

COLUMBIA REGION ASSOCIATION OF GOVERNMENTS

BOARD OF DIRECTORS

Minutes of October 26, 1978

Members in Attendance

Chairman Corky Kirkpatrick
Vice Chairman James Larkins
Mayor Neil Goldschmidt
Comm. Barbara Roberts
Coun. Paula Bentley
Comm. Ralph Groener
Comm. William Bloom
Mr. Lloyd Anderson
Comm. Connie Kearney
Coun. Rose Besserman
Mr. Robert Burco

Staff in Attendance

Mr. Denton U. Kent
Mr. Andrew Jordan
Ms. Judy Bieberle
Mr. William Ockert
Mr. Terry Waldele
Mr. James Sitzman
Mr. Robert McAbee
Mr. John Gregory
Ms. Brigitte Partington
Ms. Marilyn Holstrom
Ms. Barbara Higbee
Ms. Jennifer Sims
Mr. Jeff Gibbs
Ms. Sue Klobertanz
Mr. Terry Moore
Mr. Gary Spanovich
Mr. Shoab Rana
Mr. Jim Laubenthal
Mr. Neal VanHorn
Mr. Richard Brandman
Mr. Rod Boling
Mr. Ray Bartlett
Mr. Alan Holsted
Mr. Herb Beals
Mr. Paul Breed
Ms. Amelia Lanier
Ms. Jill Hinckley
Mr. Peter MacIver

Others in Attendance

Mr. Larry Weber
Mr. Gary MacDonald
Mr. Terry Sandblast
Ms. Janet Balmer
Ms. Frieda Bower
Mr. C.M. Henderson
Ms. Vivian Dunkle
Mr. Donald A. Dunkle
Mr. John Hankee
Mr. Lans Stout
Mr. Frank Angelo
Mr. Carl Wilson
Mr. Tom Zelenka
Mr. Martin Cramton
Ms. Judy Annus
Ms. Diane Quick
Ms. Sandra Coats
Mr. Wink Brooks
Mr. Carl Simons
Mr. Steve Lockwood
Mr. David Seigneur
Mr. Tom Vanderzanden
Ms. Linda Macpherson
Mr. Don Carlson
Mr. Dom Macgillivray
Mr. James Robnett
Mr. Jack Quinby
Ms. Muriel Goldman
Ms. Linda Vallion
Mr. R.D. Vallion
Ms. Juanita Pohl
Mr. Leonard Pohl
Mr. Terry Morgan
Mr. Marquis Roberts
Mr. Michael Schmauch
Mr. John Dean
Mr. Robert S. Weber
Mr. David Fredrikson
Ms. Bebe Rucker
Ms. Sharon Fentress
Mr. Ken Hamburg
Ms. Allison Anderson

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Others in Attendance (cont.)

Ms. Aurilla Figman
Mr. George F. Beall
Ms. Sue Gilbert
Mr. Carroll Gilbert
Mr. Roger Kuchinka
Ms. Beverley Kuchinka
Mr. Thomas James
Mr. Bob Jean
Mr. Dan Lowe
Me. Jim Grady
Mr. Robert Frentress
Ms. Agnes Guy
Mr. Robert Guy
Mr. L.E. Harris
Mr. D.L. Ernest
Mr. M. Fujimoto
Mr. Jim Carskadon
Mr. Richard Shaffer
Mr. David Nelson
Ms. G. J. Beall
Mr. Jack Keep
Mr. Mike Alesko
Mr. Robert Stacey
Mr. Ed Murphy

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CALL TO ORDER

After declaration of a quorum, the October 26, 1978, meeting of the Board of Directors of the Columbia Region Association of Governments was called to order by Chairman Corky Kirkpatrick at 5:30 p.m. in Conference Room "C" of the CRAG offices.

1. WRITTEN COMMUNICATIONS TO THE BOARD OF DIRECTORS

Chairman Kirkpatrick reported that she had received a communication directed to the Board of Directors from the Land Development Council of the Home Builders Association in opposition to adoption of an Immediate Growth Boundary, citing experiences with Washington County boundary and the opposition of Multnomah County.

Chairman Kirkpatrick suggested that the many communications received by the Board concerning land use amendments be discussed at the time this item is scheduled on the agenda.

There were no other written communications to the Board.

2. CITIZEN COMMUNICATIONS TO THE BOARD ON NON-AGENDA ITEMS

Mr. Terry Morgan of the Housing Resources Corporation, asked to speak regarding a matter related to adoption of Urban Growth Boundary, asking that the Board adopt a recommendation to refer this matter to the MSD Board. He objected to procedures used to discuss adoption of the Urban Growth Boundary.

It was the consensus of the Board that opportunity had been given at public hearings for public input, and that the Board was scheduled for action at this meeting.

3. CONSENT AGENDA

3.1 Minutes of Meeting of September 26, 1978

3.2 A-95 Reviews

3.3 Amendment to Interim Transportation Plan to add Glen Echo Avenue from Portland Avenue to Oatfield Road, and add Valley View Drive and Los Verdes

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Drive from Jennings Avenue to Webster Road (Resolution BD 781001)

Coun. Bentley moved, seconded by Comm. Roberts, that items 3.1, 3.2 and 3.3 of the Consent Agenda be adopted.

Mr. Bruce Etlinger asked to speak regarding item 3.2 of the Consent Agenda. He suggested that programs for human services should be evaluated to the same degree as physical services.

Mr. Anderson said this would be the prerogative of the MSD Board.

Director Kent explained regarding item 3.3, that staff was recommending that this item be considered as a separate item at this time, but that in the future these projects would be brought before the Board as a total package.

The question was called on the motion. All Board members present voted aye except Comm. Roberts, who voted nay. The motion carried.

4. REPORTS

4.1 MSD/CRAG Transition Matters

Mr. Andrew Jordan, CRAG General Counsel, reported regarding his attendance at a Transition Committee meeting October 17, 1978. Mr. Jordan stated that the consultant reports on the transition were received by the Committee and that eight matters connected with those reports were discussed by the committee. The committee was interested in reviewing possible changes to the new MSD legislation; it recommended review of legislation on contract bidding procedures proposed by the Associated General Contractors; and the committee wished to see reports from each agency's General Counsel indicating time allotted over the past budget year to various categories of work.

At the committee meeting Mayor Goldschmidt expressed a desire to see CRAG and MSD joined in one building as soon as possible and suggested that other

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public agencies in the area might wish to sublet MSD's present quarters.

The committee suggested that personnel rosters of each agency be updated on a continuing basis so that the personnel status would be immediately known. Mayor Goldschmidt recommended a freeze in filling personnel vacancies and requested that Directors of both agencies provide recommendations at the next committee meeting regarding such a possibility.

The committee expressed concern about the consultant's recommendation concerning "Y rating" or salary freezes and the advisability of such action. In addition, the committee recommended that the report of the personnel consultant be reviewed regarding appropriateness of insertion of MSD personnel into the CRAG classification system. The possibility of allocating additional money for such review was suggested. It was also suggested that both agencies determine their needs for CETA personnel, and that each agency submit a memorandum on this matter at the next committee meeting.

Mr. Jordan informed the Board that a supplemental budget had been prepared for presentation to the MSD Board of Directors which converted the program-oriented CRAG budget into a format which complied with Oregon budget law. This would enable expenditure of funds relative to the CRAG planning programs during the second half of the fiscal year. After presentation to the MSD Council the budget will be transmitted to the Tax Supervising and Conservation Commission for public hearing. The supplemental budget is scheduled for adoption by the MSD Board of Directors in early December, 1978.

4.2 Air Quality Planning Program Status Report

Through the Agenda Management Summary Mr. Terry Waldele outlined progress made in the air quality planning program during the four months since the Governor had designated CRAG as the "lead agency"

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for the Oregon portion of the Portland Air Quality Maintenance Area (AQMA).

Director Kent explained that Section 175 air quality planning funds made available by Congress were to be delivered through the Urban Mass Transportation (UMTA) process. It appeared that they may not honor that commitment based on a retro-active charge of that grant which was worked out with EPA. Staff is currently working with EPA, UMTA and the Secretary of Transportation for Region X to try to get clarification. Unless CRAG obtains authority to spend against Section 175 funds, it will be necessary to take an alternative course on the Air Quality Program.

Mr. Burco asked whether the bind at UMTA was at the regional level or in Washington, D.C.

Director Kent replied that the bind appeared to be at the regional office level. A letter promised by EPA which would allow CRAG to charge against the 175 funding grant by October 1, had not been forthcoming.

There was no action required on this matter.

4.3 West Hills Study Area Litigation

Through the Agenda Management Summary the Board was apprised that the West Hills Study Area issue is still pending before LCDC, the Circuit Court and the Court of Appeals.

There was no action required on this matter.

4.4 Clackamas County Challenge to New MSD

Through the Agenda Management Summary the Board was informed that a suit brought by Clackamas County to prevent consolidation of CRAG and MSD had been decided in favor of the new MSD. This matter is being appealed to the Oregon Supreme Court by Clackamas County.

There was no action required on this matter.

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4.5 Process to Define the Regional Role

Ms. Jennifer Sims outlined recent efforts made to define the regional role outlined in a paper titled "A Process for Defining the Regional Role in the Portland Metropolitan Area," which was presented to the CRAG Board in July of 1978. Since that time the work has been refined and the process tested. A Board briefing session was held October 23, and the Board will be requested to adopt the proposal at the November meeting.

Mr. Anderson said he had some reservations about the substance of the document, which he would discuss at the next Board meeting.

Ms. Sims said this document had been discussed with local planners, and after discussion there was strong support for at least endorsement by the Board for transmittal to the MSD Council.

There was no action requested at this time.

4.6 Status of Criminal Justice Planning

Through the Agenda Management Summary provided by CRAG staff the Board was apprised of the status of Criminal Justice Planning.

There was no action required on this matter.

4.7 Status of Housing Opportunity Plan

Mr. Herb Beals explained modification of the schedule for adoption of the Housing Opportunity Plan (HOP). It is now anticipated that a draft HOP will be submitted to the Board so that it can take action at the November 16 meeting to release the document for public discussion and negotiation with jurisdictions for participation. Final adoption and submission of the HOP and application for Special (or bonus) Housing Assistance Funds will be a consideration for the new MSD Board.

Director Kent explained that, with this schedule, the HOP would fall to the MSD Board for adoption.

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Consideration of the report should be concluded prior to the HUD funding application cycle in March.

There was no action required on this matter.

4.8 Banfield Status Report

Mr. Robert Bothman of Oregon Department of Transportation, reported on progress made in connection with the Banfield Corridor Project since the CRAG Board had authorized funding to complete preliminary engineering on the project. Tri-Met had selected the Burnside light rail alternative, which was later approved by the city of Gresham and by Multnomah County. Just prior to this Board meeting the city of Portland had voted to approve the Burnside light rail alternative. Mr. Bothman explained that the next step would be resolution by the CRAG Board to confirm the earlier commitment and concur with the four local jurisdictions at the November meeting.

Mr. Bothman continued that the project will move to the state level after CRAG Board approval, and that a final impact statement will be prepared for the legislature.

Mr. Anderson asked for clarification of action required of the Board.

Mr. Bothman explained that the Board would be asked for allocation of funds and assurance that the project is in conformance with the Interim Transportation Plan.

Director Kent said that an important part of the determination of the CRAG Board would be the representation of a regional consensus that the project should move forward.

Mr. Peter Cass, General Manager of Tri-Met, explained the steps to be taken after approval by the CRAG Board. After application at the state and federal level for highway withdrawal funds, it will be necessary to approach UMTA for a grant for the

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transit portion of the project.

There was Board discussion concerning the uncertainty of match ratios, and Mr. Cass said it was hoped they could obtain the final figures from Washington, D. C. prior to the next CRAG Board meeting.

There was no action required on this matter at this time.

5. OLD BUSINESS

5.1.1 Land Use Framework Element Amendments Petitions for Amendment

Director Kent told the Board that the issues before them would be difficult to resolve and that staff had attempted to make the best technical decisions and recommendations possible for amendment of the Land Use Framework Element, based on criteria and findings.

Mr. Jim Sitzman explained procedures and delineated charts which grouped together petitions and Type II boundaries where they affected a same geographic location. He recommended that the Board act on these items according to the groupings.

Mr. Anderson asked for a clarification of what the effect would be of a Board action to move to a designation other than that recommended by staff, or already on the area.

Mr. Sitzman explained that CRAG had an obligation to look toward adoption of findings in support of the entire Urban Growth Boundary.

Mr. Anderson asked if, regardless of designation, a city council could still zone property in accordance with a local plan.

Director Kent explained that plans developed for those communities would be required to

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address the process of urbanization over a twenty year time frame.

Petition #1 - City of Tualatin

Chairman Kirkpatrick explained that public hearings had been held on each of these items, at which time an extensive report was presented. Also, the Board had received a briefing on the petitions, study areas and boundaries.

Vice-Chairman Larkins moved, seconded by Comm. Roberts, that the Board adopt Order No. 78 - 15 in the matter of Petition #1 submitted by the City of Tualatin for Amendment to the Land Use Framework Element which would deny the request to retract the urban growth boundary and clarify the Type II boundary in the Type II boundary in the area.

Vice-Chairman Larkins was concerned about maintenance of a buffer area between Tualatin and Sherwood. There was discussion of growth of cities, which tended to eliminate buffer areas as cities grew together.

Question called on motion. All Board members present voted aye except Coun. Larkins, who voted nay.

Petition #2 - Washington County/CRAG Staff
(209th)

Mr. Sitzman called attention to an error in Rule #78-6 which reversed Area A and Area B. The rule should read "...is hereby approved as to Area B and denied as to Area A...."

Mr. Anderson moved, seconded by Comm. Bloom, to adopt Rule No. 78 - 6, In the Matter of Petition #2 Submitted by Washington County for Amendment to the Land Use Framework Element Map, which would redesignate Area A as Rural and Area B as Natural Resource,

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thereby approving the petition with modifications.

Comm. Roberts asked for clarification about testimony heard about a specific parcel at one public hearing. Staff explained where the area was and how it would be affected by this rule.

There was Board discussion regarding the areas in question and how the decision would affect lot sizes.

Question called on the motion. Rollcall vote. Kirkpatrick, Goldschmidt, Roberts, Bentley, Bloom and Anderson voted aye. Groener and Larkins voted nay. Kearney, Besserman and Burco abstained. The motion carried.

Petition #5 - Clackamas County

Mr. Anderson moved, seconded by Coun. Larkins, that the Board adopt Rule No. 78 - 7, In the Matter of Petition #5 Submitted by Clackamas County for Amendment to the Land Use Framework Element Map, thereby redesignating Area B of the Urban Growth Boundary as rural and natural resource.

The Board discussed the rural pockets in the natural resource areas, and were assured that this growth was in the past and will not continue.

Question called on motion. All Board members present voting aye, the motion carried unanimously.

Petition # 6 - Happy Valley and Rock Creek Study Areas

It was Board consensus to take the above items as three separate actions.

Mr. Anderson moved, seconded by Coun. Larkins to adopt Order #78 - 14 to deny Petition #6 Submitted by Michael F. Schmauch.

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Mr. Groener asked whether the Board should consider Mr. Schmauch's petition in isolation or in connection with the Rock Creek petition. He felt it was an integral part of the question of Rock Creek.

Director Kent explained the difference between the Schmauch petition and that of the Rock Creek study area.

Comm. Roberts agreed with Comm. Groener that whatever one area was the other must be.

Mayor Goldschmidt said he would agree to this action if it was the wish of the petitioner.

Comm. Groener was of the opinion that Mr. Schmauch would favor consideration of his petition with the Rock Creek matter.

It was Board consensus to consider Happy Valley before the matters of Rock Creek and the Schmauch petition.

Coun. Bentley moved, seconded by Mr. Anderson, that the Board adopt Order No. 78 - 16, In the Matter of Resolution of the Happy Valley Study Area, thereby designating Happy Valley as urban.

Comm. Groener expressed dissatisfaction that staff had said it was unable to make findings for a rural designation for Happy Valley. Happy Valley had hired a private planner who had made findings for a rural designation for Happy Valley.

Director Kent explained that the Land Conservation and Development Commission (LCDC) had sent this case back to CRAG, saying that the test of the matter in Happy Valley was to produce findings to justify an incorporated area being rural when unincorporated areas were being designated urban. Staff could not

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come up with findings to pass that test.

Comm. Kirkpatrick explained that the staff cannot deal in politics, but only use technical information.

Coun. Bentley concurred that it was up to the elected body to make the decision. Staff had made the best professional decision it could.

Mayor Goldschmidt moved to amend the motion on the floor, to amend Order #78-16 so that the urban designation would be changed to future urbanizable and providing that the following conditions be met prior to urbanization: a capital improvement program be developed for the area, a land use plan be developed for the area, a density study be conducted for the area and that public services be evaluated, including transportation, water, sewer and schools.

Mayor Goldschmidt explained that Happy Valley was immediately adjacent to the "Hook" portion of Portland, and that development in that area would have a major impact on the City. Mayor Goldschmidt felt this was a regional matter, and that the area should be designated future urbanizable to get that land out of production, but that it should not jump from rural to immediate development.

Coun. Bentley asked for clarification on the Mayor's suggestion that Happy Valley be designated future urbanizable. She asked if this designation could not be done by the local jurisdiction under the urban designation.

Mr. Jordan explained that the Land Use Framework Element provided that land can be designated one of three types - urban, rural and natural resource. After the land is designated urban, it is then designated as either future urbanizable or immediate growth by the local jurisdiction.

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Mayor Goldschmidt explained that, in designating this land urban, he had no reservations about the designation, but severe reservations about the possible impact of the other issues. He just did not think it was immediately developable, nor should it be.

Comm. Kirkpatrick asked if it would not be possible to attach conditions to a recommendation.

Mr. Jordan explained that the urban or rural designation must come first. If the Board wishes to designate it as future urbanizable, the urban designation must come first.

Mayor Goldschmidt wanted to be sure that the people there knew that the Board did not see this land as immediately urbanizable.

Mr. Jordan explained that the Board could add a paragraph to the Order including requirements for a future urbanizable designation.

Mr. James Robnett, Mayor of Happy Valley, explained that he is currently being sued because of not allowing development of land at less than a one and one half acre average. The residents of Happy Valley fear that once they are inside the urban boundary the federal agencies will require them to provide full urban level services.

Chairman Kirkpatrick called attention to the substantial correspondence received by the Board concerning this matter. She explained that Happy Valley had secured a consultant who had concluded that the designation of Happy Valley should be rural.

Comm. Groener said he would oppose the motion, because he could see no reason for a future urbanizable designation and because he felt citizens' desires should be considered. Comm. Groener thought the designation should be rural and that the new MSD Council should have responsibility for making any other designation.

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Mayor Goldschmidt outlined some of his reasons for suggesting an amendment to Order No. 78 - 16. He cited population projections to the year 2,000, and the need for orderly planning to make land available for housing proximate to job centers.

Mayor Goldschmidt assured Mayor Robnett that there was nothing in this motion which was intended to validate the lawsuits of property owners to develop at maximum density.

Chairman Kirkpatrick said she had personally tried hard to reach a compromise for future urbanizable for the area, but she had failed to reach agreement. Since she represents Happy Valley, she felt it was her responsibility to vote for a rural designation.

Mr. Jordan suggested that a paragraph could be added to the Order to accomplish Mayor Goldschmidts proposal as follows:

"That it is the intent of the Board of Directors that the city of Happy Valley be designated Future Urbanizable pursuant to applicable regional plan provisions and rules, and that the City proceed to process such recommendation to the Board consistent with said plan and rules and consistent with the following conditions:

A. That a capital improvement program be developed prior to conversion to Immediate Urban.

B. That a land use plan be developed prior to conversion to Immediate Urban

C. That a density study be conducted prior to conversion to Immediate Urban

D. That public services be evaluated (transportation, sewer, schools) prior to conversion to Immediate Urban

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Coun. Larkins asked if this was not putting the "cart before the horse" with relation to Petition #14.

Mr. Jordan said it was to some extent.

Director Kent explained that what the Board was doing was expressing an interest in establishing a future urbanizable designation which would be dependent on a process which the Board would define in Petition #14

Question was called on the motion to amend. Rollcall vote. Goldschmidt, Roberts, Bentley, Larkins, and Anderson voted aye. Kirkpatrick, Groener and Bloom voted nay. Kearney, Besserman and Burco were absent. The motion carried.

Question was then called on the main motion, Order No. 78-16 as amended.

Comm. Roberts asked to make clear that, in her opinion, the amendment would protect Happy Valley more than the rural designation.

Comm. Bloom said he was convinced that there would be more local control for the people of Happy Valley through the direction the Board was going.

Rollcall vote. Goldschmidt, Roberts, Bentley, Bloom, Larkins and Anderson voted aye. Kirkpatrick and Groener voted no. The motion carried.

Petition #6 (continued) - Rock Creek Study Area

Comm. Roberts moved, seconded by Comm. Groener, that the entire area in Petition #6 and that portion of the Rock Creek Study Area which is now projected as urban be encompassed together and the entire area be designated rural.

Mr. Sitzman said that Mr. Larry Weber had asked to clarify testimony Mr. Weber had

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given at a public hearing. He did not remember that he had testified that the school in his area had any declining enrollment.

Mr. Weber said he was at the hearing as a citizen, that he had presented written testimony and that he had indicated that at a school board meeting he had mentioned that items in the CRAG summary relating to the schools in the area were in error.

Chairman Kirkpatrick asked for clarification of whether the intent of the motion was to deal only with Mr. Schmauch's petition or with the entire Rock Creek area.

Comm. Roberts clarified that the motion was intended to deal with Rock Creek and Petition #6, designating them rural.

Mr. Sitzman commented that the motion was contrary to the staff position, and that he would prefer a designation similar to that adopted for the Happy Valley area.

Mayor Goldschmidt commented on the attitude of the neighboring counties in providing industrial job sites. He asked if the Rock Creek land were designated pursuant to Comm. Roberts motion, whether Clackamas County could provide sufficient land to meet the housing needs caused through the kind of economic development expected.

Comm. Groener explained that Comm. Roberts' motion would not affect the Clackamas County industrial zone. He said there was the possibility of multi-family units in the Town Center area.

Mayor Goldschmidt said two objectives which must be adhered to were that the remaining land supply be sufficient not to drive up housing prices, and that more multi-family housing was required. If this land remained

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rural, there would be no planning for development.

Ms. Roberts clarified her motion, saying there was a shortage of school and transportation facilities, and that development at this time would impact both the city of Portland and Multnomah County. She did not think it was possible to make findings to justify an urban designation in that area.

Mayor Goldschmidt explained the policy whereby developers were required to provide land and capital to the school district for future schools. Mayor Goldschmidt asked staff whether withdrawal of this land from the regional supply would cause a shortage of land available for urban development.

Mr. Sitzman explained that the findings on total long term need of land was done on a regional scale. Staff did not make a sub-area analysis of need.

Mayor Goldschmidt said it was his impression that Clackamas County had about 20% to 25% of the region's vacant land. If this land were withdrawn, would this be sufficient to impact the price of housing.

Mr. Sitzman said there would be some impact on housing prices because of the shortage of land.

Chairman Kirkpatrick asked if there could be staff findings written to justify taking this amount of land out of the urban area.

Director Kent suggested that if the Board was supportive of this designation it instruct CRAG staff to work with Clackamas and Multnomah County staffs to develop the findings and return with that information next month.

Question called on the motion. Rollcall vote. All Board members present voting aye, the motion carried unanimously.

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A short break was taken.

Comm. Kearney and Coun. Besserman were absent after the break.

5.1.1 Land Use Framework Amendments (continued)

Petition #7 - CRAG staff (West Union)

Comm. Bloom commented that the Washington County Board of Commissioners had unanimously approved retention of an urban designation for West Union area, rather than a change to natural resources.

Comm. Bloom moved that the West Union area retain its current designation, rather than make a change to natural resource.

Mayor Goldschmidt asked how this area is currently zoned under the Washington County plan. Comm. Bloom replied that it is currently designated light manufacturing which requires only 12 employees per acre.

Mayor Goldschmidt expressed concern with service of public transportation.

There was further discussion of the impact of the urban designation on the entire area. It was concluded that protection would be provided for the area under county procedures.

Question called on the motion. Rollcall vote. All Board members present voting aye, the motion carried unanimously.

Petition #11 - Multnomah County (N.W. Mult. Co.)

Comm. Roberts moved, seconded by Mr. Anderson, that the Board adopt Rule No. 78 - 9, In the Matter of Petition #11 submitted by Multnomah County for Amendment to the Land Use Framework Element Map, thereby redesignating a portion of the area from natural resource to rural and a portion from urban to rural.

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Mayor Goldschmidt asked staff for a description of the impact of this action.

Mr. Sitzman said the petition by Multnomah County would bring the regional plan and the county plan into consistency with each other. It would change an area CRAG has designated natural resource to a rural designation. This petition involves the Bonnie Slope area.

Question called on motion. All Board members present voting aye, the motion carried unanimously.

Petition #13 - Troutdale Study Area

Mr. Anderson moved, seconded by Comm. Groener, that the Board adopt Rule No. 78 - 10, In the Matter of Petition #13 submitted by Multnomah County for Amendment to the Land Use Framework Map, thereby denying the portion of the petition relating to the Troutdale Study Area and approving redesignation of land lying south of the Troutdale Study Area from natural resource to rural.

Coun. Bentley asked if the city of Troutdale was in agreement with the CRAG recommendation.

Mr. Sitzman said that the city of Troutdale agreed with this recommendation.

Question called on the motion. All Board members present voting aye, the motion carried unanimously.

Coun. Bentley moved, seconded by Mr. Anderson, that the Board adopt Order No. 78 - 17, In the Matter of Resolution of the Troutdale Study Area, thereby designating a portion of the study area urban and a portion natural resource.

All Board members present voting aye, the motion carried unanimously.

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Petition #15 - City of Portland

Mayor Goldschmidt moved, seconded by Comm. Groener, that the Board adopt Order No. 78 - 12, In the Matter of Petition #15 submitted by the City of Portland for Amendment to the Land Use Framework Element Map, thereby granting the petition to redesignate the area from natural resource to urban.

All Board members present voted aye except Comm. Roberts. The motion carried.

Petition #14 - CRAG Staff (Urban Growth Management Strategy)

Coun. Bentley moved, seconded by Mr. Anderson that Rule No. 78 - 11, In the Matter of Petition #14 submitted by the CRAG Staff for Amendment to the Land Use Framework Element and Rules, be adopted.

Mr. Sitzman explained that this petition was part of the urban growth boundary findings which are a part of the Agenda. Under LCDC Goal #14 criteria there are three items dealing with the economic and efficient utilization of land. Staff felt that the Board and the region should have a device for the short term phasing of growth. This petition dealt with phasing of short term growth to assure that land was used in an energy efficient and economic manner. Petition #14 makes more significant the requirement that land be distinguished between future urbanizable and immediate urbanizable. The petition prescribes limitations on the use of future urbanizable land until it is converted to immediate growth. Major features are a twenty acre minimum lot size and a limitation with regard to sewers.

Mayor Goldschmidt expressed concern that this document was essentially a management program. He was concerned that nothing had been done so far to manage the supply of land so

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that housing prices would not be impacted negatively and that the question of land supply had not been addressed.

Mr. Sitzman agreed with Mayor Goldschmidt that the original intention was to monitor land prices. In the interim CRAG was instructed by LCDC to redo the work that had been done on the urban growth boundary.

Director Kent explained that in drawing an urban growth boundary there was a question of phasing of growth within it. Another question was how to convert or modify the urban growth boundary and in what time frame. Mr. Kent explained that staff had developed a monitoring system which had been included in the urban growth boundary findings process and that the monitoring system would be pursued with vigor. The question remained how to proceed with development within the urban growth boundary. Petition #14 provides some guidelines for communities to convert from immediate urban to future urbanizable so that the communities themselves can pace development at a rate at which they can provide public services.

There was discussion about the lot size limitation and whether or not this was a regional or local issue.

Director Kent said that, included in the urban growth findings document was a summary of urban land requirements through the year 2000, and other information pertinent to the growth boundary. The option of declaring land immediate urban would still be that of local jurisdictions. He outlined the land available according to the CRAG inventory contained in this document.

Comm. Groener asked to delay action on this matter so that staff could study it further. Chairman Kirkpatrick commented that jurisdiction planning staffs had looked at it.

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Comm. Roberts asked if it would be possible, under the timeline, to hold this until the next Board meeting.

Mr. Anderson moved, seconded by Comm. Roberts, that this matter be tabled until the meeting of November 16, 1978. All Board members present voting aye, the motion carried unanimously.

In answer to a question from Terry Morgan Chairman Kirkpatrick said only written testimony would be accepted on this matter.

5.1.2 Resolution of Study Areas

Hillsboro Study Area

Comm. Groener moved, seconded by Comm. Bloom, that the Board adopt Order No. 78 - 18, In the Matter of Resolution of the Hillsboro Study Area, thereby designating portions urban, rural and natural resource as recommended by staff. All Board members present voting aye, the motion carried unanimously.

Canby Study Area

Coun. Larkins moved, seconded by Comm. Roberts, that the Board adopt Order No. 78 - 19, In the Matter of Resolution of the Canby Study Area and the Land Use Framework Element thereby designating portions urban, rural and natural resource, as recommended by staff. All Board members present voting aye, the motion carried unanimously.

South Shore Study Area

Comm. Roberts moved, seconded by Coun. Bentley, that the Board adopt Order No. 78 - 20, In the Matter of Resolution of the Columbia South Shore Study Area on the Land Use Framework Element Map, thereby designating the area urban. All Board members present voting aye, the motion carried unanimously.

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Wilsonville Study Area

Coun. Larkins moved, seconded by Comm. Roberts, that the Board adopt Order No. 78 - 21, In the Matter of Resolution of the Wilsonville Study Area on the Land Use Framework Element Map, thereby designating the area urban and rural as recommended by staff. All Board members present voting aye the motion carried unanimously.

5.1.3 Resolution of Type II Boundaries

Chairman Kirkpatrick requested that the decision on the South of Lake Oswego boundary be withheld pending further discussion at the city level.

Coun. Bentley moved, seconded by Comm. Roberts, that the South of Lake Oswego portion of this Type II Boundary resolution be sent back to Lake Oswego for further discussion. Motion carried unanimously.

Coun. Bentley moved, seconded by Mr. Anderson, that Order No. 78 - 23 In the Matter of Resolution of Type II boundaries on the Land Use Framework Element be adopted.

Mr. Sitzman explained that one item concerning the Cedar Ridge area had been brought up by Clackamas County, saying there had been an error in the boundary. Mr. Sitzman said it was staff position that in fact, there was not an error, and that this should not be acted on at this time.

Ms. Beth Blount, assistant legal counsel for Clackamas County, requested that Cedar Ridge be included in the Timberline Rim Urban Area, saying that its exclusion had indeed been an error on the Clackamas County map.

Mr. Anderson did not feel the Board could do this, without opening an avenue to requests

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for a series of amendments.

Mr. Jordan said that, as a procedural matter, the Board could not do what was being requested.

After further discussion, Mr. Anderson moved, seconded by Coun. Bentley, that the Board table that particular portion of the Type II Boundaries. Rollcall vote. All Board members present voted aye except Groener and Kirkpatrick, who voted nay. The motion carried.

Question was called on the main motion, as amended. All Board members present voting aye, the motion carried unanimously.

5.2 Urban Growth Boundary Findings (Order No. 78-22)

In response to a question from Chairman Kirkpatrick, Director Kent suggested that this matter be held over, since it was keyed to Petition #14, which had been held until the meeting of November 16, 1978.

Comm. Roberts moved, seconded by Mr. Anderson, that item No. 5.2, Urban Growth Boundary Findings, be held until the meeting of November 16. The motion carried unanimously.

5.3 Amendment of CRAG FY 1979 Program and Budget and Transportation Unified Work Program to Authorize Continuation of Air Quality Planning.

Through the Agenda Management Summary the Board had been apprised of need for additional funding to maintain air quality planning. The proposed amendment to the budget is for the period October 1, 1978, to December 31, 1978, and consists entirely of outside funding sources. Additional amendments will be proposed when more EPA funds are available.

Coun. Larkins moved, seconded by Comm. Groener that Order No. 78-24, In the Matter of Amendment of the Annual Program and Budget and Transportation Unified Work Program to Reflect CRAG's Air

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Quality Lead Planning Agency Work Program for the period October 1, 1978, to December 31, 1978, be adopted. The motion carried unanimously.

5.4 Population and Employment Projections (Resolution BD 781002)

Through the Agenda Management Summary the Board was apprised of questions concerning the validity of the "208" population projections as they related to development of jurisdiction comprehensive plans or planning of sewer or transportation projects. Staff has recommended that efforts be made to maintain valid projections and has set forth a process to accomplish this goal.

Coun. Larkins moved, seconded by Mayor Goldschmidt, that Resolution BD 781002, for the purpose of establishing a process whereby population and employment projections may be revised without disrupting the "in process" planning projects of member jurisdictions, be adopted. All Board members present voting aye, the motion carried unanimously.

6. NEW BUSINESS

6.1 Recommendation from Portland-Vancouver Air Quality Maintenance Area Advisory Committee (Resolution BD 781003)

Through the Agenda Management Summary the Board was apprised of the role of the Portland Air Quality Maintenance Area Advisory Committee (AQMA), which was formed by the Department of Environmental Quality to advise on policy matters related to air pollutants.

Mayor Goldschmidt moved, seconded by Comm. Groener that Resolution BD 781003, for the purpose of acknowledging the Portland Air Quality Maintenance Area Advisory Committee's Role as an Advisory Body to the CRAG Board of Directors, be adopted.

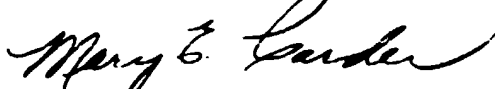
Chairman Kirkpatrick asked if Clark County and Vancouver were represented on the committee. Mr.

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Waldele replied that Clark County and SWAPCA
serve, and that there is a process to establish an
interstate coordination effort.

There being no further business to come before the Board,
the meeting was adjourned.

Respectfully submitted,



Mary G. Carder
Recording Secretary

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