

RESOLUTION NO. 81

A RESOLUTION TO ADOPT A JOINT INTERIM REGIONAL DEVELOPMENT POLICY.

BE IT RESOLVED AND DECLARED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE:

WHEREAS, a new Regional Comprehensive Plan is currently being developed by CRAG which is to be adopted by July, 1976; and

WHEREAS, it is necessary to provide direction to new development currently occurring within the CRAG region in order that the new Plan is not rendered obsolete prior to its completion; and

WHEREAS, Broad goals and policies adopted by the CRAG Executive Board on May 18, 1973, state that "during the interim period required to determine the region's 'optimum' level of population and development...all decisions relating to growth and development will be made with the basic aim of KEEPING OUR OPTIONS OPEN...and, if need be, (we will) attempt to discourage activities now carried on which have the effect of limiting our options..."; and

WHEREAS, cities and counties acting through the General Assembly of CRAG on April 19, 1973, approved in principle establishing an Interim Development Policy;

NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of Troutdale hereby adopts the Guidelines, Requirements and Procedures of the Interim Development Policy attached herewith, and recommends their adoption and implementation by all cities and counties in the CRAG Region.

Adopted by the Common Council of the City of Troutdale this 23rd day of April, 1974.

YEAS: 6


NAYS: 0

Signed by the Mayor this 23rd day of April, 1974.



Mayor

ATTEST:



Recorder

Resolution No. 81

ATTACHMENT
TO
RESOLUTION
NO. 81.

INTERIM REGIONAL DEVELOPMENT POLICY



Columbia Region Association of Governments



COLUMBIA REGION ASSOCIATION of GOVERNMENTS

6400 S. W. CANYON COURT

PORTLAND, OREGON 97221

(503) 297-3726

A forum of cities and counties, centering on the Portland-Vancouver metropolitan area, established for the purpose of studying and discussing problems of mutual concern and recommending policies and action with a focus on comprehensive planning for the region.

CLACKAMAS COUNTY

Canby
Gladstone
Happy Valley
Lake Oswego
Milwaukie
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Represents Cities of Clackamas
County

Frank Corsiglia

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Represents Cities of Columbia
County

Warren Powell

Mayor of Wood Village
Represents Cities of
Multnomah County

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Mayor of Vancouver
Represents Cities of Clark
County

Preparation of this report was aided by Federal grants under the Urban Planning Assistance Program as authorized by Section 701 of the Housing Act of 1954, as amended. (Project Oregon CPA 1012)

A JOINT RESOLUTION TO ADOPT AN
INTERIM REGIONAL DEVELOPMENT POLICY

Proposed by the Executive Board for Adoption
by the General Assembly and all
Cities and Counties in the CRAG Region

WHEREAS, a new Regional Comprehensive Plan is currently being developed by CRAG which is to be adopted by July, 1976; and

WHEREAS, it is necessary to provide direction to new development currently occurring within the CRAG region in order that the new Plan is not rendered obsolete prior to its completion; and

WHEREAS, broad goals and policies adopted by the CRAG Executive Board on May 18, 1973, state that "during the interim period required to determine the region's 'optimum' level of population and development...all decisions relating to growth and development will be made with the basic aim of KEEPING OUR OPTIONS OPEN...and, if need be, (we will) attempt to discourage activities now carried on which have the effect of limiting our options..."; and

WHEREAS, cities and counties acting through the General Assembly of CRAG on April 19, 1973, approved in principle establishing an Interim Development Policy;

NOW THEREFORE, BE IT RESOLVED that the General Assembly of the Columbia Region Association of Governments hereby adopts the Guidelines, Requirements and Procedures of the Interim Development Policy attached herewith, and recommends their adoption and implementation by all cities and counties in the CRAG Region.

INTERIM REGIONAL DEVELOPMENT POLICY

Adopted by the Executive Board
December 21, 1973

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I. INTRODUCTION AND INTENT

CRAG is engaged in the preparation of a regional land use plan supported by appropriate transportation, sewerage, water, solid waste, and park and open space systems. Adoption of the total Regional Comprehensive Plan is scheduled for the middle of 1976. If the present rate of development of the metropolitan area continues during the period that this planning effort is under way, as is likely, it could foreclose many land use options currently being debated and render much of the complete plan obsolete.

For example, during 1971 building permits were used for 5,800 new housing units in the unurbanized portion of the CRAG planning area. They account for 35% of all new housing units in the CRAG area. At this rate, 17,400 new housing units would be added in the unurbanized area over a three year period (or about 50,460 people assuming 2.9 people per housing unit).

If this development in the unurbanized were to occur at a gross density of 2,400 people per square mile (comparable to the urbanized area excluding the City of Portland), it effectively would commit approximately 20 square miles of additional land to urbanization. This compares with an urbanized area total of 267 square miles in 1970.

On the other hand, if this development were to occur as much as possible within areas already committed to urbanization, filling in bypassed tracts and thereby raising gross densities, most options for long-range planning would still be left open. This would also be economically beneficial since the public facilities already constructed would be used to their fullest extent. This is the approach being emphasized by the Interim Development Policy.

The extreme response to this interim land use problem, and the one which would achieve the goal of keeping all future options open, would be to declare a moratorium on all new development pending completion of the Regional Comprehensive Plan. Clearly, this solution would create severe hardships and is not acceptable. There is no question that development must be allowed to continue, while work on the Regional Comprehensive Plan proceeds. However, the effort to minimize the negative impacts of that continued development while supporting the work already completed as a part of the Planning Program is also needed and is the essence of the proposed Interim Development Policy. Therefore, a modified response is being suggested to implement the objective outlined on page 3 of this report.

As a matter of caution, it is recognized that it might be more difficult to obtain land for new arterial street improvements or for school sites, parks and other public facilities, as well as encountering some adverse impacts on housing costs. For these

reasons, constant monitoring of the Policy and its effects will be required together with an annual review procedure.

On April 19, 1973, the CRAG General Assembly, on the recommendation of the Executive Board, unanimously adopted the following "interim objective":

"Encourage development on the vacant lands lying within the already developed areas where services are available, thus eliminating the proliferation of public services into undeveloped areas and thereby lessening the degree of urban sprawl and encouraging better utilization and a higher economic return on existing facilities".

It should be recognized that the interim objective and subsequent implementation of this program and the assumed results clearly relate to the assumptions, goals and policies recently adopted by the Executive Board (see PLANNING IN THE CRAG REGION: AN APPRAISAL AND NEW DIRECTION and PLANNING IN CRAG REGION: THE SECOND STEP).

II. GUIDELINES FOR
ESTABLISHING PRIORITY AREA BOUNDARIES

PRIORITY DEVELOPMENT AREA 1

- A. Areas where hookups to public sewers are available without further construction of interceptors or trunk lines (exceeding 8" in diameter) or force mains.
- B. Areas where construction of interceptor or trunk lines are funded (funds have been appropriated) or assessments levied, thus permitting hookups to public sewers prior to July, 1976.

PRIORITY DEVELOPMENT AREA 2

- A. Areas that are unsewered but already predominantly occupied by industrial, commercial or residential uses, or where gross population densities generally exceed 1000 persons per square mile.
- B. Other unsewered areas substantially surrounded by lands already urbanized.
- C. Areas within the corporate limits of a city.

PRIORITY DEVELOPMENT AREA 3

- A. Areas not significantly urbanized, but are contained within a water district or association and are contiguous to the corporate limits of a city and public sewer hookups could be made without constructing new interceptors, trunk lines (exceeding 8" in diameter) or force mains.
- B. Areas not significantly urbanized, but located in a water district or association and sewer interceptors or trunk lines (which will eventually permit public sewer hookups) are designed and programmed, with construction to begin prior to July, 1976.

PRIORITY DEVELOPMENT AREA 4

- A. Areas in which hookups to public sewer systems are not available but area is located in a water district or association, and land use zoning permits industrial or commercial structures and/or uses, or residential structures on lots less than one (1) acre.

PRIORITY DEVELOPMENT AREA 5

- A. Areas not located in a water district or association, and hookups to public sewer systems are not available but land use zoning permits industrial or commercial structures or uses or residential structures on lots less than one (1) acre.

PRIORITY DEVELOPMENT AREA 6

- A. All remaining areas not included in Priority Areas 1 through 5.

III. DEVELOPMENT
REQUIREMENTS FOR PRIORITY AREAS

PRIORITY DEVELOPMENT AREA 1

- A. Current requirements for development apply. All federal, state and local standards must be complied with.

PRIORITY DEVELOPMENT AREA 2

- A. Current requirements for development apply. All federal, state and local standards must be complied with.
- B. The extension of sewer and water systems will be allowed.
- C. Formation of or changes in jurisdictional boundaries may be allowed.

PRIORITY DEVELOPMENT AREA 3

- A. Current requirements for development apply. All federal, state and local standards must be complied with.
- B. The extension of sewer and water systems will be allowed only to the extent that findings of fact according to standards set by CRAG show that such extensions are needed to alleviate health problems or other emergencies and that additional development will not be allowed, except as provided under (D) below.
- C. Formation of or changes in jurisdictional boundaries may be allowed only to the extent that findings of fact according to standards set by CRAG show such actions support the intent of the Interim Development Policy and adopted Regional Goals and Policies set forth in PLANNING IN THE CRAG REGION: AN APPRAISAL AND NEW DIRECTION or are needed to alleviate health problems or other emergencies.
- D. New subdivision plats with more than 10 lots subdivided within one (1) year or any industrial or commercial development may be approved by the local jurisdiction only if accompanied by an Impact Analysis which documents or substantiates the following:
- the proposed project does not conflict with the intent of the Interim Development Policy or the new goals and objectives.
 - positive and negative environmental and economic impacts are determined.
 - existing services in other areas will not be adversely impacted nor a burden placed on the residents already serviced by the system.

--the land is best suited for this proposal as opposed to other lands within higher priority development areas.

- E. Local jurisdictions shall find that these criteria have been met prior to issuing permits.
- F. Where zone changes, preliminary subdivisions, or planned unit developments have been approved by a city or county prior to the adoption of this Interim Development Policy, and where the appropriate agency has stated in writing to the city or county that sewer and water service can be provided, the development will be permitted.

PRIORITY DEVELOPMENT AREA 4

- A. Current requirements for development apply. All federal, state and local standards must be complied with.
- B. The extension of sewer and water systems will be allowed only to the extent that findings of fact according to standards set by CRAG show that such extensions are needed to alleviate health problems or other emergencies and that additional development will not occur.
- C. Formation of or changes in jurisdictional boundaries may be allowed only to the extent that findings of fact according to standards set by CRAG show such actions support the intent of the Interim Development Policy and adopted Regional Goals and Policies set forth in PLANNING IN THE CRAG REGION: AN APPRAISAL AND NEW DIRECTION or are needed to alleviate health problems or other emergencies.
- D. No new subdivision plats will be approved, but partitioning of two (2) or three (3) lots per year will be allowed.
- E. Except for lots of record on the dates that these requirements are enacted, building permits for new structures will be issued only on tracts or lots of five (5) acres or more. Evidence that sewage disposal methods have been approved by the appropriate agency or jurisdiction must accompany building permit applications.
- F. Development must be served by a water supply system approved by the appropriate federal, state, city or county agencies.
- G. Applications for conditional uses or community service use proposals may be approved only if accompanied by an Impact Analysis which documents or substantiates the following:
 - a public need for the service facility exists.
 - positive and negative environmental and economic impacts are detailed.
 - the proposed project does not conflict with the intent of the Interim Development Policy.
 - the land is best suited for this proposal as opposed to other lands within higher Priority Development Areas.

- H. Where zone changes, preliminary subdivisions, or planned unit developments have been approved by a city or county prior to the adoption of this Interim Development Policy, and where the appropriate agency has stated in writing to the city or county that sewer and water service can be provided, the development will be permitted.

PRIORITY DEVELOPMENT AREA 5

- A. Current requirements for development apply. All federal, state and local standards must be complied with.
- B. No new subdivision plats will be approved, but partitioning of two (2) or three (3) lots per year will be allowed.
- C. No annexations, incorporations, utility extensions will be approved prior to July, 1976, unless such actions are substantiated with a finding of fact according to standards set by CRAG that it is needed to alleviate a health problem.
- D. Except for lots of record on the date these requirements are enacted, building permits for new structures will be issued only on tracts of twenty (20) acres or more.
- E. Evidence that sewage disposal methods have been approved by the appropriate agency or jurisdiction must accompany building permit application.
- F. Development must be served by a water supply system approved by appropriate federal, state, city or county agencies.
- G. Applications for conditional uses or community service use proposals may be approved only if accompanied by an Impact Analysis which documents or substantiates the following:
- a public need for the service facility exists.
 - positive and negative environmental and economic impacts are detailed.
 - the proposed project does not conflict with the intent of the Interim Development Policy.
 - the land is best suited for this proposal as opposed to other lands within higher Priority Development Areas.
- H. Where zone changes, preliminary subdivisions, or planned unit developments have been approved by a city or county prior to the adoption of this Interim Development Policy, and where the appropriate agency has stated in writing to the city or county that sewer and water service can be provided, the development will be permitted.

- I. The above requirements may be replaced by those set forth in J, K, and L below, if any city or county demonstrates to the CRAG Executive Board that the following processes have been completed and implementation methods adopted and that plans and ordinances so adopted are consistent with regional planning goals, policies and standards set by CRAG:
- analysis of the resource base that interrelates topography, geology, soil erosion characteristics, foundation characteristics, hydrographic features, precipitation, soil drainage, flood hazards, ground water, ground water yield, watersheds, soil fertility, vegetation, and fish and wildlife habitat.
 - identification of the prime agricultural lands, major timber stands, watershed areas, flood plains and fragile land forms.
 - survey of existing land use and parcelization.
 - adoption of a plan that includes policy statements relative to an urban-rural form; design criteria for community development; the programming or staging of development.
 - adoption of conservation zoning that preserved the prime agricultural land (pursuant to SB101) timber stands, watersheds, and restricts development in flood plain areas.
 - adoption of rural residential zoning on accordance with the land capabilities identified in the natural resource analysis and which is not located on prime agricultural lands, forested areas or sensitive land forms.
- J. Priority Development Area 6-RR (Rural Residential). Intended expressly to provide areas where persons may establish a rural residence on a parcel of land which may be adjacent to, on, or near lands being used primarily for food, fiber or forest production with specific provision that residents on these rural residential tracts will be subject to the normal and accepted farming and forestry practices in the locality.
- Requirements: Current requirements for development apply. All federal, state and local standards must be complied with.
- K. Priority Development Area 6-FR (Forest Resource). Intended to be applied to prime timber lands as well as associated scenic or recreation lands, wildlife habitat or other fragile land forms.
- Requirements: Current requirements for development apply. All federal, state and local standards must be complied with.
- L. Priority Development 6-AR (Agricultural Resource). Intended to be applied to prime agricultural lands, defined as predominantly Class I or Class II lands, and Class III on the valley floor (i.e., below 350 feet elevation) where utilization of the land for farming will have a reasonable chance of financial success.
- Requirements: Current requirements for development apply. All federal, state and local standards must be complied with.

PRIORITY DEVELOPMENT AREA 6

- A. Current requirements for development apply. All federal, state and local standards must be complied with.
- B. Except for lots of record on the date these requirements are enacted, building permits for new structures will be issued only on tracts of 38 acres or more.
- C. A moratorium will be placed on all zone changes, new subdivision plats, service extensions, land partitioning, new service road construction by city or county agencies which tend to increase population density or land use intensity prior to July, 1976.
- D. Applications for conditional uses or community service use proposals may be approved only if accompanied by an Impact Analysis which documents or substantiates the following:
- a public need for the service facility exists.
 - positive and negative environmental and economic impacts are detailed.
 - the proposed project does not conflict with the intent of the Interim Development Policy.
 - the land is best suited for this proposal as opposed to other lands within higher Priority Development Areas.
- E. Where zone changes, preliminary subdivisions, or planned unit developments have been approved by a city or county prior to the adoption of this Interim Development Policy and where the appropriate agency has stated in writing to the city or county that sewer and water service can be provided, the development will be permitted.
- F. The above requirements may be replaced by those set forth in G, H, and I below, if any city or county demonstrates to the CRAG Executive Board that the following processes have been completed and implementation methods adopted, and that plans and ordinances so adopted are consistent with regional planning goals, policies and standards set by CRAG:
- analysis of the resource base that interrelates topography, geology, soil erosion characteristics, foundation characteristics, hydrographic features, precipitation, soil drainage, flood hazards, ground water, ground water yield, watersheds, soil fertility, vegetation and fish and wildlife habitat.
 - identification of the prime agricultural lands, major timber stands, watershed areas, flood plains and fragile land forms.
 - survey of existing land use and parcelization.
 - adoption of a plan that includes policy statements relative to an urban-rural form; design criteria for community development; the programming or staging of development.

--adoption of conservation zoning that preserves the prime agricultural land (pursuant to SB101), timber stands, watersheds, and restricts development in flood plain areas.

--adoption of rural residential zoning in accordance with the land capabilities identified in the natural resource analysis and which is not located on prime agricultural lands, forested areas or sensitive land forms.

- G. Priority Development Area 6RR (Rural Residential). Intended expressly to provide areas where persons may establish a rural residence on a parcel of land which may be adjacent to, on, or near lands being used primarily for food, fiber or forest production with specific provision that residents on these rural residential tracts will be subject to the normal and accepted farming and forestry practices in the locality.

Requirements: Current requirements for development apply. All federal, state and local standards must be complied with.

- H. Priority Development Area 6FR (Forest Resource). Intended to be applied to prime timber lands as well as associated scenic or recreation lands, wildlife habitat or other fragile land forms.

Requirements: Current requirements for development apply. All federal, state, and local standards must be complied with.

- I. Priority Development Area 6AR (Agricultural Resource). Intended to be applied to prime agricultural lands, defined as predominantly Class I or Class II lands, and Class III on the valley floor i.e., below 350 feet elevation where utilization of the land for farming will have a reasonable chance of financial success.

Requirements: Current requirements for development apply. All federal, state and local standards must be complied with.

IV. PROCEDURES FOR IMPLEMENTING AND AMENDING
THE INTERIM DEVELOPMENT POLICY

IMPLEMENTATION

1. Adoption of the Interim Development Policy by the General Assembly.
2. Each city and county within the CRAG region is requested to prepare and adopt an ordinance or resolution with necessary maps, pursuant to the specific charter or statutory authority of each jurisdiction, setting forth interim regulations to carry out the intent of the Interim Development Policy (to assist the cities and counties in the preparation of an ordinance or resolution, CRAG will submit samples along with maps outlining the proposed priority areas).
3. Cities and counties will be requested by the Executive Board to submit the adopted ordinance or resolution and mapped Priority Areas consistent with their final recommendation.

REVIEW AND AMENDMENTS

1. Each year from the date of adoption of the Joint Resolution by the General Assembly, the CRAG staff shall submit to the General Assembly an Annual Review of the Policy's effects with respect to:
 - instances of severe hardship
 - instances where the Intent of the Policy is not being achieved.
2. Upon recommendation of the Executive Board, the General Assembly may revise the Policies, Guidelines, Requirements or the mapping of Development Priority Areas based on the findings of the Annual Review.
3. Upon request of local jurisdictions, the CRAG Executive Board may review and revise the Policies, Guidelines or the mapping of Development Priority Areas. Such amendments must be accompanied by justification acceptable to the Executive Board.
4. Provided prior notification is submitted to the CRAG Executive Board, any city or county may lower the priority ranking of areas within its respective jurisdiction.

AMENDMENT PROCEDURES

1. Procedures to amend guidelines, requirements or maps may be included in the adopted ordinance consistent with each jurisdiction's legal procedural requirements. Recommended policy would be that such amendments be made only in conjunction with CRAG review procedures.

MORE RESTRICTIVE REQUIREMENTS

1. The ordinance text might properly include language indicating that the Interim Development Policy in no way prevents a city or county from enforcing more restrictive requirements.

V. AN EXAMPLE OF AN ORDINANCE FOR
ADOPTION BY LOCAL GOVERNMENTS FOR ADMINISTRATION
OF THE INTERIM REGIONAL DEVELOPMENT POLICY

ADMINISTRATIVE RULES FOR REGULATING THE USE OF LAND AND STRUCTURES
IN _____ (name of city or county) _____ UNTIL COMPLETION OF THE
CRAG REGIONAL COMPREHENSIVE PLAN OR UNTIL JULY 1, 1976, WHICHEVER
COMES FIRST, AND ESTABLISHING PRIORITY AREAS FOR THAT PURPOSE.

Pursuant to (site appropriate state statutes or charter authority)
and the Joint Resolution of the General Assembly of the Columbia
Region Association of Governments adopted on _____
the (city or county) does ordain as follows:

Section 1. Short Title. These rules shall be known as the
the "Interim Regional Development Policy Administrative Rules"
of (name of city or county).

Section 2. Purposes. The purposes of these rules are: to
encourage development on vacant lands lying within the already
developed areas where urban services are available; to eliminate
the proliferation of public services into undeveloped areas and
thereby lessen the degree of urban "sprawl" and encourage better
utilization and a higher economic return on existing facilities;
to preserve the available options in community development patterns
until a regional comprehensive plan is adopted; and in general
to promote public health, safety, and general welfare.

Section 3. Definitions.^{*} As used in these rules the following
words and phrases, unless the context otherwise requires, shall
mean:

- 1) Building: A structure built for the support,
shelter or enclosure of persons, animals,
chattels, or property of any kind.
- 2) CRAG: Columbia Region Association of Governments
- 3) Development: The clearing or use of land and/or
the building of structures upon the land.

* Note: Definitions listed here may differ from those currently
in use by various jurisdictions. They should be checked
for consistency before adoption.

- 4) Emergency: Any occurrence formally declared by a unit of government to be a threat to the health, safety and general welfare to the public within its jurisdiction, and confirmed thereto by procedures set out in these rules.
- 5) Lot: A parcel or tract of land which is occupied or may be occupied by a structure together with the yards and other open spaces required by city or county ordinance.
- 6) Lot area: The total horizontal area within the lot lines of a lot.
- 7) Lot line: The property line bounding a lot.
- 8) Public: Owned by a unit of government with administrative powers granted under the laws of the State.
- 9) Sewer, sewer system or sewerage: Pipelines or conduits, pumping stations and force mains, and all other structures, devices, appurtenances and facilities used for collecting or conducting wastes to an ultimate point for treatment or disposal.
- 10) Structure: That which is built or constructed. An edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and which requires location on the ground or which is attached to something having a location on the ground.
- 11) Use: The purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.
- 12) Water supply: A source of water and distribution system which supplies water for drinking, culinary or household uses and where such water is available for consumption by the general public.
- 13) Reserved

Section 4. Compliance with Rules. A lot may be used and a structure or part of a structure constructed, reconstructed, or altered only as these rules permit.

Section 5. Classification of Zones. For the purpose of these rules the (name of city or county) is divided into zones designated as follows:

| <u>PRIORITY AREAS</u> | <u>ABBREVIATED DESIGNATION</u> |
|-----------------------------------------------|--------------------------------|
| First or highest priority development area | 1 |
| Second priority development area | 2 |
| Third priority development area | 3 |
| Fourth priority development area | 4 |
| Fifth priority development area | 5 |
| Sixth or lowest priority development area | 6 |

Section 6. Location of Priority Areas. The boundaries of the priority Areas listed in these rules are indicated on the Development Priority Area Map dated _____ which is hereby adopted by reference. The boundaries shall be modified in accordance with map amendments which shall be adopted by reference.

Section 7. Priority Area Maps. A map or map amendment adopted by Section 6 of these rules or by an amendment to the section shall be prepared by authority of the (name of city or county). The map or map amendment shall be dated with the date of its review by the CRAG Executive Board and the effective date of the measure that adopts the map or map amendment. A certified print of the adopted map or map amendment shall be maintained without change in (city hall or court house) and the CRAG office as long as these rules remain in effect.

Section 8. First Priority Development Area 1. (insert requirements consistent with adopted policy requirements.)

Section 9. Second Priority Development Area 2. (insert requirements consistent with adopted policy requirements.)

Section 10. Third Priority Development Area 3. (insert requirements consistent with adopted policy requirements.)

Section 11. Fourth Priority Development Area 4. (insert requirements consistent with adopted policy requirements.)

Section 12. Fifth Priority Development Area 5. (insert requirements consistent with adopted policy requirements.)

Section 13. Sixth Priority Development Area 6. (insert requirements consistent with adopted policy requirements.)

Section 14. Priority Area Boundaries. Unless otherwise specified boundaries are lot lines or the center line of streets, alleys, railroad right-of-way, or such lines extended. Where a boundary divides a land parcel under a single ownership into two areas, then the entire parcel shall be deemed to be in the less restrictive area by the adjustment of the boundaries, provided the boundary adjustment is a distance of less than _____ feet. If the adjustment involves a distance of more than _____ feet, the procedure for adjustment shall be subject to review of the CRAG Executive Board.

Section 15. Completion of Building. Nothing contained in these rules shall require any change in the plans, construction, alteration, or designated use of a building for which a building permit has been issued and construction work has commenced prior to the adoption of these rules.

Section 16. Exception for Lots of Record. If a lot or contiguous lots held in a single ownership, as recorded in the office of the county clerk at the time of the adoption of these Rules, has an area less than the minimum requirements of the Priority Area in which the property is located, the holdings may be occupied by a use that would otherwise be allowed under the Requirements of the Priority Area.

Section 17. Impact Analysis Review. Where an Impact Analysis is required under these Rules, at least _____ copies of the Impact Analysis shall be submitted by the applicant _____ days prior to the issuance of a building permit. At least _____ copies shall be submitted to the CRAG staff for review and approval.

Section 18. Interpretation. The provisions of these rules shall be held to be the minimum requirements fulfilling their objectives. Where the conditions imposed by any provision of these rules are less restrictive than comparable conditions imposed by any other provisions of these rules or of any other rules, resolutions or regulations, the provisions which are more restrictive shall govern.

Section 19. Severability. The provisions of these rules are hereby declared to be severable. If any section, sentence, clause, or phrase of these rules is adjudged by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.