

5.000 Political Environment

TABLE OF CONTENTS

5.100	LOCAL GOVERNMENT.....	1
5.200	LOCAL PLANNING PROCESS	2
5.210	STATE PLANNING GOALS AND/OR GUIDELINES NOT APPLICABLE TO THE CITY OF GRESHAM.....	2
5.220	LIST OF SUPPORTING DOCUMENTS	4
5.230	URBANIZATION	6
5.240	CITIZEN INVOLVEMENT	8
5.300	INTERGOVERNMENTAL RELATIONS	10
5.310	URBAN PLANNING AREA AGREEMENT WITH MULTNOMAH COUNTY	10
5.320	SPECIAL DISTRICTS AND AGENCY INVOLVEMENT	12

5.100 LOCAL GOVERNMENT

The City of Gresham operates as a council-manager system under a Home Rule charter, adopted by the voters May 2, 1978. The city council, which meets twice monthly, consists of a mayor and six councilors who are elected at large and serve four year terms. The mayor is the chairperson of the council and has a vote on all matters before the council. The mayor, with the consent of the council, appoints all committees and commissions, signs all records of proceedings, and signs all ordinances, but does not have the power of the veto.

The city manager is the administrative head of the city government and is appointed by the city council. The city manager enforces all ordinances, appoints and removes city officers and employees, prepares the annual budget, makes all purchases, and acts as business agent for the city. The City of Gresham is a full service city providing water, sewer, storm sewer, police and fire protection. Every ordinance directing city activities is published and noticed properly for public review, and prior to passage is read in full in an open council meeting. Ordinance approval takes effect thirty days after passage, subject to referendum if legislative in nature. Emergency ordinances take effect immediately upon their passage.

Street, sewer, sidewalks, water, storm drainage and such other public improvements as the council deems necessary may be undertaken on the motion of a majority of council or on petition of the owners of two-thirds of the property to benefit from the improvements. The procedure for levying, collecting and enforcing the payment of special assessments for public improvements or other services to be charged against real property are governed by general ordinance plans and specifications approved by the council. Indebtedness of the city may not exceed the limits on city indebtedness under state laws.

5.200 LOCAL PLANNING PROCESS

The City of Gresham is currently operating under a traditional planning process utilizing two land use policy documents. The Comprehensive Plan, adopted in 1969, (amended), is the overriding policy document directing development within the city. The Comprehensive Plan consists of a text of general policies and objectives along with a “policy, plan map describing generally the location of various land uses in the city”. The second document, Zoning Ordinance 461, is the major implementing device used to achieve the objective and goals of the Comprehensive Plan. The Zoning Ordinance consists of a specific list of permitted and conditional uses within certain planning districts and then, through the use of a lot specific map, assigns those explicitly described use districts to specific parcels of land. If conflicts exist between the Comprehensive Plan and the Zoning Ordinance concerning the use of a parcel of land, the Comprehensive Plan is the overriding document to be followed.

Along with the Comprehensive Plan and Zoning Ordinance, the city utilizes various other ordinances regulating the use and development of land. These ordinances include: Subdivision and Partition Regulations 744, Sign Ordinance 547, Housing Code 407, State Building Code, Trailers and Mobile Home Parks 548, and Gresham Flood Plain Ordinance 854. This number of free-standing ordinances along with administrative procedures and guidelines have resulted in a cumbersome system of land use regulations.

The City of Gresham planning process is headed by a nine person planning commission. The planning commission is a group of lay citizens appointed by the mayor, who are responsible for reviewing and acting in accord with use regulations in the City of Gresham. The nine member board has been divided into two committees, each having varying responsibilities. The current planning committee is responsible for reviewing specific land development requests as to their compliance with applicable city ordinances and policies, as well as to the statutes of the State of Oregon. The Comprehensive Planning Committee is directed to update the current Comprehensive Plan to conform with the state mandated goals and guidelines of the Land Conservation and Development Commission. Upon the completion of the comprehensive planning compliance process the two committees will combine to form a seven person planning commission responsible for overseeing plan implementation as well as directing updates and supplemental planning efforts to the comprehensive plan.

5.210 STATE PLANNING GOALS AND/OR GUIDELINES NOT APPLICABLE TO THE CITY OF GRESHAM

Goal 3 Agricultural Lands

In accordance with the statewide land use goals and guidelines:

“land within lawfully established city boundaries shall be considered to be urban or urbanized lands, as defined in the Land Conservation and Development Commission Goals, OP2 660-ICJ--060. The requirements of Goal Three (Agricultural Lands) and those of Goal Fourteen (Urbanization) 660-10-060

regarding conversion of agricultural or rural lands to urbanizable lands do not apply within city boundaries.”

Department of Land Conservation and Development Commission, Administrative Role: City Annexations – and Application of Goals within Cities.

Adopted: February 9, 1978.

Filed – Secretary of State: February 16, 1978

Goal 4 Forest Lands

Concerning applicability of the goal to Gresham:

“We agree with non-applicable designation with understanding that wooded areas are addressed and dealt with under other goals (suggest Goals Five, Eight and Fourteen).”

Letter from James B. Knight, Field Representative of Land Conservation and Development Commission, August 6, 1976, to James Keller, City of Gresham, Key Goal Requirements Not Addressed.

Forest lands, as open space, are dealt with under the various goal items. Gresham is entirely within the adopted regional Urban Growth Boundary, thus preservation of commercial forest lands is not applicable.

Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources

h. Wilderness Areas. None are present with the city.

i. Wild and Scenic Waterways. None exist within the city.

Goal 8 Recreational Needs

Recreation Areas, Facilities and Opportunities which are not addressed in the Comprehensive Plan include:

Scenic Roads and Travelways: None exist in Gresham. U.S. Highway 26 from Sandy to the Mt. Hood vicinity has been designated as a “scenic area” under the Oregon State Scenic Areas Act.

The CRAG Document, The Urban Outdoors, adopted June 30, 1971, also proposed an east-west landscaped parkway to be called Burnside Parkway, as a major urban parkway, the entire length of Burnside east from 33rd Avenue.

Angling and Winter Sports: Opportunities do not exist within the city. Such opportunities are available in proximity to Gresham. Mt. Hood offers winter sports and several rivers east, north and south of Gresham provide angling opportunities.

Mineral Resources: None are known to exist in the city which offer recreational opportunity.

5.220 LIST OF SUPPORTING DOCUMENTS

The Comprehensive Plan has been partially based upon other studies of city needs. Information contained in these other documents has proved useful in assembling inventory data. For the most part, however, these other studies were completed before creation of the Statewide Land Use Planning Goals and establishment of the Regional Urban Growth Boundary (UGB). Insofar as these other documents are inconsistent with the Goals or the regional UGB, those portions of the documents are not to be considered as supportive of the Comprehensive Plan. In some cases, the documents were based upon Plan designations which are not consistent with the Gresham Comprehensive Plan. Inclusion of these studies as “supporting documents” does not constitute adoption of the documents. It is intended that the supporting documents be used in two ways. First, as information sources which contain engineering and other data which discuss specific problems in greater detail than the Comprehensive Plan.

Second, the documents will be used to assist in development of the Capital Improvements Program (CIP). A major element of the CIP will be to evaluate the various supporting documents in terms of their consistency to the Comprehensive Plan as it is adopted. Following is a list of the supporting documents and a brief description of the contents.

Bikeways for Gresham, City of Gresham, Park Commission – Citizen’s Advisory Committee, 1974.

Phase I bikeway proposals of this document were approved by the city in 1974, as an amendment to the Comprehensive Plan. Phase II bike routes involved long-range acquisition of routes and was not approved. Inclusion of this document does not imply adoption of Phase II routes. The document serves as a guide for locating bikeways, however, as funding permits.

Budget Document, City of Gresham FY 1979 – 1980

Reporting of revenues and expenditures for operating costs and capital improvements of recent years and anticipated for Fiscal Year 1979-1980.

Citizen Involvement Report, City of Gresham, June, 1978.

A report on the activities of the Citizen Involvement Program as of June 1978. The CIP structure is explained and community survey results are summarized.

Drainage Study for the City of Gresham, Oregon, Stevens, Thompson and Runyan, Inc. February 1-20, 1973.

A master drainage plan for 485 acres in and near the city’s Central Business District. The study concluded that the existing storm drainage system was adequate to serve existing development, but redevelopment within the area would require replacement of the system with larger diameter storm sewers. The study recommended several improvements, however, totaling \$635,630.00 and noted that increased density in the area could have impacts on Johnson Creek downstream.

Fire Protection Study, City of Gresham, Oregon, Gresham Fire Department.

Analysis of the city's fire services needs, including manpower, fire stations, equipment and financial considerations.

Gresham Domestic Water Source Study, Lee Engineering Enterprises, June, 1976.

An examination of alternatives to using the City of Portland's Bull Run water supply. Conclusions included: contract limitations on the amount of annual increased connections to the Bull Run System could become a growth-limiting factor; future water supplies are economically available front groundwater, the Columbia and Clackamas Rivers; groundwater is not likely to meet all of Gresham's needs; the long-term regional water needs could best be met through formation of a regional water authority.

Sewerage Facilities Plan, Linneman Project, Final Report, Stevens, Thompson and Runyan, Inc., June 1978.

Sewerage Facilities Plan, Linneman. Project, Preliminary Report, March 1978.

The documents describe sewerage system problems in the western portion of the city and recommend alternatives to correct the situation. The city has recently let bids on its approved solution, construction of a force main between the Johnson Creek Interceptor and the West Trunk Line.

Sewerage Study for the City of Gresham, Oregon, Stevens, Thompson and Runyan, Inc., February 20, 1973.

A Master Plan outlining a \$8.9 million program of sewerage system improvements and extensions. The Plan, although now out of date because of changes in projected population growth rates, establishment of the Regional Urban Growth Boundary and other factors, has been used as a guide for recent sewerage system improvements and provides information on needed system improvements.

Sewerage System Rate Study, City of Gresham, Oregon, Stevens, Thompson and Runyan, Inc., June 1973.

The study evaluated the income generated by sewer service charges in relation to required operating revenues and proposed revised rate schedules for in-city and out-city users. The study's proposed connection rates were adopted and are currently in effect.

Water Rate Study Review for the City of Gresham, Oregon, Stevens, Thompson and Runyan, Inc., January 1978.

The study projected operating expenses against system revenues and forecast annual operating deficits. The city adopted a revised water rate schedule in July, 1978.

Water System Study for the City of Gresham, Oregon, Stevens, Thompson and Runyan, Inc., February 20, 1973.

A master plan for proposed water system improvements, based upon predicted water use in the year 2003. The study concluded that existing supply facilities did not meet maximum daily demand, that the city continue to utilize the City of Portland's Bull Run conduits as the primary supply and proposed a phased system improvement program to supply unserved areas. Portions of the study are out of date due to the establishment of the regional 13GB and revised population projections.

Water System Study Review, City of Gresham, Oregon, Stevens, Thompson and Runyan, Inc., January 1978.

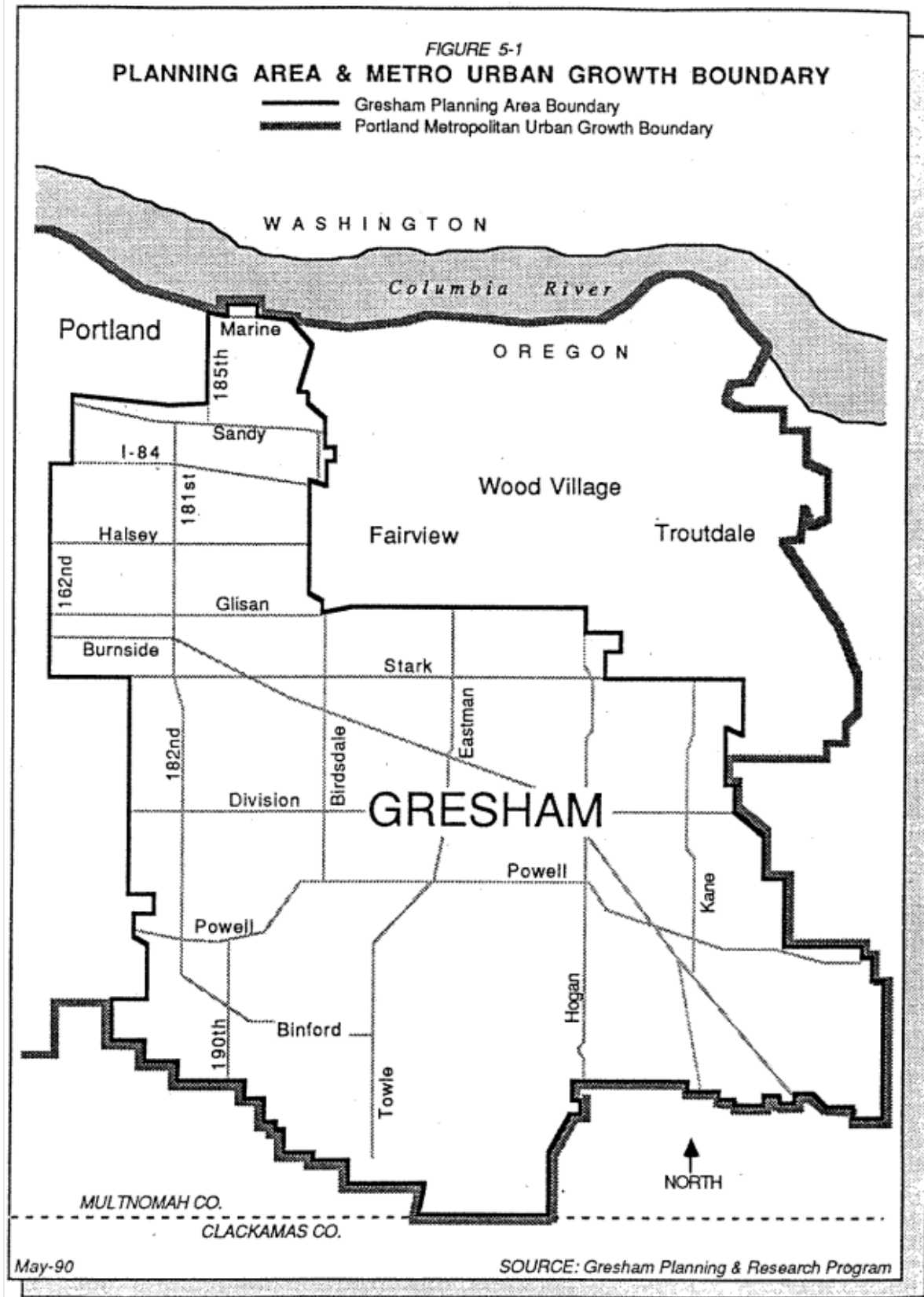
The study was an update of the 1973 water system study. Three phases of projects were proposed, and assigned priorities, classified according to immediate core-area needs, growth demands and long-range construction needs. The 1973 plan was generally followed, but with more specific project information. A five year construction program of Phase I and II projects was proposed.

5.230 URBANIZATION

The Gresham Comprehensive Plan is a plan for land within the city limits. The city plan is wholly within the regional Urban Growth Boundary. In terms of the Department of Land Conservation and Development's Memorandum of April 24, 1979 (revised May 7, 1979) Item 4.10, the Plan is described as a "Complementary" plan. The city has entered into an Urban Planning Area Agreement with Multnomah County consistent with the city's plan for land within the city limits. The city's Urban Growth Boundary, in effect is the same as its corporate boundaries.

The boundaries of the regional 13GB and the city limits are coterminous over much of their eastern and southern boundaries. City annexations are precluded in areas which would involve land outside of the regional 13GB, unless the 13GB is amended. The Metropolitan Service District (MSD), established the regional 13GB which includes sufficient land to accommodate urban needs for twenty years amendments to the regional UGB require authorization of the MSD. City annexations within the regional 13GB (primarily to the north and west of the city limits) does not involve 13GB issues.

MI lands within the city limits have been designated as urban. The city is committed to providing urban level services to all areas within its boundaries. Development will not be permitted to occur unless urban services are available or will be made available. Decisions regarding public appropriations for capital facilities will be based upon the Policies and Implementation Strategies of the Comprehensive Plan and the forthcoming Capital Improvements Plan.



5.240 CITIZEN INVOLVEMENT

5.241 Period Review Citizen Involvement

A citizen involvement program was put in place in 1987 to update the Gresham Community Development Plan. The plan was updated in response to two factors. The City of Gresham received its Periodic Review Notice from the Department of Land Conservation and Development (DLCD). This notice required a. major update of the Gresham Community Development Plan to reflect changes in the community, the statewide planning goals and other laws and programs affecting land use. In addition, the city had been involved in a major annexation program which had increased the city's area from 14.53 square miles in 1980, the year the comprehensive plan was acknowledged, to just over 22 square miles in 1988. The city's population had increased from 31,275 to 58,251 people during this same time period. In the plan update, it was the city's objective to blend together the land use regulations of the annexed areas, which were regulated by Multnomah County's land use plan, with the land use regulations of the city. The update requirements identified in the Periodic Review Notice and the annexations necessitated a complete revision of the Gresham Community Development Plan. In order to ensure that the citizens participated in the plan update process, a new citizen involvement program was created.

A citizen involvement coordinator was hired by the city in September 1987 to spearhead the public involvement program for the plan update process. The city council also approved the establishment of five task forces and a periodic review committee. The five task forces were:

Economic Development Task Force

The primary charges of this group were to recommend updates of the industrial, commercial and economic development sections of the comprehensive plan; update the land use regulations to enhance the opportunities for a variety of, economic activities within Gresham; and review the city and county industrial and commercial districts and determine a set of updated industrial and commercial districts for the city.

Sign Task Force

The primary charge of this task force was to develop one set of sign standards for the city by review of the existing county and city codes.

Natural & Cultural Resources Task Force

This group was to suggest revisions to the plan to respond to the state's environmental resource protection goal which covers 12 types of resources ranging from historical and cultural resources to fish and wildlife habitat areas.

Public Facilities Task Force

The primary charge of this group was to review or recommend: the inventory and assessment of the condition of all significant public facility systems; the public facility improvements needed to support

the land uses identified in the comprehensive plan; the general estimate of when and where the facility projects will be developed; and cost estimates for the projects and a description of the funding mechanisms to construct the scheduled improvements.

Housing Task Force

The housing group was asked to perform several tasks: to assure the city had maintained an adequate number of needed housing units and how to provide greater certainty in the development process; evaluate city compliance with the Metro Housing Rule; consider alternative housing types for inclusion in the Plan; and review the city and county housing districts and determine a set of updated residential districts for the city.

The five task forces prepared recommendations which were then reviewed by the periodic review committee. The five task forces and periodic review committee held 57 meetings which involved 131 hours of citizen involvement meetings over a period of seven months.

The update of the Gresham Community Development Plan included an extensive public notice program to inform the public about the periodic review update of the plan. Three public notices were initiated in order to inform the public about the updated plan policies and the proposed land use designations which would be applied to land throughout the city.

The first notice involved individual notice to property owners of the significant plan map change proposals. For all the residential plan map amendments the abutting property owners were also notified. The notice was given prior to the planning commission hearings on the proposed map amendments.

The second notice involved individual notice to property owners whose property was given a natural resource designation (except properties with an existing flood plain or hillside constraint district designation); open space sites which were not already designated as open space; and properties with a historic designation. This notice was sent prior to the commission hearings on the proposed designations.

The third notice involved the mailing of an informational document which included the proposed plan map land use designations; the natural resource designations and historical map designations; and, the amended comprehensive plan land use policies. The informational document was mailed to over 25,200 households. In addition, an individual notice was sent to the property owners of all significant plan map changes as well as people who reside within 300' of the subject sites. Property owners and abutting property owners of natural resource, historical or open space sites, as outlined above, were also notified.

The two individual notices went out to over 5,000 households. The individual notices and informational mailings were all distributed prior to the city council hearings on the updated plan.

The periodic review committee's recommendations were passed on to the planning commission. The commission held 15 public hearings which involved discussion on the plan update. The plan update process concluded with five public hearings on the plan text and map amendments with the city

council. The public was given the opportunity to comment on these proposed amendments at these public hearings.

5.242 Post-Periodic Review Citizen Involvement

The structure of the city's citizen involvement process was one topic which was discussed by the periodic review committee in the periodic review update of the comprehensive plan. It was the consensus of the committee to form a group to analyze the city's current citizen involvement structure and present a recommendation to the council for a new citizen involvement program. The committee found that open recruitment for citizen involvement committees should be continued; the public has an opportunity to review inventory data, formulation of plan policies, and review of implementation strategies; that planning information should be made available for the general public; that the city should be responsive to citizen group recommendations; that various methods should be used to inform the public; and that workshops should be conducted to review proposed changes to the plan prior to public hearings.

5.300 INTERGOVERNMENTAL RELATIONS

Gresham, being within the major urban center of the State of Oregon, finds itself dealing with many special service providers throughout various levels of government. The existence of special service districts compounds the number of officials that are involved in order to assure adequate levels of needed services. Various agencies such as the Department of Environmental Quality, Soils Conservation Service, the Metropolitan Service District and the Tri-County Metropolitan Transportation District, are just a few among many responsible for a specific range of service with such a wide range of agencies providing services to Gresham residents, a need exists to coordinate their efforts. The City of Gresham recognizes its role as that coordinating body.

The city will continue to rely upon the expertise of the various agencies, when considering development proposals. For example, the East Multnomah County Soils Conservation District, the Army Corps of Engineers along with the MSD would be requested to comment on any development proposal anticipated to have direct runoff effect on Johnson Creek.

5.310 URBAN PLANNING AREA AGREEMENT WITH MULTNOMAH COUNTY

Administrative Procedures Summary

The administrative procedures outline is intended to be an informal document indicating subject topics to be worked out at the staff level to insure compliance with the provisions of the agreements. It is also to serve as a graphic example of agreement Number 9, which requires development of administrative agreements. Actual execution of the procedures will be different for each city, depending on the level of staff support available and the nature of the conflicts identified.

Items IV, V, VI and VII are designed to implement the identified objectives of the agreements. The following is an expansion of how they may be used:

IV. Identification of Planning Areas. This is the description of specific land covered by the agreements within the urban growth boundary. It need not be a service area or an annexation area. It is merely an identification of unincorporated lands, within which land use decisions made by the county may significantly affect the cities' present or future delivery systems.

- 1. Legal Description and Map.** The land included in the planning area is required to be legally definable (LCDC).
- 2. Plan Designations.** The county has adopted land use designations for this area that legally control allowable land uses. The city may also have informally identified a land use preference in their adopted plan. Both should be identified.
- 3. Conflicts and Issues Identified.** A conflict is essentially a discrepancy between plan designations that either or both parties consider potentially damaging to the realization of their Comprehensive Plan. An issue on the other hand, is any other related or unrelated problem that either party feels must be resolved to effect complete plan coordination. Both should be identified and separated.
- 4. Alternative Solutions.** Each conflict and issue will involve unique circumstances that require different actions. A "shopping list" of various alternative solutions should be developed by both administrative staffs.
- 5. Proposed Reconciliation.** Administrative staffs or other appointed individuals should develop a proposed method of resolving the identified issues or conflicts for presentation to their respective governing body.

V. Information Exchanges. This is an identification of what city and county actions should be reviewed and how the review should be handled.

- 1. Actions Covered:** This identifies specific actions. It would include comprehensive plan changes, zone changes, subdivisions and other actions of mutual agreement.
- 2. Method of Reporting:** Some items can be adequately handled through a phone call, while major items will require submission of completed forms with substantial information. The appropriate process should be articulated.
- 3. Time Lines for Review:** Since some cities may prefer to deliver their response in the course of a public hearing, while others may be satisfied to have it presented as part of the staff report on the action proposed.
- 4. Handling of Responses:** Some cities may prefer to deliver their response in the course of a public hearing, while others may be satisfied to have it presented as part of the staff report on the action proposed.

5. Appeal Process: If the initial administrative or quasi-judicial decision is unacceptable to either party, appropriate appeal to the governing body should be determined.

VI. Reconciliation of Differences: The purpose of this process is to determine the method of resolving conflicts that have remained unresolved. Decisions may be by city, county, regional or state agency.

VII. Annexations and Extraterritorial Service Extensions: This issue cannot be resolved within the UPAR Agreements, but are a logical determination of the entire process as the issues emerge.

Many of the identified problems will become annexation or service extension issues. Limitations or annexations by statute may become major obstacles to final resolution of the problems. A coordinated position between all parties on needed legislative changes should be developed for presentation to the legislative assembly in 1979.

5.320 SPECIAL DISTRICTS AND AGENCY INVOLVEMENT

5.321 Agency Involvement

The Land Conservation and Development Commission (LCDC) Goals I and 2, Citizen Involvement and Land Use Planning, require all planning efforts of cities to be coordinated with affected governing bodies.

LDC Goal 1 – Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process. Federal, State and Regional Agencies and Special Purpose Districts shall coordinate their planning efforts with the affected governing bodies and make use of existing local citizen involvement programs established by counties and cities.

LDC Goal 2 – Land Use Planning

City, county, state and federal agencies and special district plans and actions shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS 197.705 through 197.795. State, federal and regional agencies and special purpose districts should have the opportunity for review and comment at each stage of the planning process. Alternatives, suggestions and other forms of input should occur at the research, alternatives, adoption and implementation stages.

Research Stage

During the research stage of the Gresham Comprehensive Plan, affected local and regional agencies and special districts were contacted for technical assistance.

Information found in the Natural Environment, Natural Resources and Environmental Quality Sections of the Findings Report was obtained from the following agencies:

United States Geological Survey (USGS)

USGS Soil Conservation Service Soil Bulletin
United States Department of Housing and Urban Development (HUD)
Oregon Department of Energy
Oregon Department of Fish and Wildlife
Department of Environmental Quality
Oregon Department of Transportation
CRAG – Columbia Region Association of Governments
Public Utilities Commission

In addition, during the preparation of the Physical Environment and Social Environment Section of the Findings Report, the following agencies and associations made known their specific needs and contributed technical information.

Metropolitan Service District (formerly CRAG)
Tri-Met
Oregon State Employment Division
Oregon Department of Economic Development
NW Emergency Services Division
U.S. Department of Housing and Urban Development
Oregon Department of Economic Development
Portland State University Population Research and Census Center
U.S. Department of Veteran Affairs
U.S. Department of Commerce
Bureau of Governmental Research and Service
U.S. Bureau of Census
Multnomah County
City of Gresham Building Department
City of Portland
U.S. National Bank of Oregon
Sherwood and Roberts, Inc.

During the development of planning alternatives, agencies and special districts were given the opportunity to review the plan findings, policies, procedure and standard.

On February 12 and 13, 1980, the following agencies and special districts were contacted about a meeting at the Gresham Municipal and Educational Services Center Planning Conference Room, to preview the proposed Comprehensive Plan. They were notified of the half-day workshops by registered mail a week prior to the meetings:

Cities: Portland, Wood Village, Troutdale, Fairview

Counties: Clackamas, Multnomah

Tri-Met

Metropolitan Service District

East Multnomah Soil and Water Conservation District

State Agencies:

Land Conservation and Development Commission

Oregon Department of Transportation

Oregon Department of Parks and Recreation

Department of Environmental Quality

Department of Economic Development

Oregon Department of Fish and Wildlife

Oregon Department of Energy

Boundary Commission

Federal Agencies:

U.S. Army Corps of Engineers

U.S. Geological Survey

U.S. Forest Service Survey

U.S. Forest Service Department of Fish & Wildlife

U.S. Department of Housing & Urban Development

Port of Portland

Special Districts:

Gresham Grade and High School District

Centennial High School District

Mt. Hood Community Council

Fire District 10

Lusted Water District

Powell Valley Water District

Rockwood Water District

During these two workshops the agencies and special districts had the opportunity to make known their specific concerns and pointed out specific problems with the Plan. At the same time they also made suggestions as to how to solve the problems in order to bring the Plan into compliance. Each of the representatives had copies of the draft plan with them in order to study it in more detail. Some of them sent written comments to staff at a later time. For example, the MSD sent staff a written plan review discussing in detail weaknesses of the Plan and suggestions as to overcome these weaknesses.

Adoptions Stage

At the February 12 and 13 workshops, the Comprehensive Plan Work Program was distributed. Each agency and special purpose district was made aware of the hearings schedule for both the Comprehensive Planning Commission and City Council.

Implementation Stage

It is important to foster the relationship between planning decisions and future regulatory decisions. Governmental agencies such as the City of Gresham, serve the public. Policies made by that jurisdiction must reflect the preferences of those governed. The planning process is not a decision making process but rather is a prelude to informed decision making. Following adoption of the Comprehensive Plan, affected agencies and special districts shall be given the opportunity for comment and suggestions to make the implementation of the Plan more efficient. It is the policy of the city to maintain effective coordination with local general purpose governments, special districts, state and federal agencies, the Metropolitan Service District and other governmental units:

Affected Governmental Agencies

A. Special Service District:

Schools

1. Gresham Elementary School District
2. Gresham High School District
3. Centennial School District
4. Orient School District
5. Reynolds School District
6. Mt. Hood Community College

Public Utilities and Services

7. Lusted Water District
8. Rockwood Water District
9. Powell Valley Water District
10. Tri-Met (Transportation)
11. Fire District 10

B. State and Federal Agencies

1. L.C.D.C.
2. Oregon Department of Transportation
3. Oregon State Highway Parks and Recreation Division
4. Department of Environmental Quality
5. Oregon Department of Economic Development
6. Oregon Department of Fish and Wildlife
7. U.S. Corps of Engineers
8. U.S. Department of Agriculture, Natural Resource Conservation Service
9. Department of Energy
10. U.S. Forest Service
11. U.S. Department of Commerce
12. U.S. Department of Housing and urban Development

C. City and County Agencies

1. Multnomah County Department of Environmental Service
2. City of Portland
3. City of Troutdale
4. City of Fairview
5. City of Wood Village

D. Regional Agencies

1. Metropolitan Service District
2. Port of Portland
3. Portland Boundary Commission

Several agencies, such as the Portland Boundary Commission, and the Tri-Met Board of Directors, have the ability to make final decisions concerning the provision of services to the City of Gresham residents. It is the city's responsibility to work directly with and to monitor the actions of these agencies.

The Metropolitan Service District is responsible for reviewing the Gresham Plan as it addresses regional growth needs and integration with other planning efforts. L.C.D.C. will review the Gresham Plan as to its compliance with the Goals and Objectives of Senate Bill 100. The Portland Boundary Commission will take final action concerning the annexation of lands to the City of Gresham. These three agencies, more than any other, must be kept abreast of the needs, policies, and objectives of the city's planning effort.

To help facilitate the coordination of inter-governmental services the city of Gresham has entered into a formal agreement with Multnomah County concerning land use decisions being made in the county that are of a concern to the City of Gresham and vice versa. The following are the elements of the final agreement:

1. Multnomah County will provide notification to the City of Gresham of any proposed legislative revision of the County's Comprehensive Plan or implementation ordinances, and any quasi-judicial or administrative decision made pursuant to the Comprehensive Plan which may substantially affect the city. The county will provide for a reasonable response time and include any responses by the city within the county's record of the decision on the proposal.
2. The city will provide full notification to the county of any proposed annexations, capital improvements plans, or major extraterritorial service extensions into the county. The city will provide reasonable response time and include any responses within the record of the action.
3. The provisions of this agreement apply to those unincorporated lands described on Map 24.
4. The city has identified no specific conflicts with the Multnomah County Comprehensive Framework Plan, adopted September 6, 1977, for the designated urban planning area of this agreement. For those areas designated "Urban" by the Comprehensive Framework Plan, Multnomah County is in the process of preparing and adopting community plans. Portions of the Columbia, Wilkes, Rockwood and Centennial communities lie within the designated urban planning area for the City of Gresham. The city has reviewed draft copies of these communities' plans and has identified no specific conflicts with the proposed land use designations. In the event that the land use designations for these specific communities are modified or changed during the adoption process, the City shall accept those land use designations as adopted by the Multnomah County Board of Commissioners, subject to review and amendment of this Urban Planning Area Agreement by the official action of the Common Council of the City of Gresham. Upon annexation the city will adopt the same land use designations as shown on the county comprehensive plan unless and until the city changes said land use designation pursuant to law (ORS 215.130(2)(a)).

5. Multnomah County and the City of Gresham will extend good faith efforts to reconcile any differences which may emerge from the information exchange made under this agreement.
6. Where any differences involve alleged non-compliance with LCDC or MSD goals, objectives or plan, the city and the county will seek resolution of said differences through the appropriate agency.
7. Lack of response to any proposal submitted for review by either party will be considered “no objection” to the proposal.
8. The county and the city agree to determine the boundaries of service areas suitable and appropriate for future annexation to the City.
9. The city and the county will develop administrative procedures and provide adequate administrative staff to carry out the provisions of this agreement and will review its effectiveness on an ongoing basis with a formal report prepared annually by MSD and submitted to LCDC.