

STATUS REPORT: IMMEDIATE GROWTH AREAS,
FUTURE URBANIZABLE AREAS,
SERVICE AREAS

In recent months there has been a great deal of activity by LCDC, CRAG, and member jurisdictions regarding immediate growth areas, future urbanizable areas and service areas. An explanation and chronology of these events are outlined in this report.

LCDC Interlocutory Order #77-004

In December 1977, the Land Conservation and Development Commission issued Interlocutory Order No. 77-004. This Order found that the CRAG Urban Growth Boundary for the Portland metropolitan area had not yet been justified as required by Statewide Goal #14 (Urbanization). The consequence of this Order was that unincorporated land within the Urban Growth Boundary could no longer be considered to be insulated from Goal #3 (Agricultural Lands) considerations. Thus, all applications for development activities (plan changes, zone changes, etc.) in unincorporated areas were required to address Goal #3 considerations.

In the same Order, the Commission pointed out that CRAG had the option of adopting Immediate Growth Areas. These Immediate Growth Areas were to be based on the following four criteria:

1. Incorporated lands
2. a. Physically developed urban lands
b. Vacant lands in urban areas
c. Lands already under a Goal #3 exception
d. Lands where a "vested right" can be shown
3. Sewered areas
4. Where a short term (1985) need can be shown

Adoption of Immediate Growth Areas has the effect of exempting such areas from Goal #3 considerations.

Interim Immediate Growth Boundaries

CRAG Board Resolution BD 780106 adopted at the January Board meeting encouraged member jurisdictions to define Interim Immediate Growth Areas pursuant to the LCDC Interlocutory Order. The intent of these Interim Immediate Growth Areas is to insulate these lands from Goal #3 (Agricultural Lands) considerations until the justification of the CRAG Urban Growth Boundary can be completed.

At the January meeting, the Board also approved a staff recommendation that findings to justify the full Urban Growth Boundary be completed within a year, i.e., by February 1979.

In February, Clackamas County and many other jurisdictions submitted Interim Immediate Growth Boundary proposals to the CRAG Board. These were approved by the CRAG Board on February 23, 1978 and forwarded to LCDC. LCDC reviewed the boundaries on February 24 and approved them on March 10.

When the Urban Growth Boundary justification is completed, these Interim Immediate Growth Areas will be subject to amendment in relation to the location of the Growth Boundary.

Future Urbanizable Areas

According to CRAG Board Resolution BD 780106 adopted January 26, 1978, CRAG shall propose policies for future urbanizable areas. The staff proposal shall include policies concerning uses in future urbanizable areas and regional criteria for conversion of future urbanizable land to Immediate Growth Areas. Future urbanizable policies and conversion criteria will be considered by the Board on March 23, 1978 and adopted in conjunction with findings for the Urban Growth Boundary.

Service Areas

The CRAG Board determined at its February meeting that jurisdictions should proceed with their presently scheduled local planning programs to complete work related to the delineation of service areas. This approach is intended to provide greater local and regional flexibility in deciding the respective responsibilities and timing for the work. It would permit some service areas to be designated within local comprehensive plans, whereas others will be determined as part of Elements of the Regional Plan.

The Board suggested the task forces should individually decide whether and how they might support these local and regional efforts.

APPROVED MINUTES

REGULAR PLANNING COMMISSION
MEETING
March 21, 1978

The meeting was called to order at 7:30 P. M. by Chairman Yerka. Other members present were Al Swenson, Lloyd McFall, Paul Clayton and Marsha Taylor. Several interested persons were also present.

APPROVAL OF MINUTES

Al Swenson moved and Lloyd McFall seconded approval of the minutes of the meeting of February 21 and was unanimously approved.

JEFF GIBBS - CRAG

Mr. Gibbs gave an update on CRAG activity regarding urbanization and interim Immediate Growth Boundaries and how it related to the county and the city. He answered questions regarding growth projections and said that annexations would be based on need and services available. CRAG is recommending that Meinecke Rd. be annexed but not the proposed industrial area.

EXTENSION OF CONDITIONAL USE PERMIT

A letter was read from Duane Thompson asking for an extension of their conditional use permit for Mobile Home Park, Sherwood acres due to the lack of sewer permits. Al Swenson moved and Lloyd McFall seconded a motion to extend the conditional use because of the lack of sewer permits. The motion passed unanimously.

NORTHLAND HOMES CONDITIONAL USE

There was no one present representing the applicant. Marsha Taylor moved to indefinitely postpone action on this request based on the fact that the commission has had no input from the applicant for the second time. Paul Clayton seconded and the motion passed unanimously.

SLOPE EASEMENTS FOR NORTH SHERWOOD BLVD.

Property owners on North Sherwood Blvd. had signed slope easements so that the road work may be started from Six Corners into Third Avenue. With the commission approving, the chairman signed each of these easements.

COMPREHENSIVE PLAN

Todd Dugdale, City Planner, gave an update on work being done by the Land Use Committee and announced that there would be a Planning Commission Transportation Workshop on Tuesday, March 28.

APRIL MEETINGS

April 4 Workshop meeting
April 18 Regular Business meeting

Gertie
Gertie Hannemann, Secretary