



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

### NOTICE OF ADOPTED AMENDMENT

May 23, 2006



TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Happy Valley Plan Amendment  
DLCD File Number 001-06

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

#### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: June 9, 2006**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Meg Fernekees, DLCD Regional Representative  
Lynette Garbarino, City of Happy Valley

<paa> ya



**FORM 2 Notice of Adoption**

THIS FORM MUST BE MAILED TO DLCD  
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION  
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

DATE STAMP

DEPT OF  
 MAY 19 2006  
 LAND CONSERVATION  
 AND DEVELOPMENT  
 For DLCD Use Only

Jurisdiction: City of Happy Valley Local file number: ANN-08-05  
 Date of Adoption: 5/16/06 Date Mailed: 5/17/06  
 Date original Notice of Proposed Amendment was mailed to DLCD: 2/6/06

- |  |  |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment    |
| <input type="checkbox"/> Land Use Regulation Amendment     | <input type="checkbox"/> Zoning Map Amendment                |
| <input type="checkbox"/> New Land Use Regulation           | <input checked="" type="checkbox"/> Other: <u>Annexation</u> |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Annexation of 14 parcels of real property totaling 38.06 acres.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME".  
 If you did not give Notice for the Proposed Amendment, write "N/A".

2 properties added since original notice sent 2/6/06

Plan Map Changed from: N/A to: N/A

Zone Map Changed from: N/A to: N/A

Location: See attached listing Acres Involved: 38.06

Specify Density: Previous: no change New: N/A

Applicable Statewide Planning Goals: 1,2

Was an Exception Adopted?  YES  NO

DLCD File No.: 001-06 (14995)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing?  Yes  No

If no, do the statewide planning goals apply?  Yes  No

If no, did Emergency Circumstances require immediate adoption?  Yes  No

Affected State or Federal Agencies, Local Governments or Special Districts:

Metro, Clackamas County

Local Contact: Lynette Garbarino Phone: (503) 760-3325 Extension: \_\_\_\_\_

Address: 12915 SE King Rd. City: Happy Valley

Zip Code + 4: 97236 - Email Address: lynetteg@ci.happy-valley.or.u

### ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:  
**ATTENTION: PLAN AMENDMENT SPECIALIST**  
**DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT**  
**635 CAPITOL STREET NE, SUITE 150**  
**SALEM, OREGON 97301-2540**
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

**ORDINANCE NO. 336**  
**CITY OF HAPPY VALLEY**

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY,  
OREGON, WITHDRAWING SAID TERRITORY FROM THE CLACKAMAS  
COUNTY ENHANCED LAW ENFORCEMENT DISTRICT AND THE NORTH  
CLACKAMAS PARKS AND RECREATION DISTRICT AND DECLARING AN  
EMERGENCY

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100% of the owners of 100% of the properties with 100% of the assessed value of territory requesting annexation (File No. ANN-08-05); and

WHEREAS, the proposed annexation territory consists of 14 tax lots totaling 38.06 acres adjacent to existing City boundaries; and

WHEREAS, the City provided notice that the Planning Commission and City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable state law requirements; and

WHEREAS, the City has adopted an expedited decision process for annexations consistent with Metro Code Chapter 3.09.045; and

WHEREAS, the Planning Commission considered the proposed annexation at its regularly scheduled meeting of April 11, 2006 and recommended that the City Council approve the annexation; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on May 16, 2006, under the applicable provisions of Chapter 3.09 of the Metro Code, the Happy Valley Comprehensive Plan, and the applicable Statewide Planning Goals and state laws; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the voters and the consents of affected property owners; and

WHEREAS, the Council deems it in the public interest to declare an emergency so that this ordinance take effect as specified below, prior to the expiration of the 30-day period specified in the City Charter, because regional planning for the affected property is underway and the jurisdiction over the affected property should be established as soon as possible to facilitate the regional planning effort, as required by Metro.

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City Council declares the territory described in Exhibit B, and depicted in Exhibit A is annexed to Happy Valley effective May 17, 2006.

Section 2. The City Council adopts the Annexation Application No. ANN-08-05 and the associated Staff Report to the City Council dated May 16, 2006.

Section 3. The annexed territory is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective May 17, 2006.


Section 4. The City Recorder is directed to:

1. File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 5. An emergency is declared to exist and as provided by Section 32 of the Happy Valley City Charter this Ordinance takes effect on May 17, 2006.

PASSED AND APPROVED THIS 16<sup>th</sup> day of May, 2006.

CITY OF HAPPY VALLEY

  
\_\_\_\_\_  
Mayor Eugene L. Grant

ATTEST:

  
\_\_\_\_\_  
Marylee Walden, City Recorder

**City of Happy Valley  
Annexation No. 08-05  
Legal Description  
(Area No. 1)**

A tract of land situated in Section 25, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the common section corner of Sections 19 & 30, T1S, R3E and Section, 24 & 25 of T1S, R2E;

1. Thence North  $87^{\circ} 59' 25''$  West, along the common section line of said sections 24 & 25, 1294.2 feet to the true point of beginning, said point being the point of intersection with the northerly extension of the West line of 156<sup>th</sup> Ave. (a 33 foot R/W);
2. Thence South, along said west line, 330 feet to the southeast corner of a tract of land (12E25A200) as recorded in deed instrument no.99-110832 ;
3. Thence West, along the south line of said tract, 132 feet to the southwest corner of said tract;
4. Thence North, and parallel with said west line of 156<sup>th</sup> Ave., 300 feet to the south line of S.E. Clatsop St. (a 60 foot R/W);
5. Thence North  $87^{\circ} 59' 25''$  West, along said south line, 190 feet more or less to a point on the existing city limits of the City of Happy Valley, said point being South  $87^{\circ} 59' 25''$  East and 140 feet in distance from the point of intersection of said south line and the east line of 155<sup>th</sup> Ave. ( a 50 foot private road R/W );
6. Thence North, along said city limits on a line parallel with and 140 feet in distance from the east line of said 155<sup>th</sup> Ave., 30 feet to the common line between said Section 24 & 25 and the centerline of S.E. Clatsop St.;

7. Thence (leaving said city limits) South  $87^{\circ} 59' 25''$  East, along said common line & center line, 325 feet more or less to the true point of beginning.

**Note:** All deed references are Clackamas County Records. All tax maps & tax lot numbers are for reference only and are not to be considered part of the legal description.

**Exhibit "B"**

**City of Happy Valley  
Annexation No. 08-05  
Legal Description  
(Area No. 2)**

A tract of land situated in Section 30, T1S, R3E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the point of intersection of the centerlines of S.E. 172<sup>nd</sup> Ave. & Hemrick Rd;

1. Thence North along the centerline of S.E. 172<sup>nd</sup> Ave. (a 60 foot R/W), 1602.07 feet;
2. Thence North, 30 feet to the east line of S.E. 172<sup>nd</sup> Ave. & the true point of beginning;
3. Thence North, along said east line, 131.49 feet to the northwest corner of a tract of land (13E30D2602) as recorded in deed instrument no. 99-069870 ;
4. Thence East, along the north line of said tract, 590.0 feet to the northeast corner thereof;
5. Thence South, along the east line of said tract, 163.99 feet to the southeast corner thereof;
6. Thence South 89<sup>o</sup> 30' 39" West, along the most southerly south line of said tract, 295.5 feet;
7. Thence North, 32.5 feet;
8. Thence South 89<sup>o</sup> 30' 39" West, along the most westerly south line of said tract, 294.50 feet to the true point of beginning.

**Note:** All deed references are Clackamas County Records. All tax maps & tax lot numbers are for reference only and are not to be considered part of the legal description.



**City of Happy Valley  
Annexation No. 08-05  
Legal Description  
(Area No. 3)**

Tract "A"

A tract of land situated in Section 31, T1S, R3E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the point of intersection of the centerlines of S.E. 172<sup>nd</sup> Ave. (a 60 foot R/W) & Hagen Rd. (a 60 foot R/W), said point also being the southwest corner of the northeast quarter of said section;

1. Thence North 89<sup>o</sup> 47' East, along the south line of said quarter section, 30 feet to the existing city limits of the City of Happy Valley and the existing east line of S.E. 172<sup>nd</sup> Ave. and the true point of beginning.
2. Thence North 0<sup>o</sup> 0' 40" West, along said east line & city limits, 160 feet more or less to the northwest corner of a tract of land (13E31A1602) as recorded in deed instrument no. 96-004237;
3. Thence (leaving said city limits) South 88<sup>o</sup> 47' 56" East, along the north line of said tract, 832.18 feet to the northeast corner of said tract;
4. Thence along the following courses, South 21<sup>o</sup> 45' 00" West, 59.29 feet; Thence South 62<sup>o</sup> 57' West, 19 feet; Thence South 13<sup>o</sup> 27' West, 25 feet; Thence South 30<sup>o</sup> 04' East, 21 feet; Thence North 87<sup>o</sup> 34' East, 37 feet; Thence South 45<sup>o</sup> 55' East, 24 feet; Thence South 20<sup>o</sup> 43' West, 18 feet; Thence South 66<sup>o</sup> 08' West, 29 feet and Thence South 38<sup>o</sup> 59' West, 20.47 feet to the southeast corner of said tract;
5. Thence South 89<sup>o</sup> 47' West, 804.85 feet to the true point of beginning.

**EXHIBIT "B"**

Tract "B"

Beginning at the Southwest corner of the Northeast quarter of said Section, said corner being on the centerline of S.E. 172<sup>nd</sup> Ave. ( a 60 foot R/W );

1. Thence East , along the south line of said northeast quarter, 30 feet to the east line of S.E. 172<sup>nd</sup> Ave. and the existing city limits of the City of Happy Valley;
2. Thence North 0° 00' 40" West, along said east line and city limits, 1053.97 feet more or less to the southwest corner of a tract of land ( 13E31A 1204 ), as recorded in deed instrument no. 90-23845;
3. Thence North 88° 50' 19" East, along said city limits and south line of said tract, 742.40 feet;
4. Thence North 0° 32' 33" West, along said city limits and the east line of said tract, 264 feet to the northeast corner of said tract;
5. Thence North 89° 11' 10" East, along said city limits, 228 feet more or less to the southwest corner of a tract of land ( 13E31A 1002 ), as recorded in deed instrument no. 97-008738;
6. Thence along the following courses, North 03° 47' 30" West, 16.20 feet; North 27° 18' 48" East, 32.40 feet; North 09° 43' 21" East, 31.44 feet; North 27° 21' 49" East, 24.38 feet; North 03° 03' 25" West, 50.36 feet and North 36° 28' 17" East, 7.93 feet to the northwest corner of said tract and the true point of beginning;
7. Thence North 88° 50' 52" East, 283.43 to the northeast corner of said tract;
8. Thence ( leaving said city limits ) North 00° 32' 23" West, 263.44 feet;

**EXHIBIT "B"**

9. Thence South 88° 53' 06" West, 45 feet;                      Exhibit "B"
10.        Thence South 30° 46' 31" West, 70.57 feet;
11.        Thence South 69° 44' 00" West, 139.29 feet;
12.        Thence South 53° 18'25" West, 29.74 feet;
13.        Thence South 09° 07' 05" West, 83.72 feet;
14.        Thence South 36° 28' 17" West, 53.32 feet to the true  
            point of beginning.

**Note: All deed references are Clackamas County Records. All tax maps & tax lot numbers are for reference only and are not to be considered part of the legal description.**

**EXHIBIT "B"**

**City of Happy Valley  
Annexation No. 08-05  
Legal Description  
(Area No. 4)**

A tract of land situated in Section 36, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

1. Beginning at the point of intersection of the centerlines of Monner Rd. (a 60 foot R/W) and S.E. 162<sup>nd</sup> Ave. (a 60 foot R/W), said point also being the northeast quarter corner of the southeast Quarter of the southeast quarter of said section;
2. Thence South, along the east line of said southeast quarter and the center line of said S.E. 162<sup>nd</sup> Ave., a 30 feet to the point of intersection with the easterly extension of the south line of said Monner Rd.
3. Thence West, along said extension, 30 feet to the point of intersection with the west line of said S.E. 162<sup>nd</sup> Ave., the northeast corner of a tract of land (12E36DD101) as recorded in deed instrument no. 70-1214, the existing city limits of the City of Happy Valley and the true point of beginning;
4. Thence South, along said west line, city limits and the east line of said tract, 147.7 feet to the most northerly & easterly southeast corner of said tract;
5. Thence (leaving said city limits) West, along the most easterly south line of said tract, 180 feet;
6. Thence South, along the most westerly line of a tract of land ( 12E36DD 200 ), as recorded in deed instrument no. 94-057010, 148 feet to the southwest corner of said tract and the existing city limits of the City of Happy Valley;
7. Thence West, along said city limits

Exhibit "B"

, 120 feet to the southeast corner of a tract of land ( 12E36DD 102 ), as recorded in deed instrument no. 89-45483;

8. Thence (leaving said city limits) North, along the west line of said tract, 300 feet to the northwest corner of said tract & the south line of said Monner Rd.;
9. Thence West, along said south line, 165 feet to the northeast corner of a tract of land (12E36DD900) as recorded in deed instrument no. 98-35788 & the existing city limits of the City of Happy Valley;
10. Thence Northwest, along said city limits, 175 feet more or less to a point on the north line of said Monner Rd., said point being West of and 350 in distance from the southeast corner of a tract of land (12E36DA 1201) as recorded in deed instrument no. 89-21526 ;
11. Thence (leaving said city limits) East, along said north line, 630 feet to the point of intersection with the west line of S.E. 162<sup>nd</sup> Ave. & the existing city limits of the City of Happy Valley;
12. Thence South, along said west line & city limits, 60 feet to the true point of beginning.

Exhibit "B"

**Note: All deed references are Clackamas County Records. All tax maps & tax lot numbers are for reference only and are not to be considered part of the legal description.**

**EXHIBIT "B"**

**City of Happy Valley  
Annexation No. 08-05  
Legal Description  
(Area No. 5)**

A tract of land situated in Section 31 T1S, R3E, W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the southwest corner of the northwest one-quarter of said section;

1. Thence North, along the west line of said quarter, 30 feet to the north line of Hagen Rd. (a 60 foot R/W) and the existing city limits of the City of Happy Valley;
2. Thence East, along said north line & city limits, 171.67 feet to the true point of beginning;
3. Thence (leaving said city limits) North 0° 41' 0" East, 634.25 feet to the northeast corner of a tract of land (13E31B801) as recorded in deed instrument no. 92-80945;
4. Thence West, along the north line of said tract, 171.74 feet to the northwest corner of said tract & the west line of said northwest quarter;
5. Thence North 0° 41' 0" East, along said west line, 656.23 feet to the northwest corner of a tract of land (13E31B802) as recorded in deed instrument no. 95-075053;
6. Thence East, along the north line of said tract, 368.61 feet to the northeast corner of said tract and the existing city limits of the City of Happy Valley;
7. Thence South, along said city limits and the east line of said tract, 656.57 feet to the northeast corner of a tract of land (13E31B800) as recorded in deed instrument no. 84-13467;

**EXHIBIT "B"**

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Ann 08-05 Area 5

8. Thence (leaving said city limits) West, 172 feet more or less to the northwest corner of said tract;
9. Thence South, along the west line of said tract, 634.25 feet to the southwest corner of said tract and the existing city limits of the City of Happy Valley and the north line of said Hagen Rd.;
10. Thence West, along said city limits & north line 25 feet to the true point of beginning.

**Note: All deed references are Clackamas County Records. All tax maps & tax lot numbers are for reference only and are not to be considered part of the legal description.**

**EXHIBIT "B"**



**City of Happy Valley  
Annexation 08-05  
Legal Description  
(Area No. 6)**

**Tract "A"**

A tract of land situated in Section 2, T2S, R2E, W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the common section corner of Sections 35 & 36, T1S, R2E, & 1 & 2, T2S, R2E; said corner also being in the existing city limits of the City of Happy Valley;

1. Thence (leaving said city limits) South  $0^{\circ} 10'$  West, along the common section line between said sections 1 & 2, 25 feet;
2. Thence North  $88^{\circ} 34'$  West, 266.07 feet to an angle point in the north line of a tract of land (22E2A201) as recorded in deed instrument no. 94-047189 ( lot line adjustment );
3. Thence South  $83^{\circ} 31' 39''$  West, 130.83 feet ;
4. Thence South  $0^{\circ} 07' 30''$  West, along the west line of said tract, 452 feet to the southwest corner of said tract and the most southeasterly corner of a tract of land (22E2A100) as recorded in deed instrument no. 99-043498;
5. Thence North  $88^{\circ} 34'$  West, along the south line of said tract, 264.33 feet to the southwest corner thereof;
6. Thence North  $0^{\circ} 07' 30''$  East, along the west line of said tract, 495 feet to the northwest corner of said tract, the existing city limits of the City of Happy Valley and the north line of said Section 2;
7. Thence South  $88^{\circ} 34'$  East, along said city limits north line and the north line of said tract, 660.82 feet to the point of beginning.

Tract "B"

All of parcel 2 of Partition Plat No. 1994-152

**Note: All deed references are Clackamas County Records. All tax maps & tax lot numbers are for reference only and are not to be considered part of the legal description.**

**EXHIBIT "B"**

**City of Happy Valley  
Annexation No. 08-05  
Legal Description  
(Area No. 7)**

A tract of land situated in Section 1, T2S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the most southerly corner of Tract "A" of Emerald Meadows, Plat no. 3257;

1. Thence South  $01^{\circ} 41' 14''$  West, 282.05 feet;
2. Thence North  $89^{\circ} 12' 45''$  West, 214.48 feet to the east line of S.E. 152<sup>nd</sup> Dr. (a 55 foot R/W);
3. Thence North  $0^{\circ} 07' 21''$  West, along said east line, 350.40 feet more or less to the south line of S.E. Sunnyside Rd. (a 60 foot R/W) & the existing city limits of the City of Happy Valley;
4. Thence North  $56^{\circ} 55'$  East, along said south line & city limits, 262.49 feet;
5. Thence South  $01^{\circ} 40' 14''$  West, along said city limits and a jog to the south in said south line of S.E. Sunnyside Rd., 30.43 feet to the northwest corner of Lot 1 of said Emerald Meadows;
6. Thence (leaving said city limits & south line), South  $01^{\circ} 40' 14''$  West, 183.90 feet to the point of beginning.

Exhibit "B"

**City of Happy Valley  
Annexation No. 08-05  
Legal Description  
(Area No. 8)**

A tract of land situated in Section 6, T2S, R3E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the southwest corner of Lot 5, of Turel Estates, Plat No. 3632;

1. Thence South  $89^{\circ} 56' 27''$  West, 178.74 feet;
2. Thence South  $0^{\circ} 27' 21''$  West, 108 feet more or less to the northeast corner of a tract of land (23E6B 300) as recorded in deed instrument no. 80-41475;
3. Thence West, along the north line of said tract, 245 feet more or less to the northwest corner of said tract to the southerly bank of a creek;
4. Thence Southwesterly along said creek bank, 140 feet more or less to the point of intersection with the easterly extension of the north line of a tract of land (23E6B302) as recorded in deed instrument no. 2003-027315 ( Parcel 2 );
5. Thence South  $89^{\circ} 13'$  West, along said extension 6.39 feet to the centerline of said creek & the true point of beginning;
6. Thence along the centerline of said creek as follows; South  $31^{\circ} 06' 20''$  West, 46.13 feet; South  $26^{\circ} 13' 20''$  East, 96.52 feet; South  $8^{\circ} 29' 40''$  East, 100.13 feet and South  $4^{\circ} 17' 40''$  West, 266.50 feet;
7. Thence (leaving said creek centerline) South  $74^{\circ} 18' 20''$  West, 150.68 feet to the point of intersection with the northerly extension of the west line of a tract of land (23E6B200) as recorded in deed instrument no. 94-053938;

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Annexation 08-05 Area 8

8. Thence South, along said extension & west line, 250 feet more or less to the point of intersection with the north line of S.E. Sunnyside Rd.;
9. Thence Westerly, along said north line, 35 feet to the southwest corner of that tract of land recorded in deed instrument no. 2003-027315 ( Parcel 2 );
10. Thence North  $0^{\circ} 17'$  East, along the west line of said tract, 775.00 feet to the northwest corner of said tract;
11. Thence North  $89^{\circ} 13'$  East, along the north line of said tract, 162.31 feet to the true point of beginning.

**Note:** All deed references are Clackamas County Records. All tax maps & tax lot numbers are for reference only and are not to be considered part of the legal description.

Exhibit "B"

**City of Happy Valley  
Annexation No. 08-05  
Legal Description  
(Area No. 9)**

A tract of land situated in Section 34, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the northeast corner of Tract "A" of Southern Lites, Plat no. 2365, said corner being on the existing city limits of the City of Happy Valley;

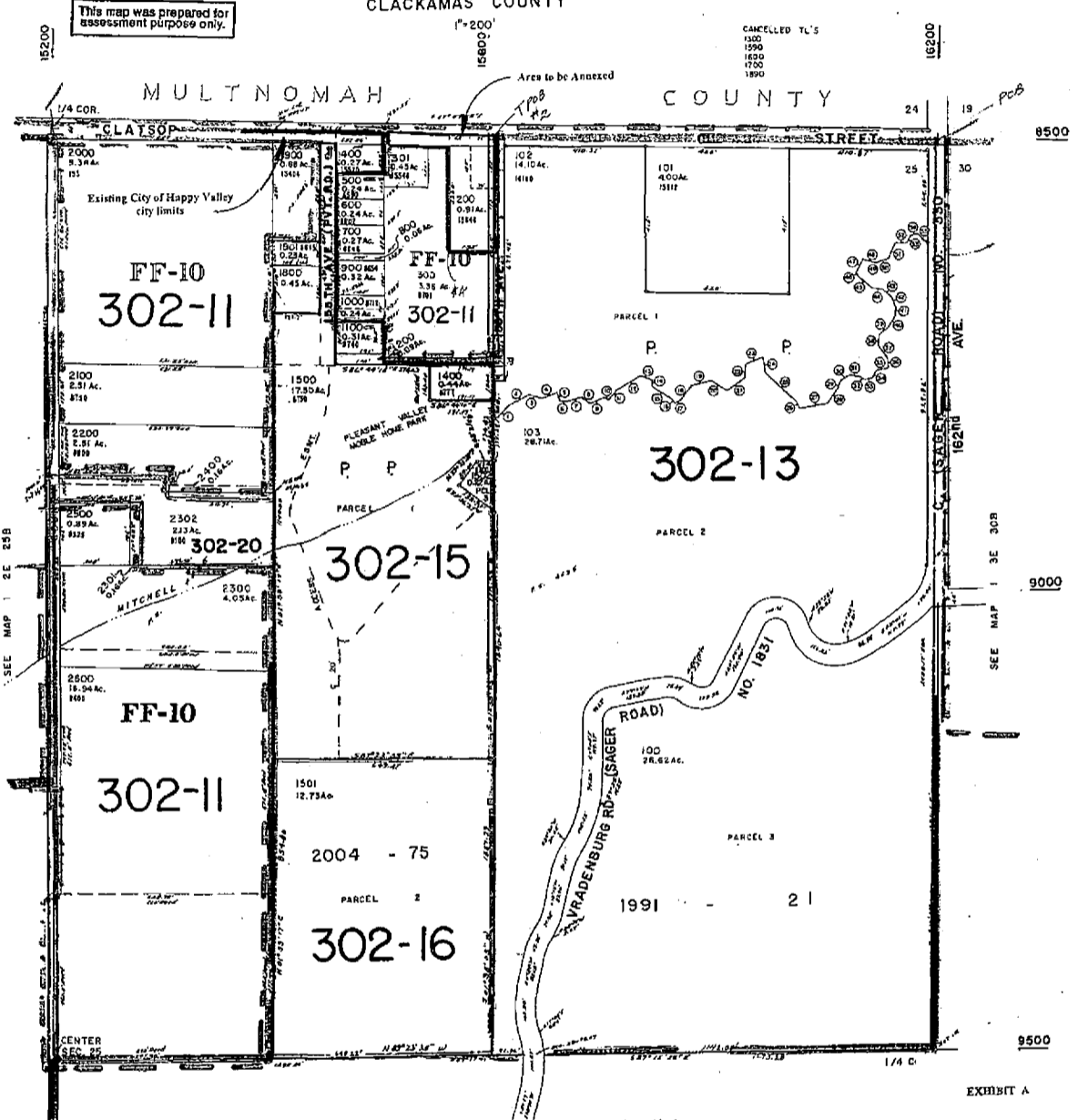
1. Thence North  $0^{\circ} 26'$  East, along said city limits, 331.21 feet to the south line of William Otty Rd. (a 45 foot R/W);
2. Thence North  $89^{\circ} 20' 15''$  West, along said city limits & south line, 1092 feet more or less to the point of intersection with the east line of S.E. Valley View Terrace (a 50 foot R/W);
3. Thence (leaving said city limits) South  $6^{\circ} 56' 20''$  West, along said east line, 290.10 feet;
4. Thence South  $87^{\circ} 09' 25''$  East, along the north lines of Partition Plat no. 2005-106, Partition Plat no. 2002-105, Robinson's Cascade & said Southern Lites, 1126.39 feet to the point of beginning.

**EXHIBIT "B"**

NE 1/4 SEC. 25 T.1S. R.2E. WM.  
CLACKAMAS COUNTY

1 2E 25A

This map was prepared for assessment purposes only.



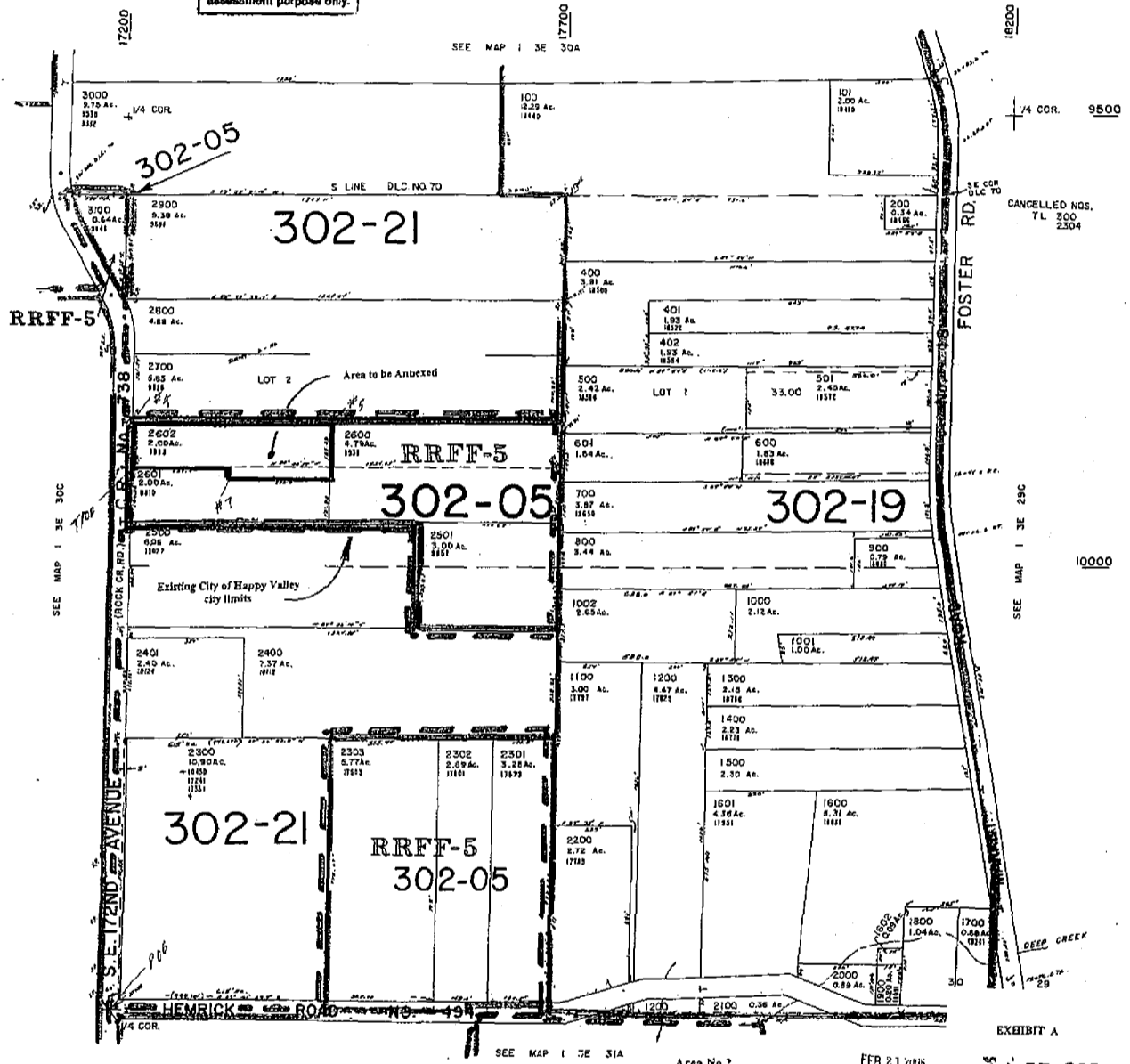
11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55

SE1/4 SECTION 30 T.1S. R.3E. W.M.  
CLACKAMAS COUNTY  
1" = 200'

D. L. C.  
M. W. NOBEL NO. 70

1 3E 30D

This map was prepared for  
assessment purpose only.



SEE MAP 1 3E 31A

Area No.2

FEB 21 2006

EXHIBIT A

1 3E 30D



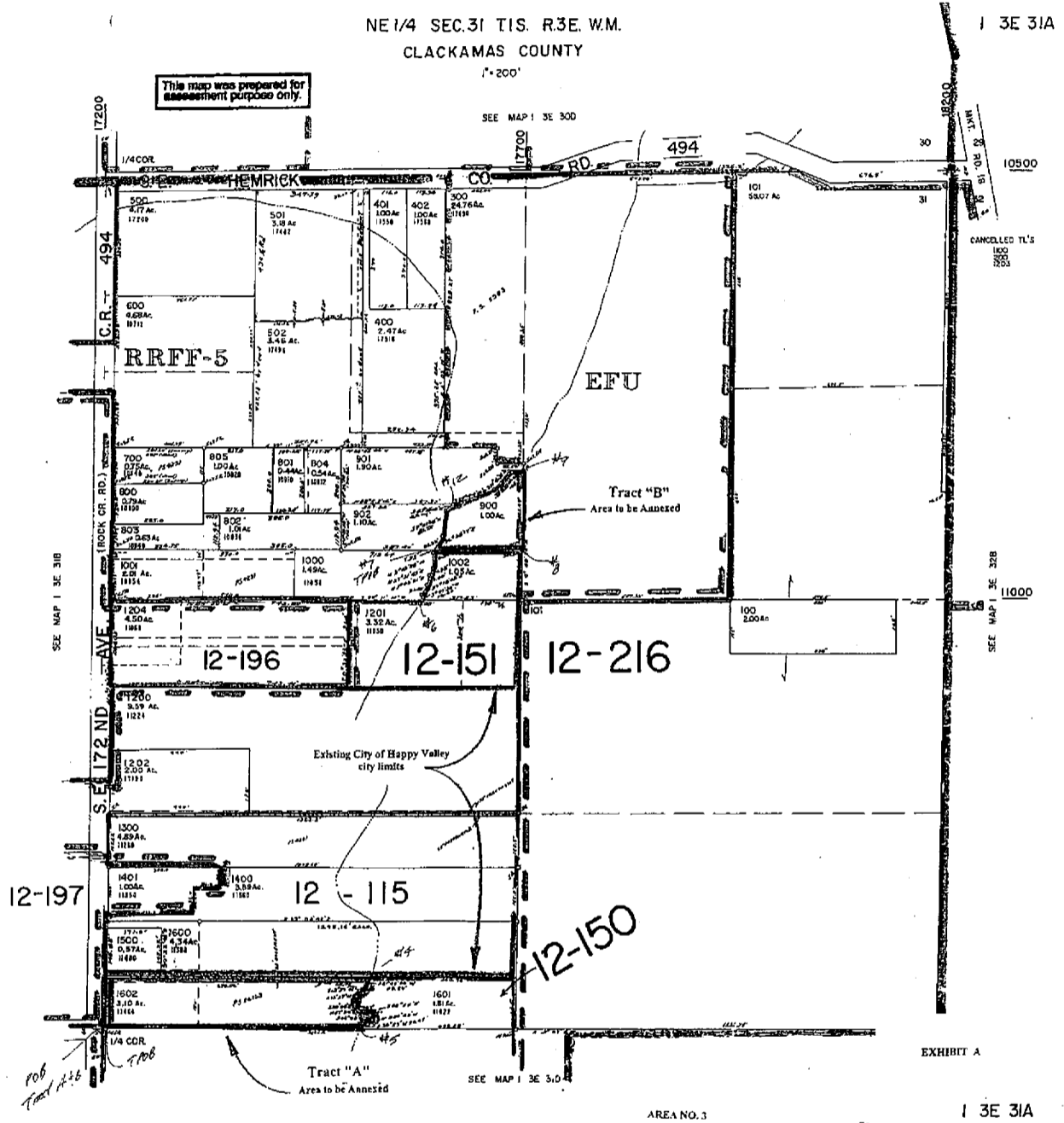
NE 1/4 SEC. 31 T1S. R3E. W.M.  
CLACKAMAS COUNTY

1 3E 31A

This map was prepared for  
assessment purposes only.

1"=200'

SEE MAP 1 3E 300



AREA NO. 3

1 3E 31A

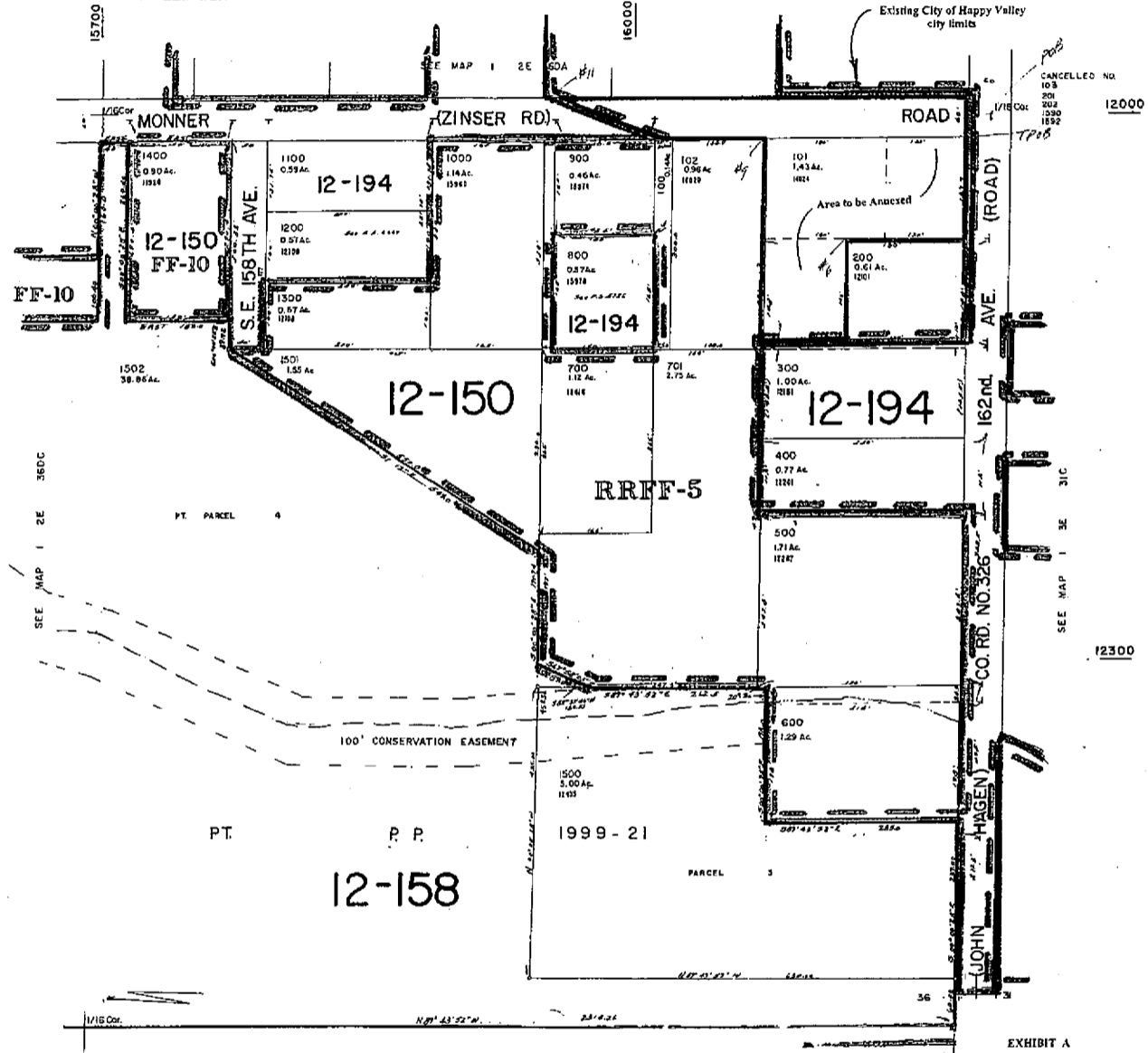
FFD 0 7 2000

SE.1/4 SE.1/4 SEC.36 T.1S. R.2E. W.M.  
CLACKAMAS COUNTY

1 2E 36DD

This map was prepared for  
assessment purpose only.

1"=100'



CANCELLED NO  
103  
201  
1390  
1892

12000

12300

SEE MAP 2 2E 1

AREA NO. 4

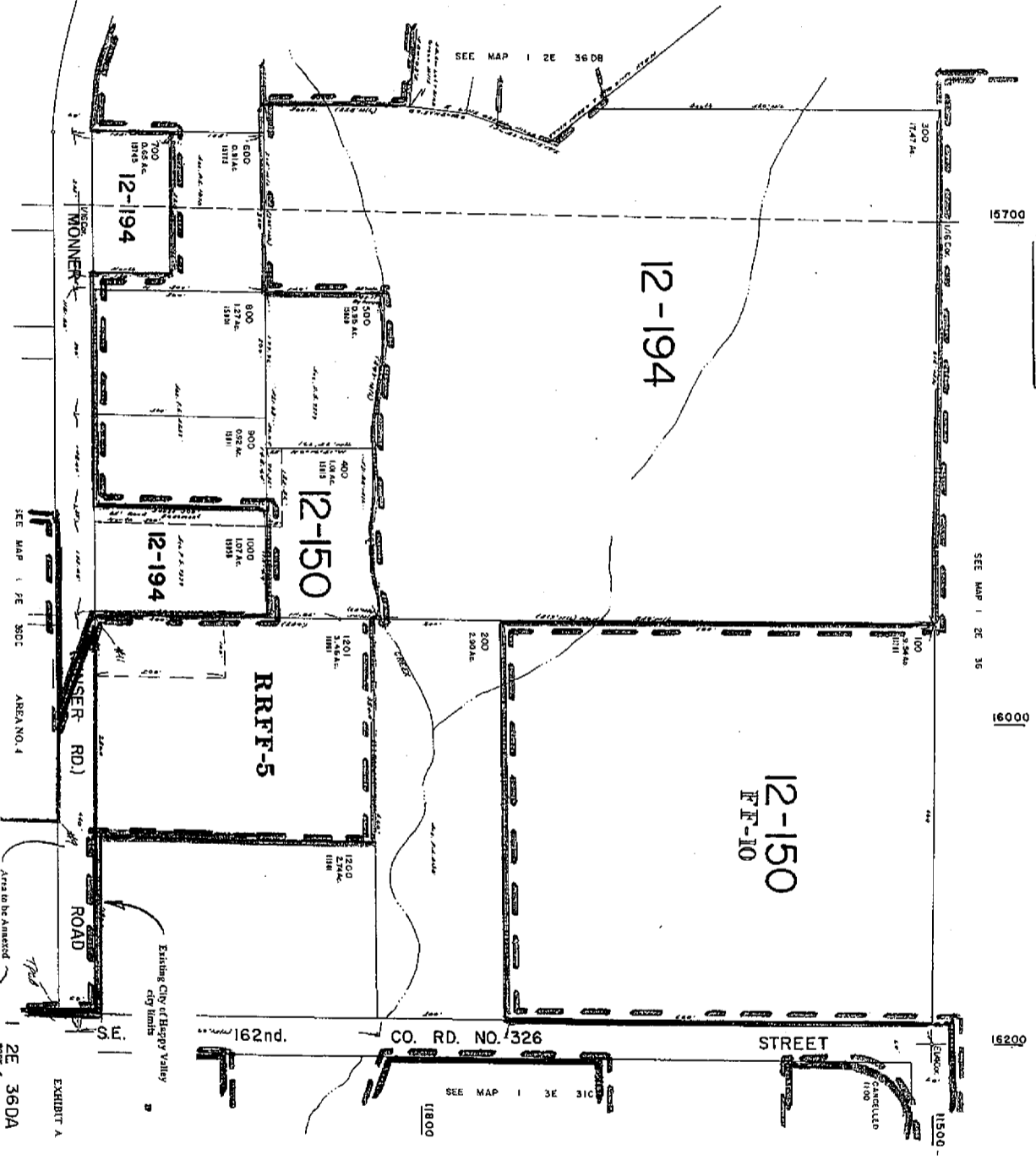
EXHIBIT A

1 2E 36DD

This map was prepared for assessment purposes only.

NE 1/4 SE 1/4 SEC. 36 T.1S. R.2E. W.1.  
CLACKAMAS COUNTY  
1"=100'

1 2E 36DA



2E 36DA  
EXHIBIT A

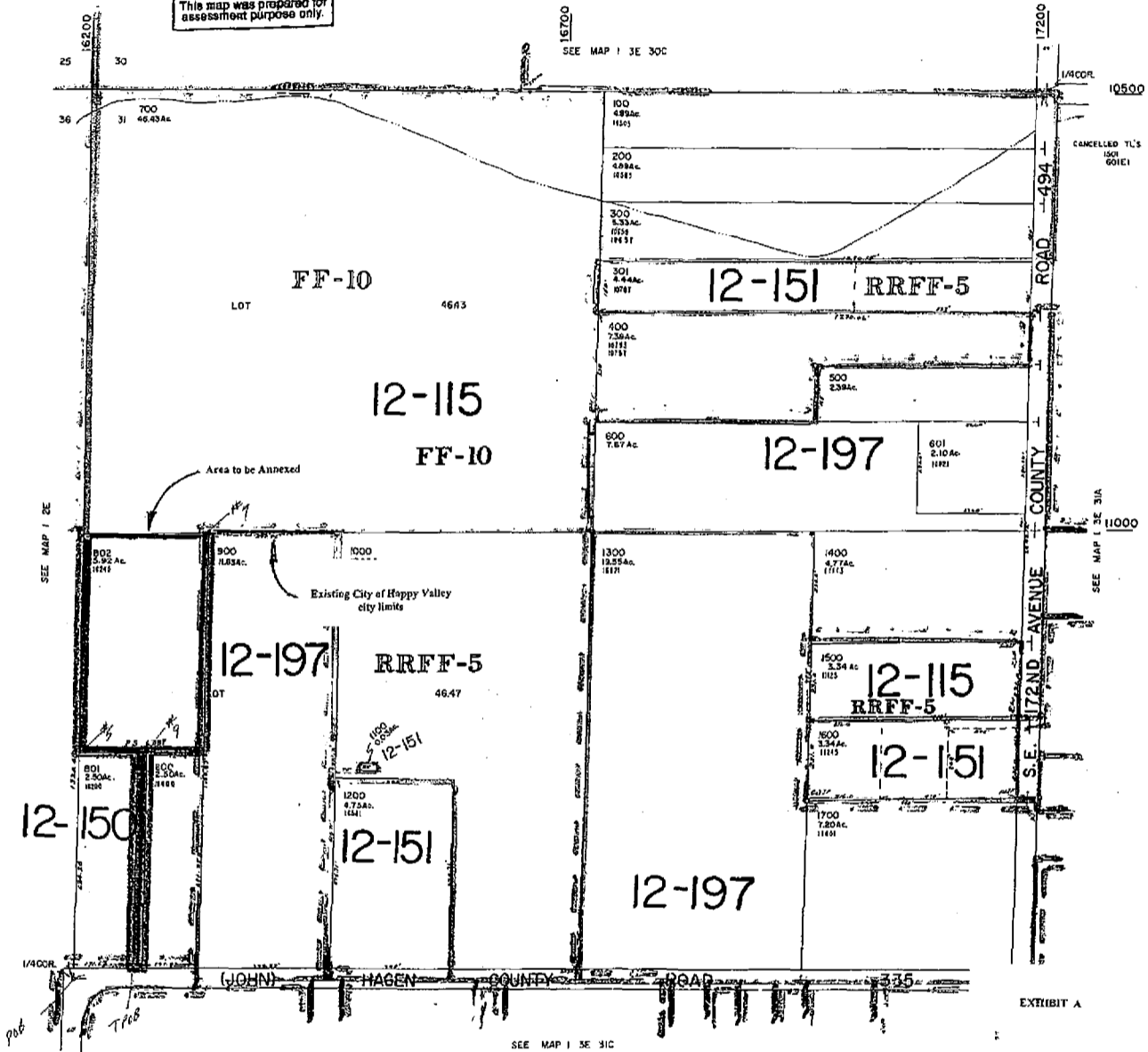
NW1/4 SEC.31 T.1S. R.3E. W.M.  
CLACKAMAS COUNTY

1 3E 31B

This map was prepared for  
assessment purpose only.

1" = 200'

SEE MAP 1 3E 30C



FEB 21 2008 1 3E 31B

2 2E 2A

NE 1/4 SEC. 2 T2S. R2E. W.M.  
CLACKAMAS COUNTY

THIS AREA WAS REVERTED FOR  
ASSESSMENT PURPOSES ONLY.

1" = 200'

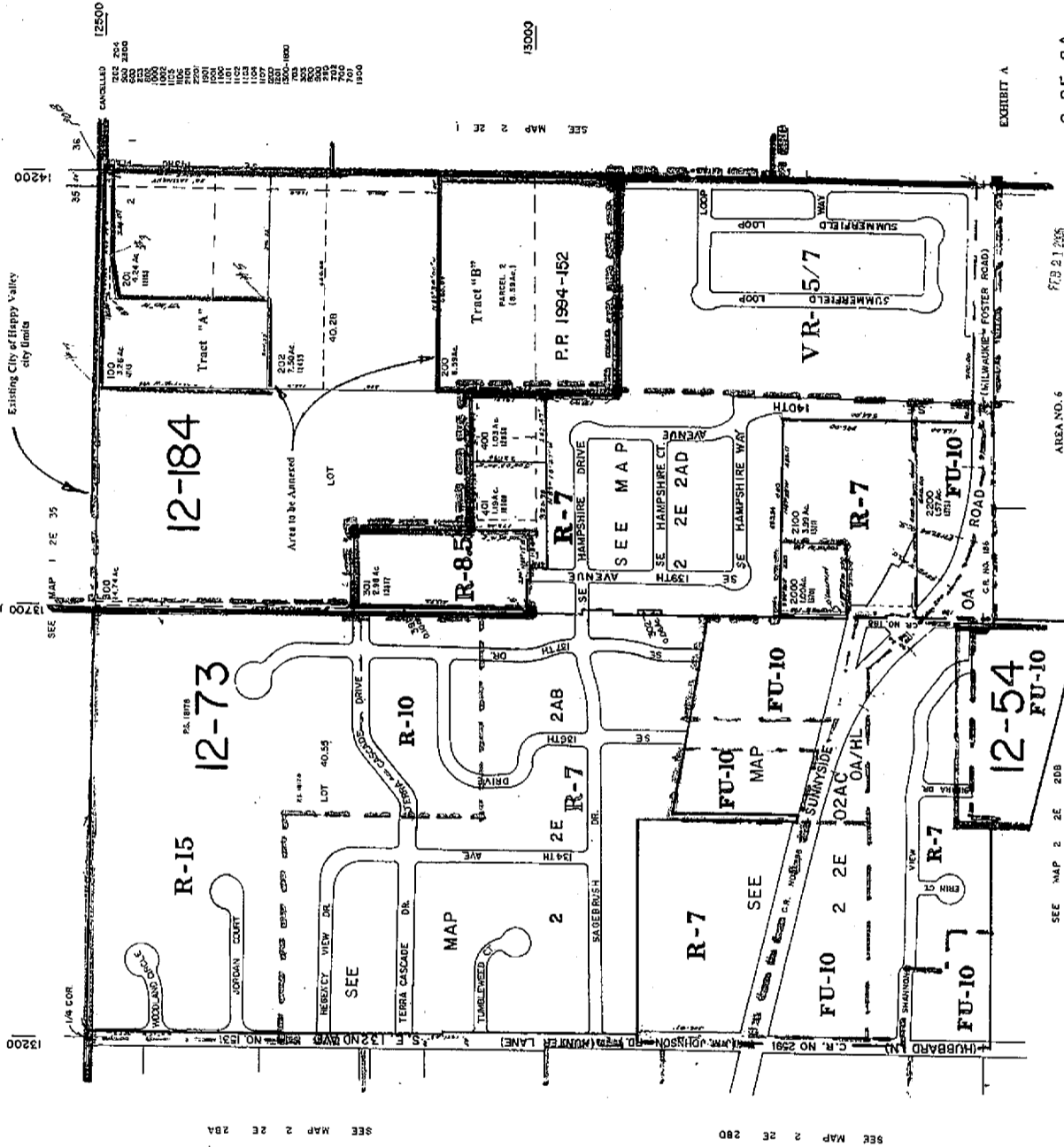


EXHIBIT A

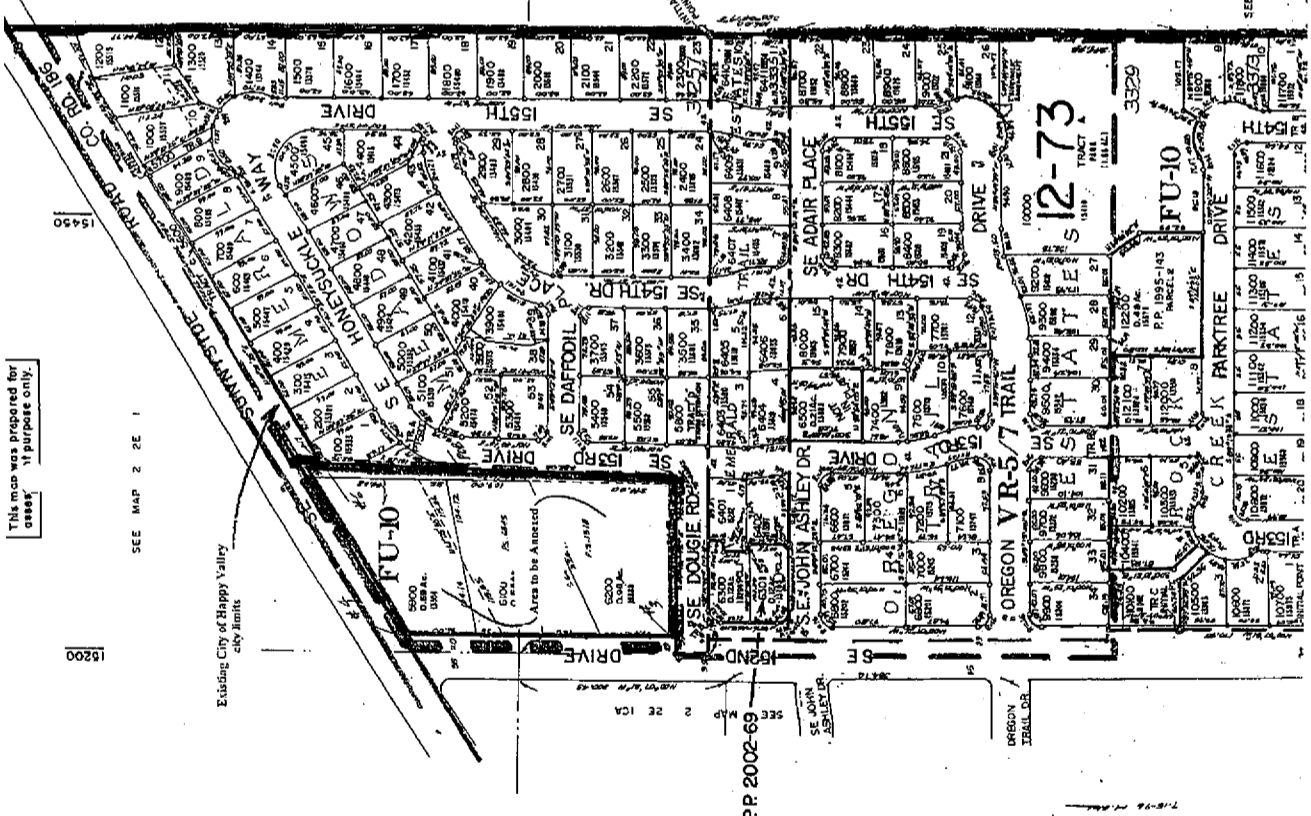
2 2E 2A

13200

CANCELLED  
8000  
8000

13500

13900



This map was prepared for  
uses if purpose only.

SEE MAP 2 2E 1

SEE MAP 2 2E 1D

SEE MAP 2 2E 004

EXHIBIT A

2 2E 1DB  
BOOK 6

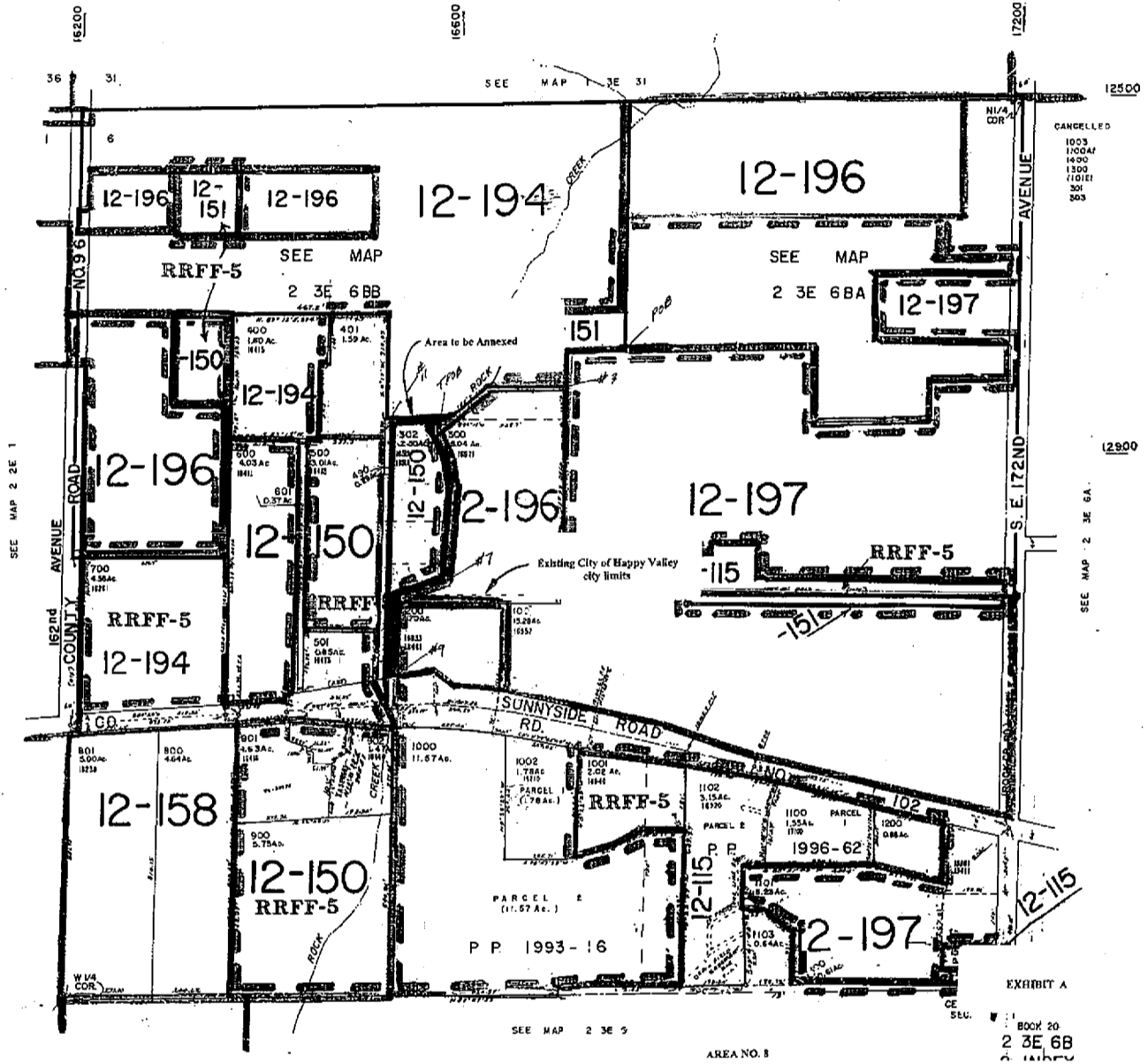
AREA NO. 7

P.P. 2002-69

This map was prepared for assessment purpose only.

NW1/4 SEC. 6: T.2S. R.3E. W.M.  
CLACKAMAS COUNTY  
1" = 200'

2 3E 6B  
& INDEX

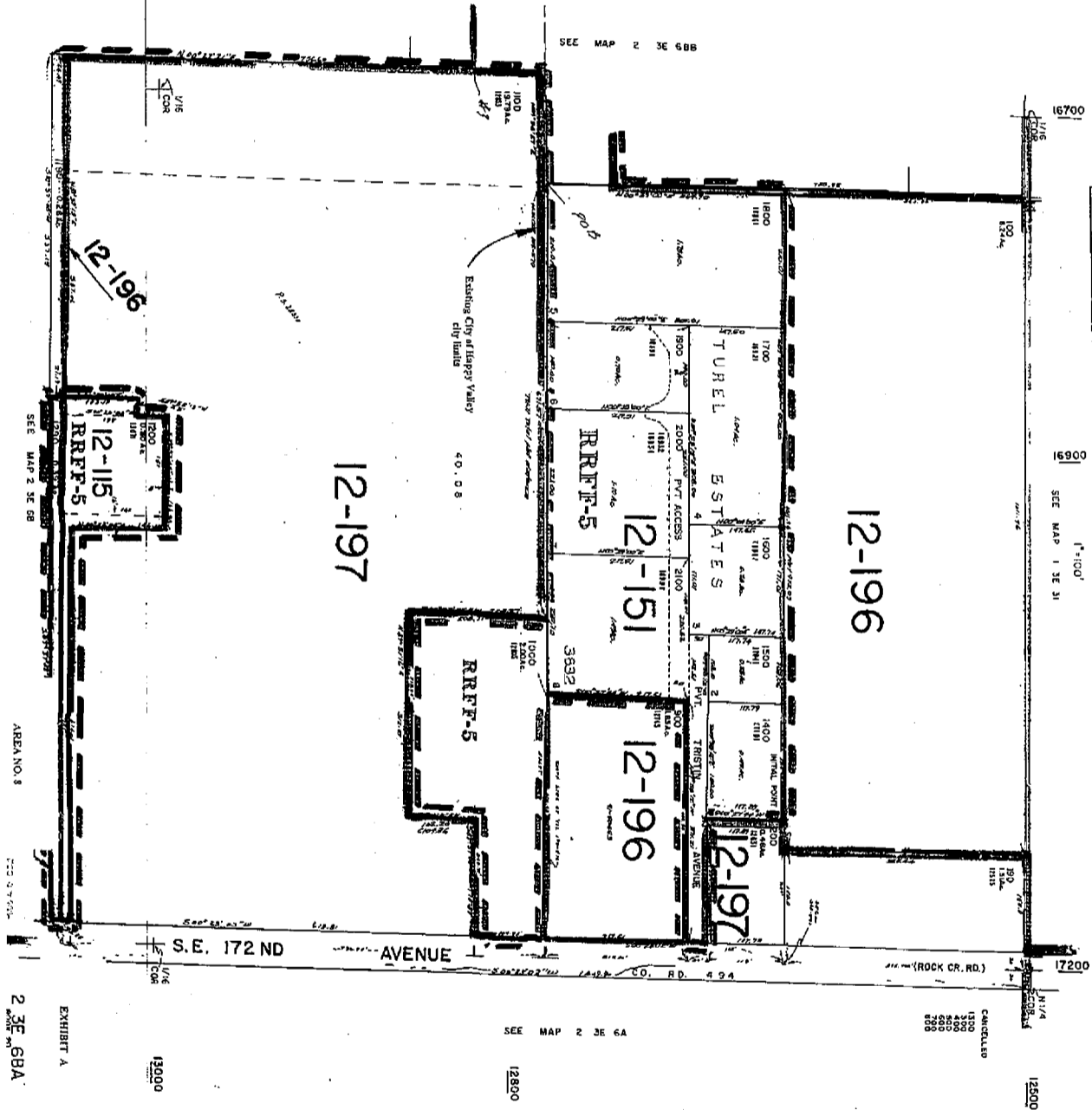


This map was prepared for assessment purpose only.

NE 1/4 NW1/4 SEC. 6 T2S. R3E. W.M.  
CLACKAMAS COUNTY

1691  
SEE MAP 1 SE 31

2 3E 68A



2 3E 68A

EXHIBIT A

SEE MAP 2 3E 6A

12800

13000

CANCELLED  
12500  
13000  
13500  
14000  
14500  
15000  
15500  
16000  
16500  
17000



NW 1/4 SE 1/4 SEC 34 T.1S. R.2E. W.M.  
CLACKAMAS COUNTY  
1"=100'

1 2E 34DB  
MILWAUKIE

This map was prepared for  
assessment purposes only.

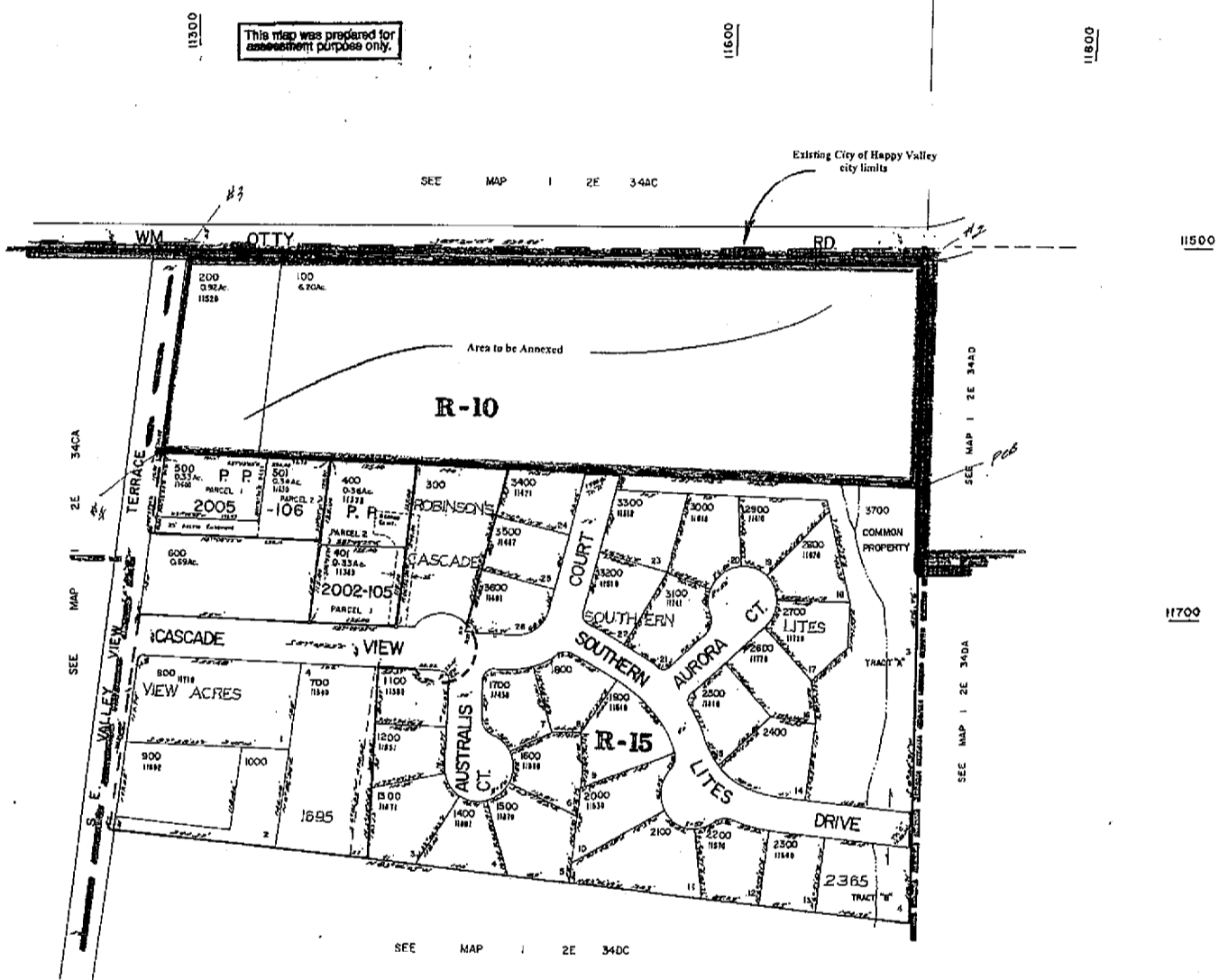


EXHIBIT A



**AREA 1:**

Consists of one tax lot on Clatsop Street adjacent to SE 156<sup>th</sup> Avenue. It is located on county assessor's map 12E25A.

**AREA 2:**

Consists of one tax lot on the east side of SE 172<sup>nd</sup> Avenue approximately 1600 feet north of Hemrick Road. It is located on county assessor's map 13E30D.

**AREA 3:**

Consists of two tax lots on the east side of SE 172<sup>nd</sup> Avenue. One tax lot is at the intersection with Hagen Road, while the second tax lot is approximately 1600 feet north of Hagen Road and 1100 feet east of SE 172<sup>nd</sup> Avenue. Both tax lots are located on county assessor's map 13E31A.

**AREA 4:**

Consists to one tax lot, located at the intersection of SE 162<sup>nd</sup> Avenue and Monner Road. It is located on county assessor's map 12E36DD.

**AREA 5:**

Consists of one tax lot located approximately 700 feet north of the intersections of SE 162<sup>nd</sup> Avenue and Hagen Road. It is located on county assessor's map 13E31B.

**AREA 6:**

Consists to two tax lots located south, off the end of SE 143<sup>rd</sup> Place, which is south of SE Aldridge Road. Both tax lots are located on county assessor's map 22E02A.

**AREA 7:**

Consists of three tax lots on the southeast corner of SE 152<sup>nd</sup> Drive and its intersection with SE Sunnyside Road. All three tax lots are located on county assessor's map 22E01DB.

**AREA 8:**

Consists of one tax lot located on the north side of SE Sunnyside Road, approximately 1000 feet east of SE 162<sup>nd</sup> Avenue. It is located on county assessor's map 23E06B.

**AREA 9:**

Consists of two tax lots, located on the south side of SE William Otty Road at its intersection with SE Valley View Terrace. Both tax lots are located on county assessor's map 12E34DB.

EXHIBIT # A



**CITY OF HAPPY VALLEY**  
 12915 SE King Road  
 Portland, OR 97236  
 Phone: 503-760-3325  
**PETITION TO ANNEX**

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

**The consent for annexation is for the following described property:**

15646 SE CLATSOP ST. PORTLAND, OR.  
 Street Address of Property (if address has been assigned) 97236

Part of Section 25 Township 1 South, Range 2 East of the Willamette  
 Legal Description (Subdivision Name, Lot number(s)) Meridian

in the County of Clatsop and State of Oregon

12E25A 00200  
 Tax Map and Tax Lot Number

**SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)**

Pete F PF PF 10/18/05  
 Signature Owner Initial Voter Initial Date

[Signature] DAK DAK 10-18-05  
 Signature Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

9951 SE Eastview DR 503 774 6778  
 Street Address Home Phone Work Phone

Portland OR 97266  
 Mailing Address

Same  
 City, State and Zip Code

**A legal description and a copy of the assessor's map of the property must be submitted with this petition.**

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or until  
Pete F 10/18/05  
 Signature Date

[Signature] 10-18-05  
 Signature Date



**CITY OF HAPPY VALLEY**  
 12915 SE King Road  
 Portland, OR 97236  
 Phone: 503-760-3325  
**PETITION TO ANNEX**

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

RECEIVED BY  
 FEB 28 2006  
 CITY OF HAPPY VALLEY

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)  
CREEKSTONE ESTATES LOT # 1-27

Legal Description (Subdivision Name, Lot number(s))  
TAX LOTS 100 + 200 OF MAP 12E 340B, WM

Tax Map and Tax Lot Number

**SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)**

<u>[Signature]</u>	<u>[Initials]</u>	<u>[Initials]</u>	<u>2/27/06</u>
Signature Jason Suse	Owner Initial Integrity	Voter Initial Development Group	Date

Other Authorized Signature \_\_\_\_\_ Owner Initial \_\_\_\_\_ Voter Initial \_\_\_\_\_ Date \_\_\_\_\_

16505 NW Bethany Ct \_\_\_\_\_ 503-629-0455  
 Street Address Suite #120 Home Phone Work Phone

SAME AS ABOVE  
 Mailing Address  
Beaverton, OR 97006  
 City, State and Zip Code

**A legal description and a copy of the assessor's map of the property must be submitted with this petition.**

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective \_\_\_\_\_ indefinitely, or until 6/1/06.

<u>[Signature]</u>	<u>2/27/06</u>	_____	_____
Signature	Date	Signature	Date

**PETITION TO ANNEX  
CITY OF HAPPY VALLEY**

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

<b>The consent for annexation is for the following described property:</b>	
Street Address of Property (If address has been assigned)	
Legal Description (	12851512E36DD00101 UNRUH MARION E & ANN M 16024 SE MONNER RD PORTLAND, OR 97236
Tax Map and Tax Lot number	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

<u>Marion E. Unruh</u>	<u>meu</u>	<u>meu</u>	<u>4/30/2005</u>
Signature	Owner Initial	Voter Initial	Date
<u>Ann M. Unruh</u>	<u>ame</u>	<u>ame</u>	<u>5-27-2005</u>
Signature	Owner Initial	Voter Initial	Date

Other Authorized Signature	Owner Initial	Voter Initial	Date
----------------------------	---------------	---------------	------

<u>16024 S.E. Monner Rd</u>	<u>503-658-8441</u>	
Street Address	Home Phone	Work Phone

Mailing Address		
<u>Portland, OR</u>	<u>97236</u>	
City	State	Zip

A legal description of the property must be submitted with this petition.

EXHIBIT # C

4-13-05



**CITY OF HAPPY VALLEY**  
 12915 SE King Road  
 Portland, OR 97236  
 Phone: 503-760-3325  
**PETITION TO ANNEX**

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

RECEIVED  
 NOV 15 2005  
 CITY OF HAPPY VALLEY

The consent for annexation is for the following described property:

9888 SE 172 Avenue  
 Street Address of Property (if address has been assigned)

13E 30 D TL 2602  
 Legal Description (Subdivision Name, Lot number(s))

13E 30 D TL 2602  
 Tax Map and Tax Lot Number

**SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)**

<u>[Signature]</u> Signature	<u>PJ</u> Owner Initial	<u>PJ</u> Voter Initial	<u>11/18/05</u> Date
<u>Jing Cha</u> Signature	<u>JC</u> Owner Initial	<u>JC</u> Voter Initial	<u>11/18/05</u> Date

Other Authorized Signature \_\_\_\_\_ Owner Initial \_\_\_\_\_ Voter Initial \_\_\_\_\_ Date \_\_\_\_\_

Street Address \_\_\_\_\_ Home Phone 971-563-5658 Work Phone 503-823-0660

Mailing Address PO BOX 553

City, State and Zip Code PORTLAND OR 97207

**A legal description and a copy of the assessor's map of the property must be submitted with this petition.**

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely or until \_\_\_\_\_

<u>[Signature]</u> Signature	<u>11/18/05</u> Date	<u>Jing Cha</u> Signature	<u>11/18/05</u> Date
---------------------------------	-------------------------	------------------------------	-------------------------

S:\Planning\Plan Forms\Land Use Apps\Planning Apps\Annexation\Petition to annex.doc

RECEIVED BY

DEC 1 2005

EXHIBIT # C CITY OF HAPPY VALLEY



**CITY OF HAPPY VALLEY**  
 12915 SE King Road  
 Portland, OR 97236  
 Phone: 503-760-3325  
**PETITION TO ANNEX**

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

11050 SE 172<sup>ND</sup> AVE. BORING 97009  
 Street Address of Property (if address has been assigned)

---

13E 31A T.L. 900  
 Tax Map and Tax Lot Number

**SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)**

<u>James Gianni</u> Signature	<u>JG</u> Owner Initial	<u></u> Voter Initial	<u>2/13/06</u> Date
<u>Mary Lee Gianni</u> Signature	<u>M.L.G.</u> Owner Initial	<u></u> Voter Initial	<u>2/13/06</u> Date

<u>Other Authorized Signature</u>	<u>Owner Initial</u>	<u>Voter Initial</u>	<u>Date</u>
<u>11050 SE 172<sup>ND</sup> AVE</u> Street Address	<u>503-658-8132</u> Home Phone	<u>503-380-5120</u> Work Phone	<u>CELL</u>

SAME  
Mailing Address

BORING OR 97009  
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or until \_\_\_\_\_

James Gianni 2-13-06  
Signature Date

Mary Lee Gianni 2-13-06  
Signature Date

**RECEIVED BY**  
 FEB 13 2006  
 CITY OF HAPPY VALLEY

EXHIBIT # C





**CITY OF HAPPY VALLEY**  
 12915 SE King Road  
 Portland, OR 97236  
 Phone: 503-760-3325  
**PETITION TO ANNEX**

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

**The consent for annexation is for the following described property:**

11444 SE 172nd Ave Portland OR 97009  
 Street Address of Property (if address has been assigned)

13E31A TL 1602  
 Legal Description (Subdivision Name, Lot number(s))

\_\_\_\_\_  
 Tax Map and Tax Lot Number

**SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)**

<u>Sergey Tevs</u> Signature	<u>ST</u> Owner Initial	<u>ST</u> Voter Initial	<u>11-8-05</u> Date
<u>Roselia Tevs</u> Signature	<u>RT</u> Owner Initial	<u>RT</u> Voter Initial	<u>11-8-05</u> Date

_____ Other Authorized Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
<u>344 NE 192nd Ave</u> Street Address	<u>503-492-8741</u> Home Phone	_____ Work Phone	

\_\_\_\_\_  
Mailing Address  
Portland OR 97230  
 City, State and Zip Code

**A legal description and a copy of the assessor's map of the property must be submitted with this petition.**

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or until \_\_\_\_\_

<u>Sergey Tevs</u> Signature	<u>11-8-05</u> Date	<u>Roselia Tevs</u> Signature	<u>11-8-05</u> Date
---------------------------------	------------------------	----------------------------------	------------------------

EXHIBIT # C

*RRFFS*  
*ANN-08-05*



**CITY OF HAPPY VALLEY**  
 12915 SE King Road  
 Portland, OR 97236  
 Phone: 503-760-3325  
**PETITION TO ANNEX**

RECEIVED BY  
 NOV 14 2005

To the City Council of the City of Happy Valley, Oregon

CITY OF HAPPY VALLEY

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

16240 SE HAGEN RD Boring, 97009  
 Street Address of Property (if address has been assigned)

\_\_\_\_\_  
 Legal Description (Subdivision Name, Lot number(s))

13E 31B 00802  
 Tax Map and Tax Lot Number

**SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)**

<u>Rich A. Jawlor</u>	<u>RAJ</u>	<u>RAJ</u>	<u>11/14/05</u>
Signature	Owner Initial	Voter Initial	Date
<u>Kristine Jawlor</u>	<u>KL</u>	<u>KL</u>	<u>11/14/05</u>
Signature	Owner Initial	Voter Initial	Date

\_\_\_\_\_  
 Other Authorized Signature      Owner Initial      Voter Initial      Date

\_\_\_\_\_  
 Street Address      Home Phone      Work Phone

same  
 Mailing Address

\_\_\_\_\_  
 City, State and Zip Code

**A legal description and a copy of the assessor's map of the property must be submitted with this petition.**

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective \_\_\_\_\_ indefinitely, or until \_\_\_\_\_.

\_\_\_\_\_  
 Signature      Date      Signature      Date

EXHIBIT # C

RECEIVED BY

NOV 2 2005



CITY OF HAPPY VALLEY

CITY OF HAPPY VALLEY

12915 SE King Road  
Portland, OR 97236  
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

13588 SE 152nd Drive, Clackamas, Oregon 97015

Street Address of Property (if address has been assigned)

See attached description

Legal Description (Subdivision Name, Lot number(s))

22E01DB06200, 6100, 5900

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

			11-1-05
Signature Ralph Langston	Owner Initial	Voter Initial	Date
			11/1/05
Signature Ida Langston	Owner Initial	Voter Initial	Date

Other Authorized Signature	Owner Initial	Voter Initial	Date
13588 SE 152nd Drive	(503) 653-4771	(503) 658-4549	
Street Address	Home Phone	Work Phone	

13588 SE 152nd Drive  
Mailing Address

Clackamas, Oregon 97015  
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

xx Indefinitely, or until \_\_\_\_\_

11-1-05  
Signature Date

11/1/05  
Signature Date

EXHIBIT # C



**CITY OF HAPPY VALLEY**

12915 SE King Road  
Portland, OR 97236  
Phone: 503-760-3325

**PETITION TO ANNEX**

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s))

22E02A 00200

Tax Map and Tax Lot Number

**SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)**

Maura Ci Moran      M K      M K      11/29/05  
Signature      Owner Initial      Voter Initial      Date

R. Hansen S. Keenan      H S      H K      11/29/05  
Signature      Owner Initial      Voter Initial      Date

\_\_\_\_\_  
Other Authorized Signature      Owner Initial      Voter Initial      Date 11/29/05

10800 SE 129th Ave      503.698.6012      503.698.6012  
Street Address      Home Phone      Work Phone

\_\_\_\_\_  
Mailing Address  
Portland, OR 97236  
City, State and Zip Code

**A legal description and a copy of the assessor's map of the property must be submitted with this petition.**

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective  Indefinitely, or until \_\_\_\_\_

Maura Ci Moran      11/29/05  
Signature      Date

R. Hansen S. Keenan      11/29/05  
Signature      Date



**CITY OF HAPPY VALLEY**  
 12915 SE King Road  
 Portland, OR 97236  
 Phone: 503-760-3325  
**PETITION TO ANNEX**

RECEIVED BY

JAN 25 2006

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

12145 SE 143<sup>rd</sup> Place  
 Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s))  
22E02A 00100  
 Tax Map and Tax Lot Number

**SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)**

<u>Jamie A Wolf</u> Signature	<u>LW</u> Owner Initial	<u>X</u> Voter Initial	<u>1/24/06</u> Date
<u>Alan J Wolf</u> Signature	<u>AW</u> Owner Initial	<u>X</u> Voter Initial	<u>1/24/06</u> Date

Other Authorized Signature	Owner Initial	Voter Initial	Date
<u>X 12145 SE 143<sup>rd</sup> Pl</u> Street Address	<u>503-558-0424</u> Home Phone	<u>503-788-6400</u> Work Phone	

X 12145 SE 143<sup>rd</sup> Pl  
Mailing Address

X Portland OR 97236  
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

X LW Indefinitely, or until \_\_\_\_\_

<u>Jamie A Wolf</u> Signature	_____ Date	<u>Alan J Wolf</u> Signature	<u>1/24/06</u> Date
----------------------------------	---------------	---------------------------------	------------------------



**CITY OF HAPPY VALLEY**  
 12915 SE King Road  
 Portland, OR 97236  
 Phone: 503-760-3325  
**PETITION TO ANNEX**

RECORDED BY  
 12/29/05 10:14

To the City Council of the City of Happy Valley, Oregon

JAN 05 2006

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

CITY OF HAPPY VALLEY

**The consent for annexation is for the following described property:**

16519, 16521 SE Sunnyside Rd.  
 Street Address of Property (if address has been assigned)

Sect 06 Township 28 Range 3E Quarter B Tax Lots 301, 302, 303  
 Legal Description (Subdivision Name, Lot number(s))

12-150  
 Tax Map and Tax Lot Number

**SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)**

<u>[Signature]</u> Signature	<u>288</u> Owner Initial	<u></u> Voter Initial	<u>10/10/05</u> Date
<u>Shawanda Staw</u> Signature	<u>SSS</u> Owner Initial	<u></u> Voter Initial	<u></u> Date

<u></u> Other Authorized Signature	<u></u> Owner Initial	<u></u> Voter Initial	<u></u> Date
<u>16521 SE Sunnyside Rd.</u> Street Address	<u>503-658-7591</u> Home Phone	<u>Same</u> Work Phone	

16521 SE Sunnyside Rd.  
Mailing Address

Clackamas, OR 97015  
City, State and Zip Code

**A legal description and a copy of the assessor's map of the property must be submitted with this petition.**

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective  Indefinitely, or until \_\_\_\_\_.

<u>[Signature]</u> Signature	<u>10/10/05</u> Date	<u>Shawanda Staw</u> Signature	<u>10/10/05</u> Date
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**ANN-08-05  
EXPEDITED**

EXHIBIT #   D  

	A	B	C	D	E	F	G
1		Map/Tax Lot	Area #	Property Owner	Mailing Add	Site Address	Acreage
2	1	12E25A 00200		1 Fora, Petru	9951 SE Eastview Drive, PDX 97266	15646 SE Clatsop Street, PDX 97236	0.91
3	2	12E36DD00101		4 Unruh, Marion & Ann	16024 SE Monner Rd, Portland, 97236	same	1.41
4	3	13E30D 02602		2 Pasia Lee & Teng Cha	PO Box 553, Portland, OR 97207	9888 SE 172nd Avenue, Boring, 97009	2
5	4	13E31A 01602		3 Tevs, Sergey & Rosalie	11444 SE 172nd Ave, Boring, 97009	same	3.31
6	5	13E31B 00802		5 Lawlor, Rick & Kristine	16240 SE Hagen Road, Boring, 97009	same	5.8
7	6	22E01DB05900		7 Langston, Ralph & Ida	13588 SE 152nd Dr., Clackmas 97015	13504 SE 152nd Drive, Clackamas 97015	0.69
8	7	22E01DB06100		7 Langston, Ralph & Ida	13588 SE 152nd Dr., Clackmas 97015	13526 SE 152nd Drive, Clackamas, 97015	0.64
9	8	22E01DB06200		7 Langston, Ralph & Ida	13588 SE 152nd Dr., Clackmas 97015	13588 SE 152nd Drive, Clackamas, 97015	0.9
10	9	22E02A 00200		6 Karam, Moussa & Hanan	10800 SE 129th Avenue	no situs	8.59
11	10	23E06B 00302		8 Stricklin, Kenneth & Shaunda	16521 SE Sunnyside Rd, Clackamas 97015	same	2.5
12	11	22E02A 00100		6 Wolf, Alan and Laurie	12145 SE 143rd Pl., Portland, OR 97266	same	0.03
13	12	13E31A00900		3 Gianni, James Trustee	11050 SE 172nd Avenue, Boring, OR 97009	none	1.03
14	#	12E34DB00100		9 Integrity Development Grp	16505 NW Bethany Ct, Beaverton, OR 97006	11520 SE Valley View Terr., PDX 97236	1.03
15	14	12E34DB00200		9 Integrity Development Grp	16505 NW Bethany Ct, Beaverton, OR 97006	none	6.37
16							

EXHIBIT #   D

HAPPY VALLEY, OREGON  
Resolution No. 5-13

**COPY**

A RESOLUTION OF THE CITY OF HAPPY VALLEY, OREGON ESTABLISHING AN EXPEDITED DECISION PROCESS FOR ANNEXATIONS PURSUANT TO METRO CODE CHAPTER 3.09.045.

WHEREAS, Metro Code Chapter 3.09.045 authorizes cities to establish an expedited decision process for annexations that are supported by the written consent of at least 100 percent of the property owners and 50 percent of the electors of the proposed annexation territory; and

WHEREAS, it is the current policy of the City of Happy Valley to only annex residential properties of consenting land owners; and

WHEREAS, the City wishes to have the option to annex territories pursuant to Metro Code Chapter 3.09.045; and

WHEREAS, there are no impediments to taking advantage of the expedited decision process in the City of Happy Valley Municipal Code.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF HAPPY VALLEY:

Section 1. The City shall, when it deems appropriate, conduct annexations pursuant to the expedited decision process outlined in Metro Code Chapter 3.09.045.

Section 2. The City reserves the right not to utilize the expedited decision process of Metro Code Chapter 3.09.045.

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CITY OF HAPPY VALLEY  
RESOLUTION NO. 05-13

EXHIBIT # E<sup>1</sup>

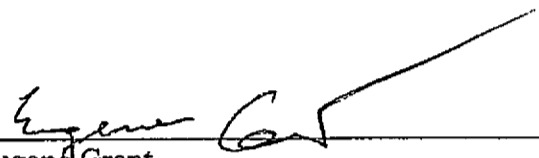



Section 4. This Resolution shall take effect immediately upon its adoption by the City Council and approval by the Mayor.

**COPY**

PASSED by City Council on this 7<sup>th</sup> day of June, 2005.

Approved by the Mayor on this 7<sup>th</sup> day of June, 2005.

  
\_\_\_\_\_  
Eugene Grant  
Mayor

Attest:  
  
\_\_\_\_\_  
Marylee Walden  
City Recorder

Mayor  
HON. EUGENE GRANT

City Councilors  
CHUCK DALICH  
LORI DEREMER  
JONATHAN EDWARDS  
ROB WHEELER



*City of Happy Valley*

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97236-6298

Telephone (503) 760-3325 ~ Fax (503) 760-9397

Web Site: [www.ci.happy-valley.or.us](http://www.ci.happy-valley.or.us)

Affidavit of Mailing

State of Oregon )l

)ss: City of Happy Valley  
County of Clackamas )l

I, Jan Danielson, Administrative Assistant for the City of Happy Valley, hereby provide the following affidavit:

I certify that the following notice was mailed, a copy of which is attached hereto as Exhibit A, on the applicant identified as Pacific Landmark Development, and upon the owners of record of property on the most recent tax assessment roll where such property is located within 300 feet of the property which is the subject of the notice, by mailing to each person on Monday, March 20, 2006, contained in a sealed envelope, with postage paid, addressed to each such person at his/her mailing address. The names of the persons to whom notice was mailed is set forth on Exhibit B which is attached hereto. The mailing was deposited at the drop box located at 12915 SE King Road, Happy Valley, Oregon, 97236.

*Jan Danielson*

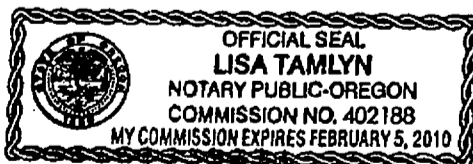
Jan Danielson, Administrative Assistant

Subscribed and sworn before me this 20<sup>th</sup> day of March 2006.

*Lisa Tamlyn*

Notary Public for Oregon

My Commission Expires: 02.05.2010



Our Mission is **Our Community**  
Working with You to Preserve, Serve, and Enrich

## CITY OF HAPPY VALLEY

12915 SE KING ROAD  
PORTLAND, OREGON 97236  
(503) 760-3325  
FAX: (503) 760-9397

# NOTICE

NOTICE IS HEREBY GIVEN that the Happy Valley Planning Commission and City Council will consider an annexation of territory pursuant to the Expedited Decision process of Metro Code Chapter 3.09.045 in the City of Happy Valley Annex, 12915 SE King Road, in the City of Happy Valley, Oregon on the following dates/times:

Planning Commission Tuesday, April 11, 2006, 7:00 p.m.  
City Council Tuesday, April 18, 2006, 7:00 p.m.

**DOCKET  
NUMBER**

ANN-08-05

Annexation of approximately 27.81 acres of real property  
Location: see attached map  
Area #1: 12E25A TL 200; Area #2: 13E30D TL 2602; Area #3: 13E31A TL 900  
and 1602; Area #4: 12E36DD TL 101; Area #5: 13E31B TL 802;  
Area #6: 22E02A TL 100 and 200; Area #7: 22E01DB TL 5900, 6100, and 6200;  
Area #8: 23E06B TL 302; Area #9: 12E34DB TL 100 and 200

The Planning Commission will make a recommendation to the City Council on annexation without a public hearing.

The City Council intends to decide on the annexation without a public hearing unless such a hearing is requested by a necessary party as that term is defined in Metro Code Chapter 3.09.020(j). The Council may approve or deny an annexation application in accordance with the applicable criteria of the City of Happy Valley Comprehensive Plan, and Articles 16.40.020, 16.40.030, 16.40.040, 16.40.041, 16.40.060, 16.12.070, of the City of Happy Valley Municipal Code, METRO code 3.09, and ORS 222.111, 222.125 and 222.170.

The decision will be made in accordance with the said criteria, and may be appealed to the Land Use Board of Appeals.

The decision-making criteria, application, and records concerning this matter are available at the City of Happy Valley City Hall at the above address during working hours (8:00 a.m. to 4:30 p.m. weekdays), please call for an appointment. For additional information, contact either Jason Tuck, Community Development Director, or Michael D. Walter, Planning Services Manager at the above address and phone number.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting Marylee Walden, City Recorder at the above phone number.


  
Jason Tuck, Community Development Director

Exhibit A

**ORDINANCE NO. 336**  
**CITY OF HAPPY VALLEY**

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY,  
OREGON, WITHDRAWING SAID TERRITORY FROM THE CLACKAMAS  
COUNTY ENHANCED LAW ENFORCEMENT DISTRICT AND THE NORTH  
CLACKAMAS PARKS AND RECREATION DISTRICT AND DECLARING AN  
EMERGENCY

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100% of the owners of 100% of the properties with 100% of the assessed value of territory requesting annexation (File No. ANN-08-05); and

WHEREAS, the proposed annexation territory consists of 14 tax lots totaling 38.06 acres adjacent to existing City boundaries; and

WHEREAS, the City provided notice that the Planning Commission and City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable state law requirements; and

WHEREAS, the City has adopted an expedited decision process for annexations consistent with Metro Code Chapter 3.09.045; and

WHEREAS, the Planning Commission considered the proposed annexation at its regularly scheduled meeting of April 11, 2006 and recommended that the City Council approve the annexation; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on May 16, 2006, under the applicable provisions of Chapter 3.09 of the Metro Code, the Happy Valley Comprehensive Plan, and the applicable Statewide Planning Goals and state laws; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the voters and the consents of affected property owners; and

WHEREAS, the Council deems it in the public interest to declare an emergency so that this ordinance take effect as specified below, prior to the expiration of the 30-day period specified in the City Charter, because regional planning for the affected property is underway and the jurisdiction over the affected property should be established as soon as possible to facilitate the regional planning effort, as required by Metro.

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City Council declares the territory described in Exhibit B, and depicted in Exhibit A is annexed to Happy Valley effective May 17, 2006.

Section 2. The City Council adopts the Annexation Application No. ANN-08-05 and the associated Staff Report to the City Council dated May 16, 2006.

Section 3. The annexed territory is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective May 17, 2006.

Section 4. The City Recorder is directed to:

1. File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 5. An emergency is declared to exist and as provided by Section 32 of the Happy Valley City Charter this Ordinance takes effect on May 17, 2006.

PASSED AND APPROVED THIS 16 day of May, 2006.

CITY OF HAPPY VALLEY

ATTEST:

\_\_\_\_\_  
Mayor Eugene L. Grant

\_\_\_\_\_  
Marylee Walden, City Recorder