

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

City of Donald
City Manager
PO Box 388
Donald OR 97020-0388

**Description and Map Approved
February 27, 2026
As per ORS 308.225**

☒ Description ☒ Map - Received from: Lisa Hassel
On: 2/27/2026

This is to notify you that your Description and Map in Marion County for:
Annexation to the City of Donald and Zoning change

Ordinance No. 184-2025 (ANX 2024-01)

has been: ☒ Approved 2/27/2026
☐ Disapproved

Notes: Minor error with the mention of the city limits line in the description, for the two courses from the Point of Commencement to the Point of Beginning. The map shows that the city limits line is not present for those two courses.

Department of Revenue File Number: 24-1375-2026

Reviewed by: Tammy Keen, Tammy.E.Keen@dor.oregon.gov

Boundary: ☒ Change ☐ Proposed Change

The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district

If you have not already done so, the approved version of the Description and Map must also be filed with the County Assessor

- ☐ Transfer
- ☐ Merge
- ☐ Establishment of Tax Zone

ORDINANCE NO. 184 - 2025

AN ORDINANCE PROCLAIMING THE ANNEXATION OF A PORTION OF PROPERTY TO THE CITY OF DONALD WITH AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE DESIGNATION MAP AND ZONE MAP

WHEREAS Oregon Revised Statutes (ORS) 222.125 authorizes cities to annex contiguous territory when owners of the subject property consent in writing to the annexation, subject to the public hearing and public notice procedures of ORS 222.120; and

WHEREAS the City of Donald received an annexation petition signed by Peter and Rosie Ivanov, owners of the 2.07-acre property addressed as 20774 Matthieu Street in Donald, also identified as tax lot 041W17C000800; and

WHEREAS the property owners submitted concurrent land use applications referenced as City of Donald file numbers Annexation #ANX 2024-01, Comprehensive Plan Map Amendment #CPMA 2024-01, and Zone Change #ZC 2024-01, and Partition #PAR 2024-01; and

WHEREAS on Thursday, May 22, 2025, the Donald Planning Commission held a duly noticed public hearing on the concurrent Annexation, Comprehensive Plan Map Amendment, and Zone Change, during which time the public was given full opportunity to be present and heard on the concurrent requests, and at the close of the public hearing the Planning Commission voted to recommend approval to the City Council; and

WHEREAS on Tuesday, June 10, 2025, the Donald City Council held a duly noticed public hearing on the concurrent Annexation, Comprehensive Plan Map Amendment, and Zone Change, during which time the public was given full opportunity to be present and heard on the concurrent requests, and at the close of the public hearing the City Council voted to approve the concurrent land use applications; and

NOW THEREFORE, THE CITY OF DONALD ORDAINS AS FOLLOWS:

Section 1. The City Council of the City of Donald does hereby adopt the findings and conditions of approval contained in the staff report to the Donald City Council dated June 10, 2025, including those certain findings of fact, conclusions, and supporting documentation included as Exhibit C attached hereto and by this reference made a part hereof.

Section 2. That inasmuch as the owner of the real premises described above has consented, in writing, to the annexation of said territory and area, and such consent is on file with the City of Donald, that the real premises measuring 41,822 square feet \pm , specifically described in Exhibit A legal description and shown on Exhibit B map is hereby annexed to the city of Donald.

Section 3. The City Council does hereby amend the City of Donald Comprehensive Plan Land Use Designation Map to redesignate the western 1.11-acre \pm portion of the premises identified as "Parcel 1" from split designation of R – Residential and I – Industrial, to entirely I – Industrial.

Section 4. The City Council does hereby amend the City of Donald Comprehensive Plan Land Use Designation Map to redesignate the eastern 0.96-acre \pm portion of the premises identified as "Parcel 2" from split designation of R – Residential and I – Industrial, to entirely R - Residential.

Section 5. The City Council does hereby amend the City of Donald Zone Map to rezone the western 1.11-acre \pm portion of the premises identified as "Parcel 1" from split zoned City of Donald I – Industrial Zone and Marion County UT-20 Urban Transition 20 Acre Zone, to entirely City of Donald I-Industrial Zone.

Section 6. The City Council does hereby amend the City of Donald Zone Map to apply a Limited Use Overlay (LUO) Zone to the western 1.11-acre \pm portion of the premises identified as "Parcel 1," consistent with the Donald Development Ordinance (DDO) 2.120. The purpose of the LUO is to support compatibility with surrounding land uses, as well as to ensure that future development can be served by the City of Donald infrastructure system capacity. Future development on Parcel 1 shall be subject to the Site Development Review procedures, including provisions for the screening of outdoor storage areas and parking lot abutting residential uses. From the list of permitted uses included in DDO 2.106 Industrial Zone, the following uses may be permitted in the LUO only when wastewater utility use does not exceed one equivalent dwelling unit (EDU): Warehouse indoor storage, including mini-warehouse; Outdoor storage; Special trade contracting facilities; Other indoor product assembly or manufacturing.

Section 7. Consistent with DDO 2.120.03 Limited Use Overlay Procedures, the City Council does hereby find the following. The Limited Use Overlay Zone is applied at the time the underlying zone is being changed from split zoned to I-Industrial. No zone has a list of permitted uses where all uses would be appropriate. The proposed Limited Use Overlay applied to the I-Industrial Zone is the best suited to accommodate the desired uses. It is necessary to limit the uses permitted in the proposed LUO Zone due to compatibility with abutting land uses, and to ensure ability to serve future development with municipal services. The maximum number of acceptable uses in the LUO Zone have been identified and will be permitted.

Section 8. The City Council does hereby amend the City of Donald Zone Map to rezone the eastern 0.96-acre \pm portion of the premises identified as "Parcel 2" from split zoned City of Donald I – Industrial Zone and Marion County UT-20 Urban Transition 20 Acre Zone, to entirely R7 – Single Family Residential Zone.

Section 9. The first reading of this Ordinance was conducted on July 8, 2025. The second reading of this Ordinance was conducted on August 12, 2025 and was passed and adopted by the City Council on August 12, 2025 as follows:

6 AYES
0 NAYS
0 ABSTENTIONS

Section 10. This Ordinance shall be effective on the thirtieth day after the date of enactment below, as per City Charter, Chapter VIII, Section 36.

SIGNED and DATED this 12th day of August, 2025.


Jan Olsen, City Council President

ATTEST


Eric Underwood, City Manager

PASSED by the City Council: August 12, 2025

SIGNED by the City Council President: August 12, 2025

EFFECTIVE: September 11, 2025

**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062

P: (503) 563-6151

F: (503) 563-6152

AKS Job #11089

EXHIBIT A

Annexation

A tract of land located in the Southwest One-Quarter of Section 17, Township 4 South, Range 1 West, Willamette Meridian, Marion County, Oregon, and being more particularly described as follows:

Commencing at the northeasterly corner of Parcel 2 of Partition Plat No. 2019-015, Marion County Book of Partition Plats, also being on the westerly right-of-way line of Matthieu Street NE (25.00 feet from centerline); thence along said westerly right-of-way line, North $17^{\circ}06'50''$ East 25.00 feet to the City of Donald city limits line; thence along said city limits line, South $69^{\circ}41'15''$ East 35.05 feet to the easterly right-of-way line of Matthieu Street NE (10.00 feet from centerline), and the Point of Beginning; thence continuing along said city limits line, South $69^{\circ}41'15''$ East 452.90 feet to easterly line of Instrument Number 2019-2382, Marion County Deed Records; thence leaving said city limits line along said easterly line, South $17^{\circ}23'40''$ West 80.25 feet to the southeasterly corner of said Deed; thence along the southerly line of said Deed, North $72^{\circ}47'39''$ West 451.80 feet to the easterly right-of-way line of said Matthieu Street NE; thence along said easterly right-of-way line, North $17^{\circ}06'50''$ East 104.79 feet to the Point of Beginning.

The above described tract of land contains 41,822 square feet, more or less.

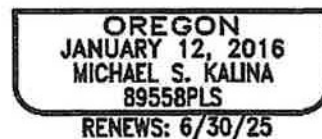
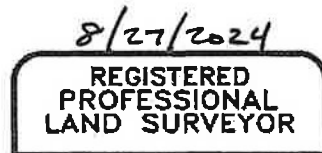


EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
MARION COUNTY, OREGON

INSTR. NO. 2015-37592

INSTR. NO. 2019-2382

POINT OF BEGINNING

S69°41'15"E 35.05'

N17°06'50"E 25.00'

POINT OF
COMMENCEMENT
NE COR PARCEL 2

S69°41'15"E 452.90'

AREA=41,822 SF±

N72°47'39"W 451.80'

S17°23'40"W
80.25'

PARCEL 2
PP NO. 2019-015

MATTHIEU STREET NE

INSTR. NO. 2018-30926

8/27/2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina

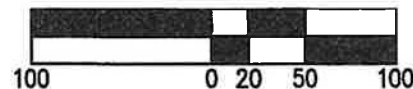
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWES: 6/30/25

LEGEND

CITY OF DONALD CITY LIMITS LINE

SCALE: 1"=100 FEET



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



ANNEXATION

TL041W17C 00800

DRWN: WCB CHKD: MSK

AKS JOB:
11089

EXHIBIT
B

DWG: 11089 20240717 EXB | EXB1