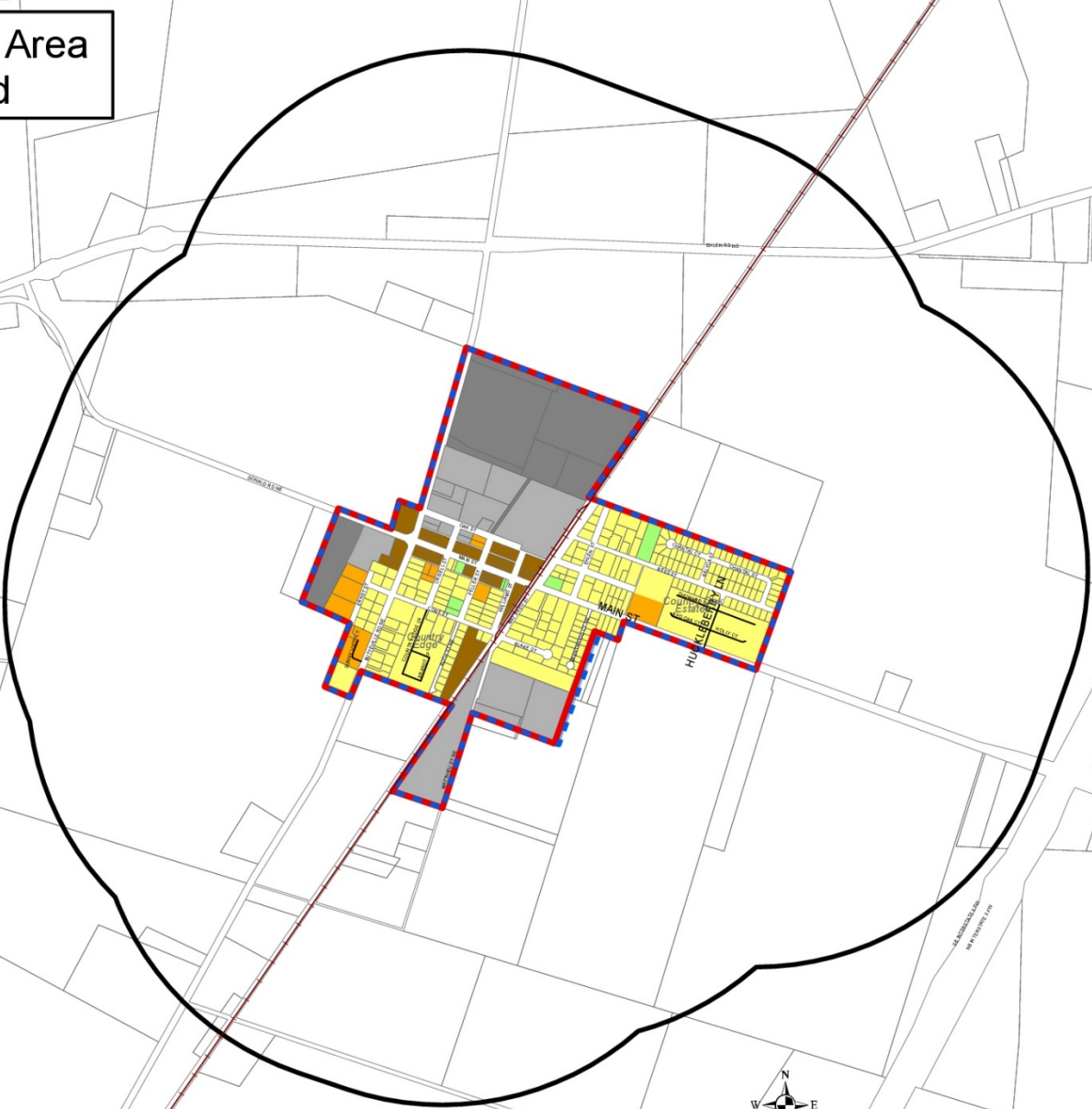
Stay tuned!

There will be a public open house for the community to review the study progress in February of 2018, exact date TBD...

Did you know?

Did you know that the population of Donald nearly tripled between the years of 1980 and 2010? Donald has continued to see growth rates higher than both Marion County and the State of Oregon! **Where will these new residents live?**

Preliminary Study Area City of Donald



Legend

- Taxlots
- Railroads
- Private Roads
- Study Area (Half-Mile Buffer)
- UGB
- City Limits
- Zoning**
- C- Commercial
- EI- Employment/Industrial
- I- Industrial
- P- Public
- R7- Single Family Residential
- RM- Multiple Family Residential
- UTF- Urban Transition Farm

FREQUENTLY ASKED QUESTIONS

DONALD UGB EXPANSION STUDY, 2017-18

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

The current population of Donald is 985. The population of Donald in the year 2034* is forecasted to be 2,085. As the population doubles, approximately 465 more housing units will be needed in the community. This equates to 76.7 acres of additional land needed to house a growing community. As this is a 20-year timeline, growth and development will likely occur slowly. *This population projection was adopted by the City of Donald Comprehensive Plan Revision in 2015, based upon 2014 figures.

2. Where will Donald be growing?

That has not yet been determined. The purpose of the 6-month UGB study is to answer this question.

3. When will we have an answer?

The study timeline estimates a final review by Marion County Commission occurring in June of 2018.

4. Will we get more shops in town?

This study will not add any commercial or industrial land, only residential land for homes. Employment land was closely studied and added back in 2008. It is important to note, however, that as the local population grows, the market demand (customer base) for businesses may grow and change.

5. Will the city use condemnation or eminent domain to expand the UGB?

No. No property is being taken. No property even changes ownership in a UGB expansion. The UGB is simply an invisible boundary that identifies where a city will grow in the future. It designates which lands will be available for annexation into the city in the future. It may help to think of the UGB as a holding zone or a waiting area.

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

All property owners within the study area will be surveyed to ask their interest in being included. If a property owner does not desire to develop their property in the next 20 years, then the property could be excluded from the UGB, since including that property would not effectively address the community's need to develop additional housing units.

7. What does it mean if my property is included in the UGB expansion?

The UGB is essentially a holding zone. Properties inside the UGB are candidates to be annexed into the city limits in the future, when the development demand dictates. The private sector largely determines this timeline. Development takes a willing seller and a willing buyer. Sometimes the property owner is also the developer. Properties within the UGB are still in Marion County jurisdiction, and assessed tax rates based upon the current land use, outside of the city limits.

8. What does it mean if my land in the UGB is annexed into the city limits in the future?

Land annexed into the city from the UGB is available to be developed at densities much higher than is possible in county jurisdiction. This is dictated by the zoning's minimum lot size. For a property owner, this means that property can be subdivided into smaller lots for development. Properties inside the city limits will eventually be required to connect to city services (water, wastewater, etc). Properties inside the city limits are assessed property taxes at the local rate (which is lower than most neighboring communities). These taxes pay for services including public works, police, fire, parks, and schools, etc.

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

The State of Oregon has strict rules about how a city can grow its UGB. They are detailed in the Oregon Administrative Rules (OARs) Chapter 24, Section 660-024-0040. 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. From the reduced-size "Study Area," several alternative scenarios are mapped out. These are weighed by a Technical Advisory Committee (TAC) and the general public. Ultimately, one "Preferred Alternative" is recommended to the City Planning Commission, City Council, and Marion County for review, public hearings, and adoption. 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.

10. How can I give feedback about this study?

- Attend the public open house in February (date TBD) and other public meetings/hearings for the project in the spring of 2018.
- Review the information available on the project website (frequently updated) www.donaldoregon.gov/urban-growth-boundary-study.
- Contact a member of the Technical Advisory Committee (TAC).
- Contact City Manager Heidi Bell at City Hall, 10710 Main Street in Donald (PO BOX 388), 503-678-5543.