

# Follow-up Q & A from Open House on February 26, 2018

**1. Question: Wasn't the Donald Industrial Park development, located at 21256 Butteville Road NE, supposed to get a new turn lane as part of their development approval?**

**Response:** Staff reviewed the original staff report and decision for the Site Development Review, Subdivision, and Variance approvals for this property. There was no reference to a turn lane requirement, nor was a condition of approval for a turn lane included in any of the decision notices on the subject property. Both the City of Donald and Marion County required that frontage improvements (roadway widening, new sidewalks, drainage ditch and landscaping be installed) along the property frontage on Butteville Road. The improvements have been installed.

As part of the Subdivision development review, a condition of approval stated that "if the development-specific Traffic Impact Analysis (TIA) demonstrates that the trips generated will exceed the 2007 projections, then additional transportation mitigation measures may be required, such as additional right of way dedication, frontage improvements (e.g., a center turn lane) or financial contributions." The subsequent 2015 TIA report (Clemow Associates LLC) which was reviewed and approved by Marion County and City of Donald did not justify a requirement for a turn lane, thus no turn lane is required at this time.

**2. Question: If my property is currently zoned by Marion County as Exclusive Farm Use (EFU) and if my property is included within a Donald Urban Growth Boundary (UGB) expansion and assigned a Marion County zoning designation of Urban Transition Farm (UTF) but not yet annexed into the City of Donald, would my property taxes increase by the simple reassignment of the Marion County zoning from EFU to UTF?**

**Response:** We contacted the Marion County Assessor's Rural Appraisal Office and we were told the change of the property from Exclusive Farm Use (EFU) to Urban Transition (UT), the zone that is applied to property within an Urban Growth Boundary but not yet annexed into a city limits, would not cause an automatic change in the value of the property or its taxes by itself. If or when the property is brought into the city limits, that would likely change the tax assessment.