



CITY OF DONALD

10710 Main Street N.E. • P.O. Box 388 • Donald, OR 97020-0388

Phone 503-678-5543 • Fax 503-678-2750

www.donaldoregon.gov

Hello Neighbor,

The City of Donald is undertaking an Urban Growth Boundary (UGB) Expansion Study. In Oregon, cities are required to maintain the necessary land supply to accommodate growth for a projected 20-year horizon. In 2015, the City of Donald determined that, by state guidelines, the city had a deficit of approximately 76.7 acres within the current UGB to meet residential (housing) needs of a growing population over the next two decades.

The City is now studying if and where it should expand its UGB in order to meet this future need for residential land. The State of Oregon has a detailed process for doing this. The study process begins by looking at a large area surrounding a city (1/2 mile radius), then reducing and refining the study area based upon a number of factors such as soil quality, natural hazards, cultural resources, availability of infrastructure, cost to provide services to properties, proximity to the existing UGB, etc. The study is guided by a Technical Advisory Committee (TAC) composed of individuals representing a variety of viewpoints and expertise.

Marion County records indicate that you are an owner of property located within 1/2 mile of the city of Donald, Oregon. Because your property is located within the "Preliminary Study Area," the TAC would like to know your general interest in the opportunity for some or all of your property to be included in a potential UGB expansion this year.

Your feedback about the future of your property is very important to us! Please complete the enclosed 1-page survey and return it using the enclosed pre-stamped envelope by Monday, February 5, 2018.

What does it mean to be included in the urban growth boundary (UGB) expansion study area?

Properties included in the UGB expansion study area would be candidates to be included in the urban growth boundary, making them eligible to be annexed into city limits in the future. Once property is annexed into city limits, it could be developed for housing when market 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. Future annexations would be voluntary, and at the expense of the property owner. Properties brought into the UGB but still outside the city limits would remain under Marion County jurisdiction until they are annexed.

There will be multiple opportunities for public review and feedback during this six-month study, including a public open house on **Monday, February 26th**. For more information about the City of Donald UGB Expansion Study, please visit the City's website: www.donaldoregon.gov/urban-growth-boundary-study

Thank you for your time and feedback in completing the enclosed survey.

Sincerely,

Heidi Bell, MPA
City Manager, City of Donald

&

Holly Byram
City Planner, MWVCOG



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PROPERTY OWNER SURVEY

CITY OF DONALD UGB EXPANSION STUDY

Please note that your responses below are in no way legally binding. This survey will simply help the Technical Advisory Committee gather general information about a potential UGB expansion for the City of Donald.

Please check all boxes below that may apply to your property referenced as:

Tax Lot: _____ Acres: _____

- I have an active agricultural operation on my property.
- I recently made a significant investment in my agricultural operation.
- I may be interested in part or all (*circle one*) of my property being included into the UGB.
- Yes, I am interested in part or all (*circle one*) of my property being included into the UGB.
- I may be interested in my property being developed with houses in the next:
 - 0 to 5 years
 - 5 to 10 years
 - 10 to 15 years
 - 15 to 20 years
 - More than 20 years
- No, I am not interested in any of my property being included in a potential UGB expansion.
- I have co-owner(s) who may have different opinions about this (to any of the above).

For follow-up questions about my property, I can be reached at the following (optional)

Name: _____

Email: _____

Phone: _____

Please return your completed survey using the enclosed envelope by **Monday, February 5, 2018.**