

Tri-County Regional Planning Commission



50 Years of Service
1956 - 2006

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MEMORANDUM

To: USD/USB Committee members
From: Michelle L. Reardon, LPE
Date: 5 October 2006
Re: Agenda Items

Definitions and Clarifications

Delhi Charter Township: Public Infrastructure Boundary

“This growth mechanism is designed to limit growth in areas designated for open space and agricultural preservation. Essentially this is a boundary that indicates a limit for public infrastructure. Any development that is constructed on the agricultural side of the boundary will be responsible for installing wells and septic fields, which are compatible with the Ingham County standards.”

Delhi Charter Township – Comprehensive Plan (Adopted 2002, Amended 2005)

“The urban service areas are ‘more flexible in expansion because they are drawn mostly consistent with the economics of planned public facilities...whereas, urban growth boundaries have many more policy objectives in addition to providing efficient services.’”

Excerpt from *Urban Growth Boundaries: A Policy Brief for the Michigan Legislature*, URP MSU

There is a clear distinction between an “*Urban Service District*” (USD) and an “*Urban Service Boundary*” (USB).

The USD is the service area of a given infrastructure; for example, the 3 mile radius surrounding a fire station. This district can be altered depending on need and capacity.

The USB is a pre-determined area/boundary where publicly funded infrastructure and services exist, or are planned to exist, at a level to support urban density development.

The UGB is often a highly restricted boundary beyond which no urban infrastructure will be allowed through either public or private funding.

The differences:

- A USB allows a variety of uses outside of the district as long as no **public** services (sewer, water) are required to maintain the development (i.e. large lot residential or privately funded infrastructure).
- A UGB restricts all uses outside of the district to allow **ONLY** agriculture, forested land, and/or open space. The restricted use of the land is reinforced through large (40+ acre) minimum parcel.

The following is a quick capture of the difference between *urban* and *rural* services:

Urban Services- Infrastructure that supports high density development (i.e. public water and sewer, quicker emergency response due to density concerns).

Rural Services- Policy and incentive to preserve agricultural industry and open space (i.e. large minimum parcel size, Purchase/Transfer of Development Rights programs).

Sources: Washtenaw County Planning & Environment White Paper, *Urban Services Districts*