

Urban Growth Boundary (UGB) Q & A

Why is the City expanding the size of Turner?

Under state law, the City is required to provide a supply of buildable land adequate to meet the needs of the City's 20 year growth projections. Over those 20 years, additional homes will help keep water and sewer rates from increasing. They will provide more customers for continuing the re-development of downtown commercial services.

Why has the City chosen to expand the boundaries near Witzel road and Delaney?

Choosing an expansion location is governed by a strict set of state process guidelines. These include not pursuing areas with natural hazards, while choosing areas that can be serviced efficiently. This area has no natural hazards, and provides water, sewer and transportation connections that are easy to develop and link into previously developed areas.

What are the impacts of this future developed area on current infrastructure?

Because of the system design, there are no impacts to water. For sewer, there will be some future impacts at the Aldersgate pump station, for which upgrades will be paid through developer fees. Delaney road will be impacted with more traffic, though road connections to Witzel will divert a portion of these trips. The City has received a transportation planning grant that will analyze these impacts. Engineering has already begun preliminary design of an intersection upgrade at Delaney and 3rd Street, which will be supported by Marion County, and the City will be applying for funding this winter.

What impacts will people on the hill see from this proposal?

As this area is developed, existing trips on Val View will likely lessen as better roads are constructed. When roads are fully connected, the hill should get streets with sidewalks all the way to 3rd Street. These new streets will also provide year round emergency access to the hill currently not possible with the steepness of existing roads.

When might development begin?

If there are no legal challenges, the state will likely concur with the expansion by July 2022. At that point, the City could then entertain an application from private parties for both annexation of the land into the City and for development approval. Given the process timeframes and engineering work needed, there could be structures being built by spring 2023, with occupancy in the summer.