



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: March 14, 2016
Jurisdiction: City of Happy Valley
Local file no.: ANN-08-15/CPA-15-15/
DLCD file no.: 001-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 03/09/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD 40 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

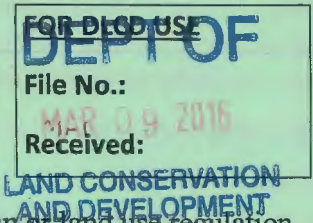
DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us

DLCD FORM 2



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION



Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Happy Valley

Local file no.: ANN-08-15/CPA-15-15/LDC-17-15

Date of adoption: 3-1-16

Date sent: 3/3/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 1-21-16

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

No

Local contact (name and title): Michael D. Walter, Economic & Community Development Director

Phone: 503 783-3839

E-mail: michaelw@happyvalleyor.gov

Street address: 16000 SE Misty Drive

City: Happy Valley

Zip: 97086-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to See Attached Conversion Sheet	27 acres.	A goal exception was
required for this change:			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): Various Locations

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

Mayor
Honorable Lori DeRemer

City Manager
Jason Tuck



DATE: March 7, 2016

File No. ANN-08-15/CPA-15-15/LDC-17-15

NOTICE OF DECISION

This is official notice of action taken by the Happy Valley City Council pursuant to Section 16.67.070 of the City's Land Development Code with regard to applications for annexation to the City of Happy Valley. The subject properties are described as Clackamas County Assessor Map Numbers: 12E-34DA-03300; 13E-30D: Lots 01002 and 01100; 22E-10-00700; 22E-01CB-04600, 13E-29B-01204; 12E-26BD-02101 and a portion of 12E-36CA-01400.

On Tuesday, March 1, 2016 the City Council formally approved the subject application/petition based upon findings included within the Staff Report dated March 1, 2016, and deliberations of the City Council.

Persons with standing may appeal this decision to the Oregon Land Use Board of Appeals ("LUBA"). All appeals must comply with ORS 197.830 and LUBA's rules at OAR Chapter 660, division 10 and be filed no later than 21 days of the mailing of this Notice of Decision.

A handwritten signature in black ink, appearing to read 'Michael D. Walter', is written over a horizontal line.

Michael D. Walter, AICP
Economic & Community Development Director

cc: Petitioners
Participants of Record
Necessary Parties
Local File No. ANN-08-15/CPA-15-15/LDC-17-15

16000 SE Misty Drive
Happy Valley, Oregon 97086
Telephone: (503) 783-3800 Fax: (503) 658-5174
Website: www.ci.happy-valley.or.us

ORDINANCE NO. 490
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, AMENDING OFFICIAL
MAP EXHIBIT 11 OF THE CITY OF HAPPY VALLEY LAND DEVELOPMENT
ORDINANCE NO. 97, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100 percent of the owners of 100 percent of the properties with 100 percent of the assessed value of territory requesting annexation (ANN-08-15/CPA-15-15/LDC-17-15); and

WHEREAS, the proposed annexation territory consists of seven whole properties and a small portion of an eighth, totaling approximately 27 acres of land, located near the City's existing boundary; and

WHEREAS, the specific tax lots to be annexed include:

12E-34DA-03300; 13E-30D: Lots 01002 and 01100; 22E-10-00700; 22E-01CB-04600, 13E-29B-01204; 12E-26BD-02101 and a portion of 12E-36CA-01400; and

WHEREAS, the City provided notice that the City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) Section 16.61.040 of the City's Development Code, (2) applicable provisions of Metro Code Chapter 3.09, 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, pursuant to Section 16.67.070 of the City's Development Code, the tax lots proposed for annexation will be re-designated and re-zoned from their existing Clackamas County plan designation/zone to an equivalent city plan designation/zone; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on March 1, 2016; and

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City Council declares the territories described in Exhibit(s) A, and depicted in Exhibit(s) B are annexed to Happy Valley effective March 1, 2016.

Section 2. The City of Happy Valley declares that the following city Comprehensive Plan designations and zoning districts shall apply to the tax lots proposed for annexation, as pursuant to Section 16.67.070 of the City's Development Code:

12E-34DA-03300 – Low Density Residential (R-10)
13E-30D: Lots 01002 and 01100 – Rural Residential Farm Forest
Minimum Five-Acre Lot Size (RRFF-5)
22E-10-00700 – Very Low Density Residential (R-20)
22E-01CB-04600 – Village Office (VO)
13E-29B-01204 – RRFF-5
12E-26BD-02101 – R-20
12E-36CA-01400 (portion) – RRFF-5

Section 3. The City Council adopts the subject annexation application (ANN-08-15/CPA-15-15/LDC-17-15) and the associated Staff Report to the City Council dated March 1, 2016.

Section 4. The territories described in Exhibit(s) A, and depicted in Exhibit(s) B are hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective March 1, 2016.

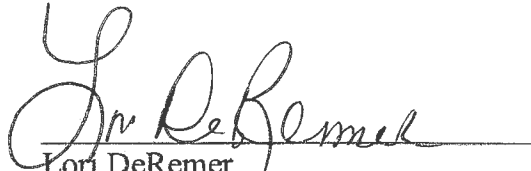
Section 5. As a condition for the annexation of each property in the territories described in Exhibit(s) A and depicted in Exhibit(s) B, the property owners, on behalf of themselves, their heirs, successors and assigns, waive their right(s) of remonstrance against the creation of any Local Improvement District created consistent with ORS Chapter 223 and/or Happy Valley Municipal Code Chapter 3.12 for a period of 10 years from the effective date of the annexation.

Section 6. The City Recorder is directed to:

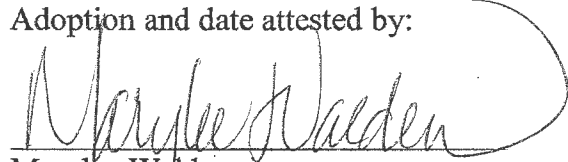
1. File a copy of this ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this Ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this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

Section 7. An emergency is declared to exist and as provided by Section 17 of the Happy Valley City Charter this ordinance takes effect on March 1, 2016.

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE
MEETING: [March 1, 2016]


Lori DeRemer
Mayor

Adoption and date attested by:


Marylee Walden
City Recorder



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Southeast One-Quarter of Section 34, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Lot 3 Block 4 of the plat "Southern Lites No. 2"; thence along the southerly line of said Lot 3 North 89°21'39" West 66.84 feet to the southwesterly corner of said Lot 3; thence along the westerly line of said Lot 3 and an extension thereof North 00°38'31" East 140.00 feet to the northerly right-of-way line of SE Southern Lites Drive (20.00 feet from centerline); thence along said northerly right-of-way line South 89°21'29" East 59.72 feet; thence continuing along said right-of-way line along a curve to the right with a Radius of 195.00 feet, a Delta of 90°30'34", a Length of 308.04 feet and a Chord of South 44°06'12" East 276.99 feet; thence leaving said right of way line along a curve to the left with a Radius of 10.00 feet, a Delta of 91°04'34", a Length of 15.90 feet and a Chord of South 44°23'12" East 14.27 feet to the northerly right-of-way line of Nella Way (20.00 feet from centerline); thence along said right-of-way line South 89°55'29" East 86.04 feet to the southeasterly corner of Lot 8 Block 3 of said plat, also being on the City of Happy Valley city limits line; thence along said City of Happy Valley city limits line South 00°04'31" West 40.00 feet to the northeasterly corner of Lot 1 Block 6 of said plat, also being the southerly right-of-way of Nella Way (20.00 feet from centerline); thence leaving said City of Happy Valley city limits line along said southerly right-of-way line and an extension thereof North 89°55'29" West 136.00 feet to the westerly right-of-way line of SE Southern Lites Drive (20.00 feet from centerline); thence along said westerly right-of-way line North 00°04'31" East 53.85 feet; thence continuing along said right-of-way line along a curve to the left with a Radius of 155.00 feet, a Delta of 82°03'44", a Length of 222.00 feet and a Chord of North 40°57'21" West 203.51 feet to the northeasterly corner of said Lot 3 Block 4; thence leaving said right-of-way line along easterly line of said Lot 3 Block 4 South 08°00'47" West 99.54 feet to the Point of Beginning.

The above described tract of land contains 26,652 square feet, more or less.

2/11/2016

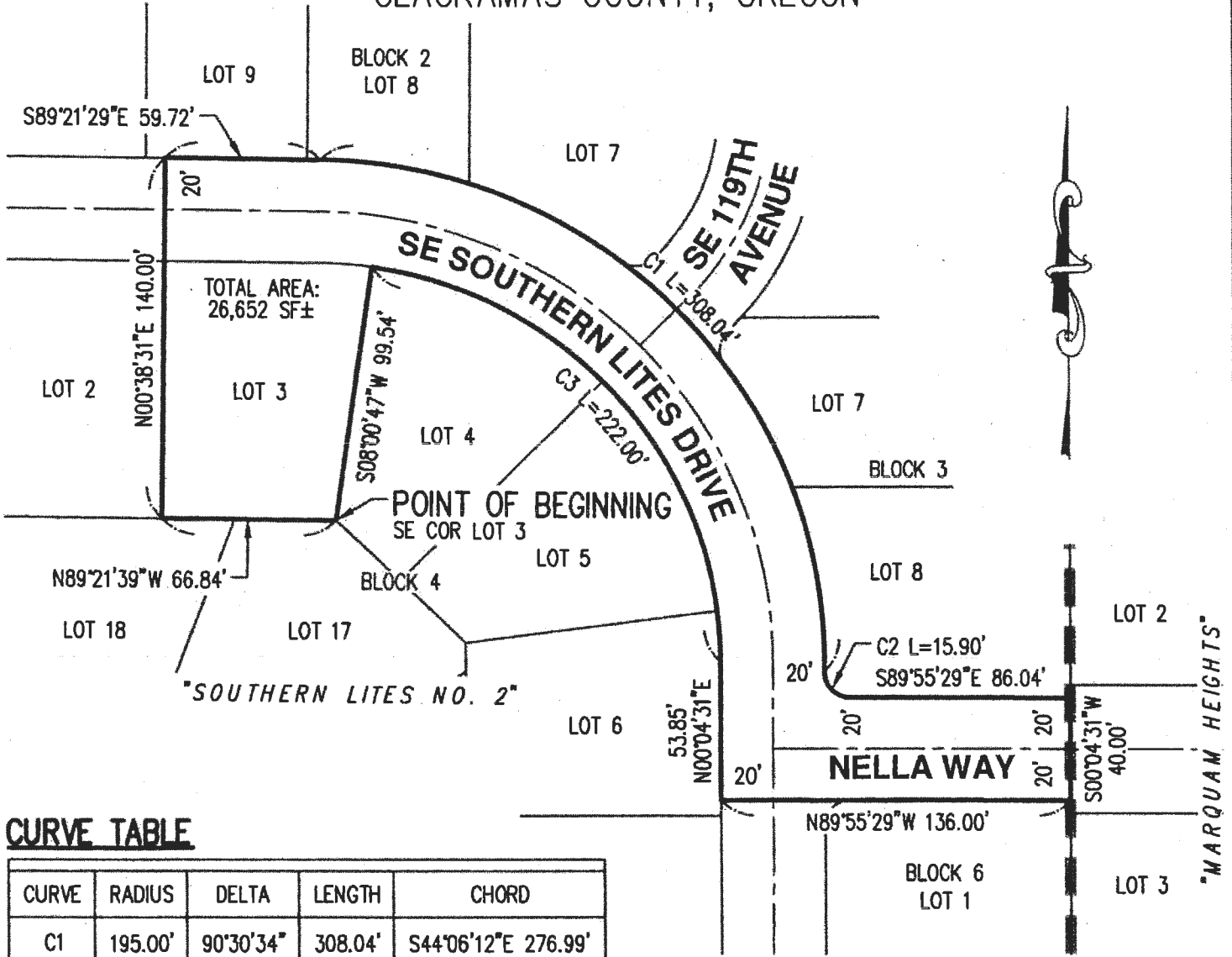
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	195.00'	90°30'34"	308.04'	S44°06'12"E 276.99'
C2	10.00'	91°04'34"	15.90'	S44°23'12"E 14.27'
C3	155.00'	82°03'44"	222.00'	N40°57'21"W 203.51'

SCALE 1" = 60 FEET



LEGEND

--- HAPPY VALLEY CITY LIMITS

2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

CITY OF HAPPY VALLEY ANNEXATIONS
(ANN-08-15)

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152

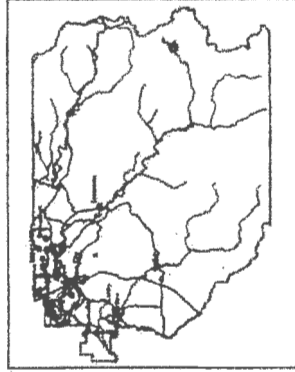


EXHIBIT
B

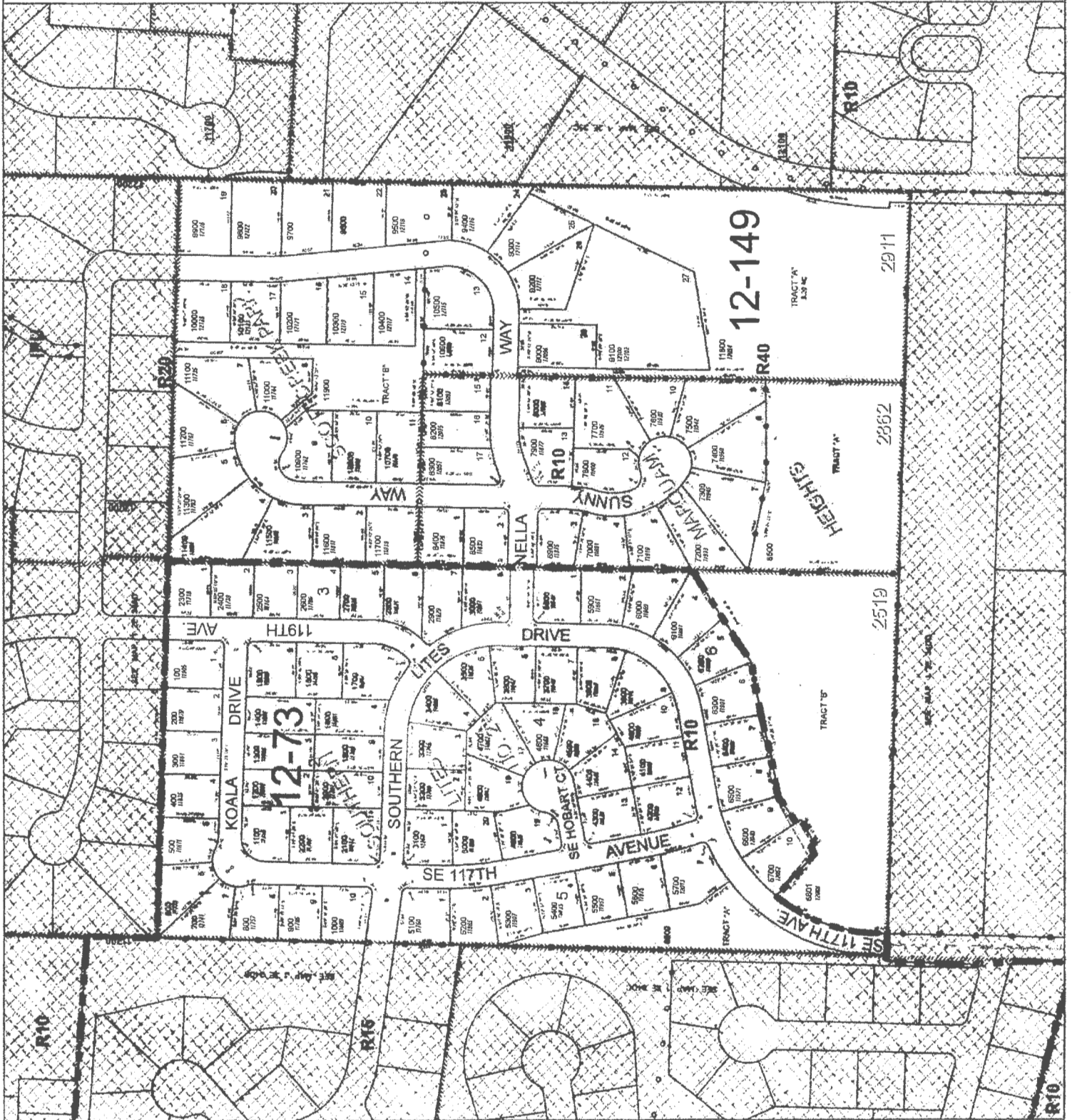
DRWN: WCB
CHKD: NSW
AKS JOB:
2582

Cancelled Taxlots
8700
8800
8900
9000
9100

- Parcel Boundary
- Private Road ROW
- Municipal Boundary
- Railroad Corridor
- Map Sheet
- Water/Lake
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/8th Line
- Quarter Lot Line
- D.L.C. Line
- Municipal Line
- P.S. Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Northeast One-Quarter of Section 9 and the Northwest One-Quarter of Section 10, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southwest corner of Lot 77 of the plat "Highland Summit Subdivision – Phase II", also being the northeasterly corner of Document Number 2014-025280; thence along the northerly line of said deed and an extension thereof North 88°17'22" West 788.56 feet to the westerly right-of-way line of Mather Road (20.00 feet from centerline); thence along said right-of-way line along a non-tangent curve to the left with a Radius of 378.48 feet, a Delta of 33°14'56", a Length of 219.64 feet and a Chord of South 22°07'15" West 216.57 feet; thence South 05°29'46" West 68.27 feet; thence along a curve to the left with a Radius of 326.48 feet, a Delta of 25°08'00", a Length of 143.21 feet and a Chord of South 07°04'14" East 142.07 feet; thence South 19°38'14" East 124.10 feet; thence along a curve to the right with a Radius of 57.39 feet, a Delta of 90°25'30", a Length of 90.58 feet and a Chord of South 25°34'31" West 81.47 feet; thence South 70°47'16" West 2.18 feet; thence South 19°12'44" East 5.00 feet to the northerly right-of-way line of Mather Road (15.00 feet from centerline); thence along said northerly right-of-way line South 70°47'16" West 1024.84 feet; thence North 19°12'44" West 20.00 feet to the northerly right-of-way line of Mather Road (35.00 feet from centerline); thence along said right-of-way line South 70°47'16" West 334.72 feet to the City of Happy Valley city limits line; thence leaving said right-of-way line along said City of Happy Valley city limits line South 19°12'44" East 50.00 feet to the most westerly corner of Document Number 1992-007040, also being the southerly right-of-way of Mather Road (15.00 feet from centerline); thence leaving said City of Happy Valley city limits line along said southerly right-of-way line North 70°47'16" East 1359.56 feet; thence South 19°12'44" East 5.00 feet to the easterly right-of-way line of Mather Road (20.00 feet from centerline); thence along said right-of-way line North 70°47'16" East 2.18 feet; thence along a curve to the left with a Radius of 97.39 feet, a Delta of 52°37'52", a Length of 89.46 feet and a Chord of North 44°28'20" East 86.35 feet to the most northerly corner of Parcel 1 of Document Number 2005-033891, also being the westerly line of Document Number 2014-025280; thence leaving said right-of-way line along said westerly line South 20°59'14" East 61.44 feet the southwest corner of said deed; thence along the southerly line of said deed South 88°57'58" East 323.26 feet; thence continuing along said southerly line South 00°57'42" West 213.82 feet; thence South 88°57'58" East 423.28 feet to the southeasterly corner of said deed; thence along the easterly line of said deed North 00°56'35" East 837.28 feet to the Point of Beginning.

The above described tract of land contains 15.31 acres, more or less.

2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Southeast One-Quarter of Section 30, Township 1 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northwest corner of Parcel 1 of the Partition Plat 1995-137, also being the easterly right-of-way line of SE Foster Road (30.00 feet from centerline); thence along said right-of-way line North $11^{\circ}34'36''$ West 159.11 feet; thence leaving said right-of-way line South $78^{\circ}25'35''$ West 60.00 feet to the northeasterly corner of Document Number 74-33751; thence along the northerly line of said deed North $89^{\circ}48'55''$ East 599.17 feet to the northeasterly corner of Document Number 72-32778 and the True Point of Beginning; thence along the easterly line of said deed South $00^{\circ}25'57''$ East 212.11 feet to the southeasterly corner of said deed; thence along the southerly line of said deed South $89^{\circ}15'45''$ West 284.00 feet to the northeasterly corner of Document Number 2010-052274; thence along the easterly line of said deed South $00^{\circ}09'15''$ East 1036.00 feet to the northerly line of Document Number 82-195, also being the City of Happy Valley city limits line; thence along said northerly line and city limits line South $89^{\circ}15'45''$ West 13.11 feet to the southerly right-of-way line of SE Hemrich Road (30.00 feet from centerline); thence along said southerly right-of-way line South $75^{\circ}45'45''$ West 1.95 feet to the southerly extension of Document Number 2004-042760; thence leaving said right-of-way line and city limits line along the southerly extension and easterly line of said deed North $00^{\circ}09'15''$ West 551.46 feet to the northeasterly corner of said deed; thence along the northerly line of said deed South $89^{\circ}15'45''$ West 239.00 feet to the northwesterly corner of said deed; thence along the westerly line of Document Number 2010-052274, and the westerly line of Document Number 72-32778 North $00^{\circ}09'15''$ West 702.30 feet to the northwesterly corner of Document Number 72-32778; thence along the northerly line of said deed North $89^{\circ}48'55''$ East 536.95 feet to the True Point of Beginning.

The above described tract of land contains 5.67 acres, more or less.

2/11/2016

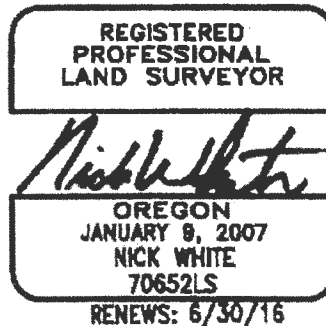
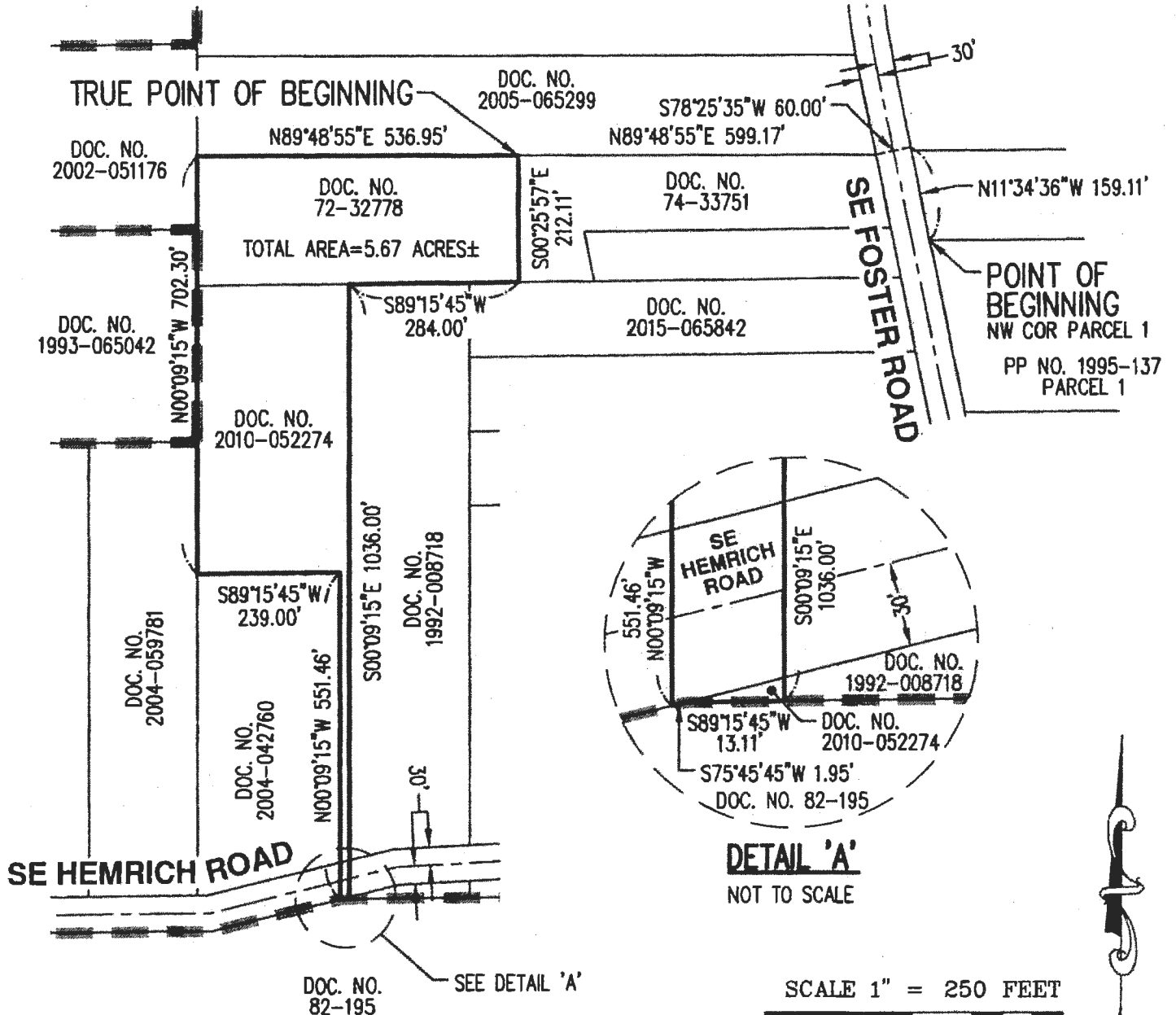


EXHIBIT B

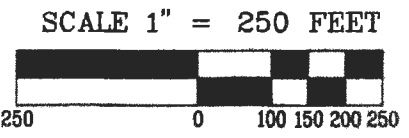
A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



2/11/2016
REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS
 RENEWS: 6/30/16

PREPARED FOR
 CITY OF HAPPY VALLEY
 16000 SE MISTY DRIVE
 HAPPY VALLEY, OR 97086



LEGEND
 HAPPY VALLEY CITY LIMITS

CITY OF HAPPY VALLEY ANNEXATIONS (ANN-08-15)		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: WCB CHKD: NSW AKS JOB: 2582



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Southwest One-Quarter of Section 1, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northeast corner of Parcel 1 of the Partition Plat 2001-053, also being the southerly right-of-way line of SE Sunnyside Road (56.00 feet from centerline) and the northwesterly corner of Document Number 2008-048562; thence leaving said right-of-way line along the westerly line of deed South 00°03'08" East 386.67 feet to the southwesterly corner of said deed, also being the northerly right-of-way line of SE Princeton Village Avenue (6.50 feet from centerline); thence along said right-of-way line South 89°36'12" East 232.23 feet to the southeasterly corner of said deed; thence along the easterly line of said deed North 00°02'24" East 386.07 feet to the northeasterly corner of said deed, also being the southerly right-of-way line of SE Sunnyside Road (56.00 feet from centerline); thence along said right-of-way line North 89°27'29" West 232.86 feet to the Point of Beginning.

The above described tract of land contains 2.06 acres, more or less.

2/11/2016

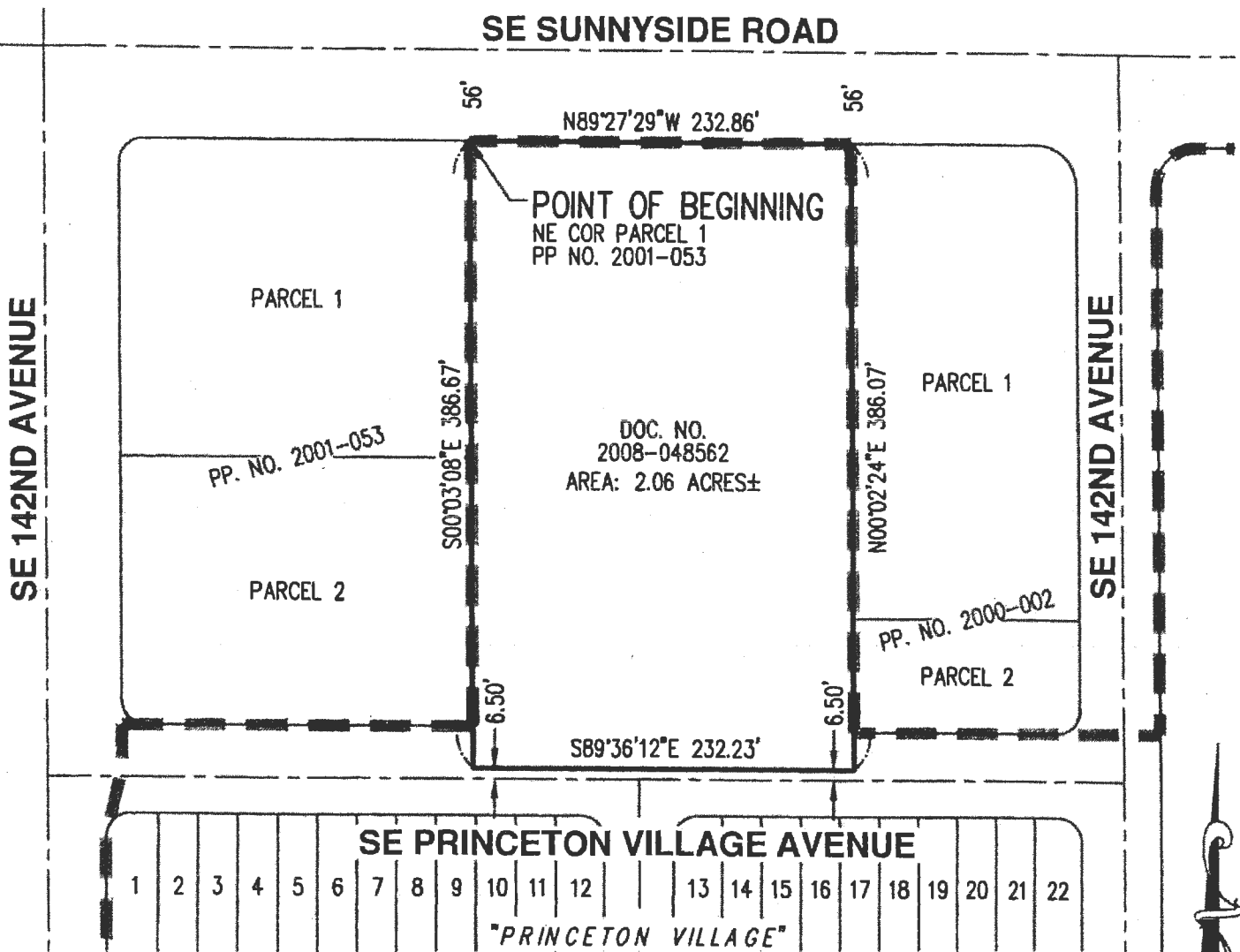
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70852LS

RENEWS: 6/30/16

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



SCALE 1" = 100 FEET



2/11/2016

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Nick White
**OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/16**

PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

LEGEND

HAPPY VALLEY CITY LIMITS

CITY OF HAPPY VALLEY ANNEXATIONS
(ANN-08-15)

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152

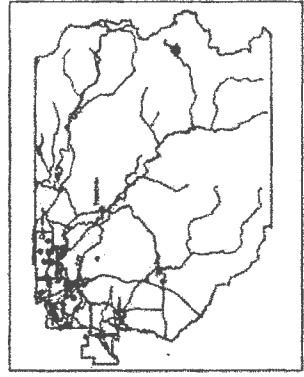


EXHIBIT
B
DRWN: WCB
CHKD: NSW
AKS JOB:
2582

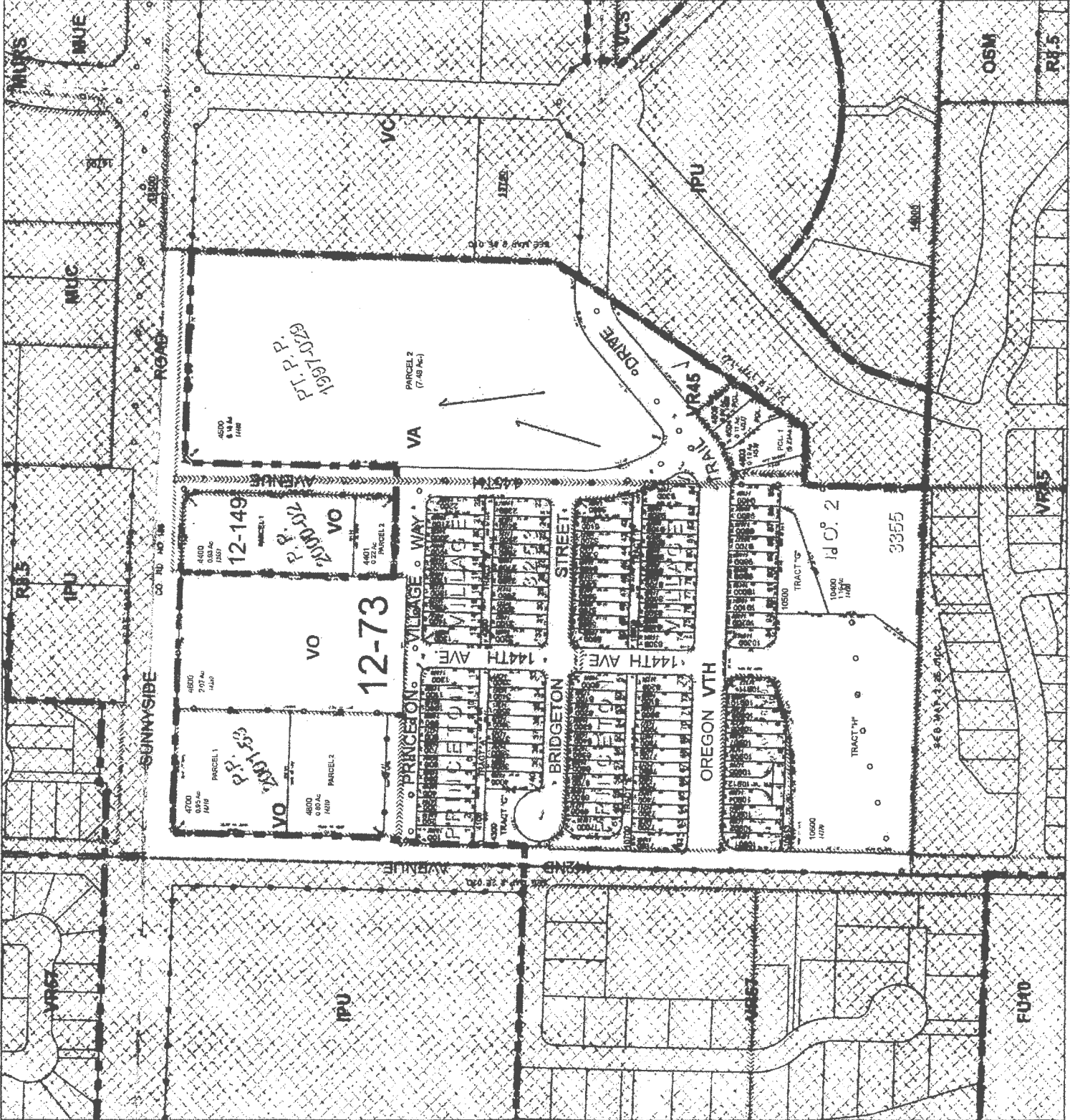
N.W. 1/4 S.W. 1/4 SEC. 1 T. 2S. R. 2E. W.M.
CLACKAMAS COUNTY
1" = 100'

Cancelled Tracts
11
4501
4621
4621
4601
4601
4601
10600

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centreline
- Tie-Cross Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Geot Loc Line
- D.L.C. Line
- Waterway Line
- P.L.S.S. Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

OFFICES IN: TUALATIN, OR · VANCOUVER, WA · SALEM-KEIZER, OR

EXHIBIT A

Annexation Description


A tract of land located in the Southwest One-Quarter of Section 36, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Commencing at the northwest corner of Parcel 2 of Partition Plat 1991-062, also being the southerly right-of-way line of Monner Road (30.00 feet from centerline); thence along said right-of-way line North 81°49'27" West 12.27 feet to the Point of Beginning and a point on the boundary of the city of Happy Valley; thence leaving said right-of-way line and the west boundary of said city limits South 00°52'53" West 158.90 feet to an angle point of said city limits and the southeast corner of Document Number 2002-110559; thence along said city limits and the southerly line of Document Number 2002-110559 North 84°34'32" West 20.39; thence leaving said southerly line and the city limits boundary North 01°03'45" East 159.82 feet to the southerly right-of-way line of Monner Road (30.00 feet from centerline and the north boundary of said city limits); thence along said right-of-way line South 81°49'27" East to the Point of Beginning.

The above described tract of land contains 3,199 square feet, more or less.

1/4/16

REGISTERED
PROFESSIONAL
LAND SURVEYOR

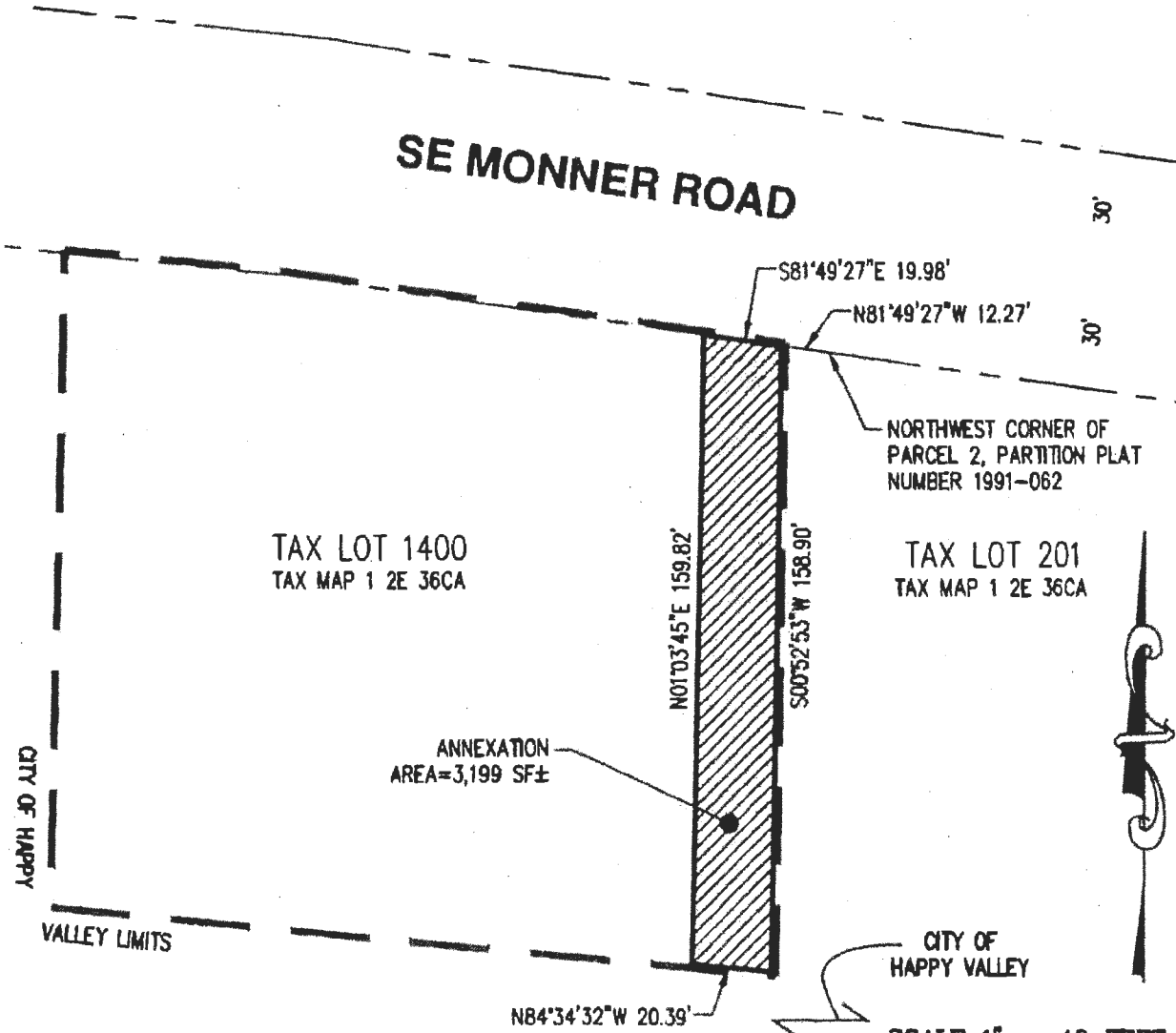

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
80124LS

RENEWS: 12/31/16

EXHIBIT B

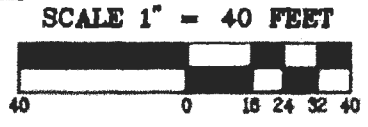
MAP OF ANNEXATION DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



REGISTERED PROFESSIONAL LAND SURVEYOR
REVIEW COPY
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/16

TAX LOT 1900
TAX MAP 1 2E 36CA



DATE: 01/04/2016

ANNEXATION MAP		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: BRH CHKD: RDR AKS JOB: 4975



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Northwest One-Quarter of Section 26, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Lot 1 of the plat "Scott Crest East #3", also being on the westerly right-of-way line of SE 129th Avenue (25.00 feet from centerline) and the City of Happy Valley city limits line; thence along said right-of-way line and city limits line South 00°17'40" West 125.00 feet to the southeasterly corner of Document Number 2014-019722 and the True Point of Beginning; thence leaving said city limits line and along the southerly line of said deed North 89°42'50" West 268.89 feet to the easterly line of Document Number 1994-051737 and the City of Happy Valley city limits; thence along said easterly line and said city limits line South 01°01'40" West 145.00 feet to the northwesterly corner of Document Number 2010-004069; thence along the northerly line of said deed and the northerly line of Document Number 2002-116820 and the city of Happy Valley city limits line South 89°42'50" East 270.76 feet to the westerly vacated right-of-way line of SE 129th Avenue, as vacated in Document Number 2006-071437; thence leaving said northerly line and along said vacated right-of-way line and the City of Happy Valley city limits line North 00°17'10" East 144.99 feet to the True Point of Beginning.

The above described tract of land contains 39,121 square feet, more or less.

2/11/2016

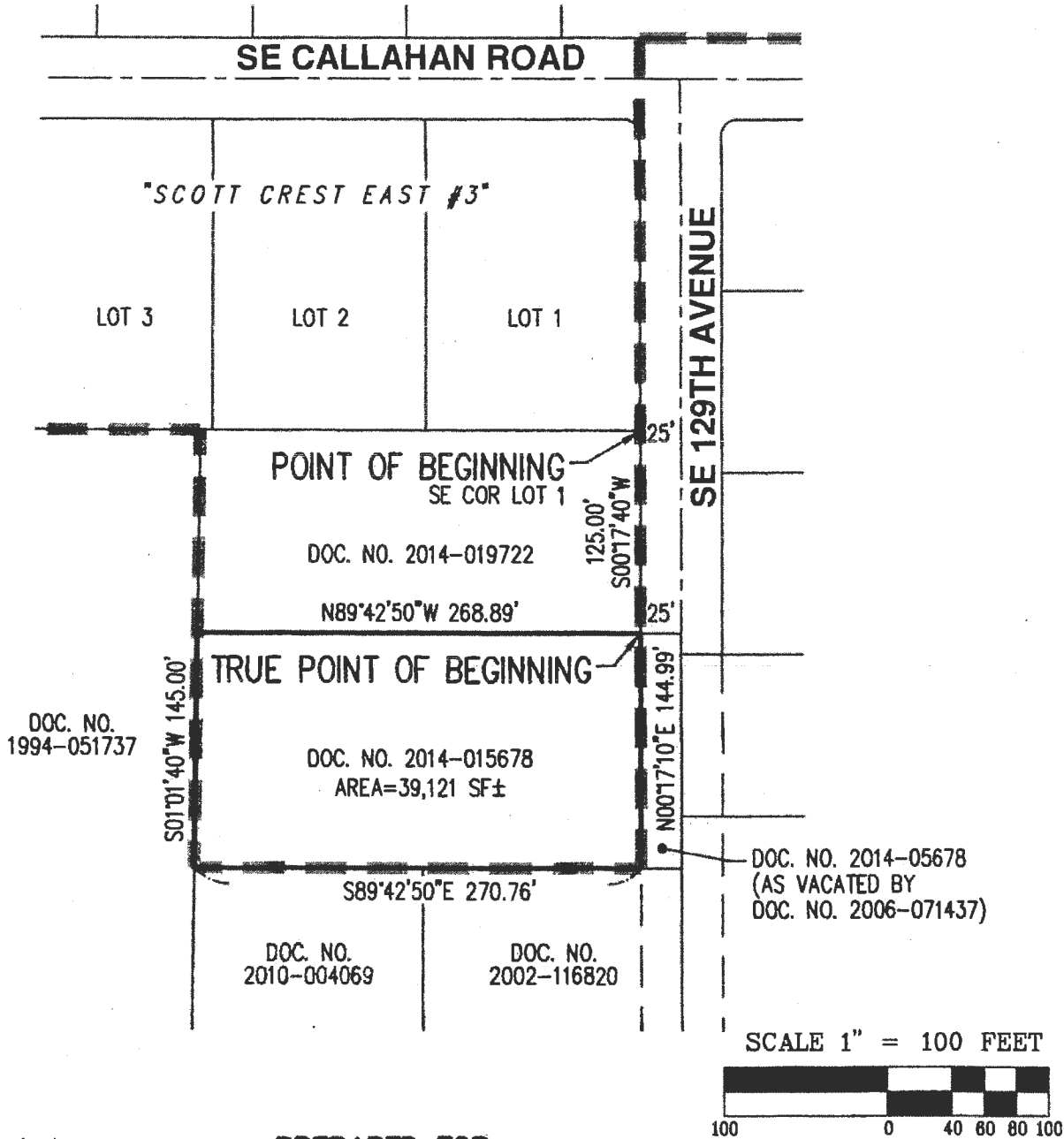
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



SCALE 1" = 100 FEET



2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

PREPARED FOR

CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

LEGEND

--- HAPPY VALLEY CITY LIMITS

CITY OF HAPPY VALLEY ANNEXATIONS
(ANN-08-15)

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152



EXHIBIT
B

DRWN: WCB
CHKD: NSW
AKS JOB:
2582



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Northwest One-Quarter of Section 29 and the Northeast One-Quarter of Section 30, Township 1 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northwesterly corner of Parcel 3 of Partition Plat 1995-105, also being the northeasterly corner of Document Number 2003-137160 and on the City of Happy Valley city limits line; thence along the northerly line of said deed and said city limits line North 89°21'00" West 528.86 feet to the southeasterly corner of Document Number 2007-014651 and the True Point of Beginning; thence leaving said northerly line and city limits line along the easterly line of said deed North 00°14'49" West 502.13 feet to the southerly right-of-way line of SE Cheldelin Road (20.00 feet from centerline); thence along said right-of-way line North 89°20'10" West 217.26 feet; thence South 89°38'07" West 42.73 feet to the northwesterly corner of said deed; thence along the westerly line of said deed South 00°14'49" East 501.42 feet to the southwesterly corner of said deed, also being the northerly line of Document Number 2003-137160 and the City of Happy Valley city limits line; thence along the northerly line of said deed and said city limits line South 89°21'00" East 259.99 feet to the True Point of Beginning.

The above described tract of land contains 3.00 acres, more or less.

2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

SE CHELDELIN ROAD

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

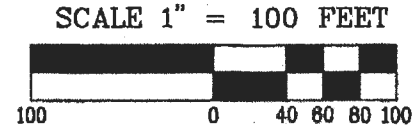
S89°38'07"W 42.73'
N89°20'10"W 217.26'

20.00'
SOUTH LINE MULTNOMAH COUNTY/
NORTH LINE CLACKAMAS COUNTY

DOC. NO.
2013-028700
S00°14'49"E 501.42'

DOC. NO.
2007-014651
AREA=3.00 ACRES±

N00°14'49"W 502.13'



2/11/2016
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/16

DOC. NO.
95-080612

DOC. NO.
2005-099883

S89°21'00"E 259.99'
N89°21'00"W 528.86'

TRUE POINT OF BEGINNING
DOC. NO.
2003-137160

POINT OF BEGINNING
NW COR PARCEL 3
PARCEL 3
PP NO. 1995-105

LEGEND
HAPPY VALLEY CITY LIMITS

PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

CITY OF HAPPY VALLEY ANNEXATIONS
(ANN-08-15)
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com



EXHIBIT
B
DRWN: WCB
CHKD: NSW
AKS JOB:
2582

N.W.1/4 SEC.29 T.1S. R.3E. W.M.
CLACKAMAS COUNTY

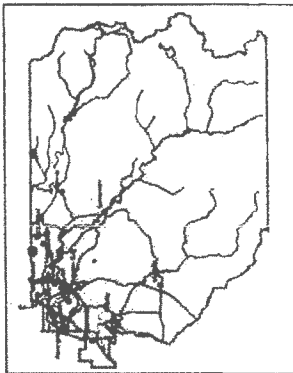
1" = 200'

D.L.C. CALEB RICHEY NO. 89

Cancelled Parcels

400
1000
2000
3000
4000
5000

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Proposed Contourline
- Map Scale
- Map Units
- Water Lines
- Land Use Zoning
- Parcel Pin
- Parcel Value
- Corner
- Section Corner
- 1/4 Mile Line
- Grid Lot Line
- DLC Line
- Locator Line
- P.L.S.S. Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

COUNTY

18200

19200

MULTI JOMAH

18200

19

20

30

40

50

60

70

80

90

100

110

120

130

140

150

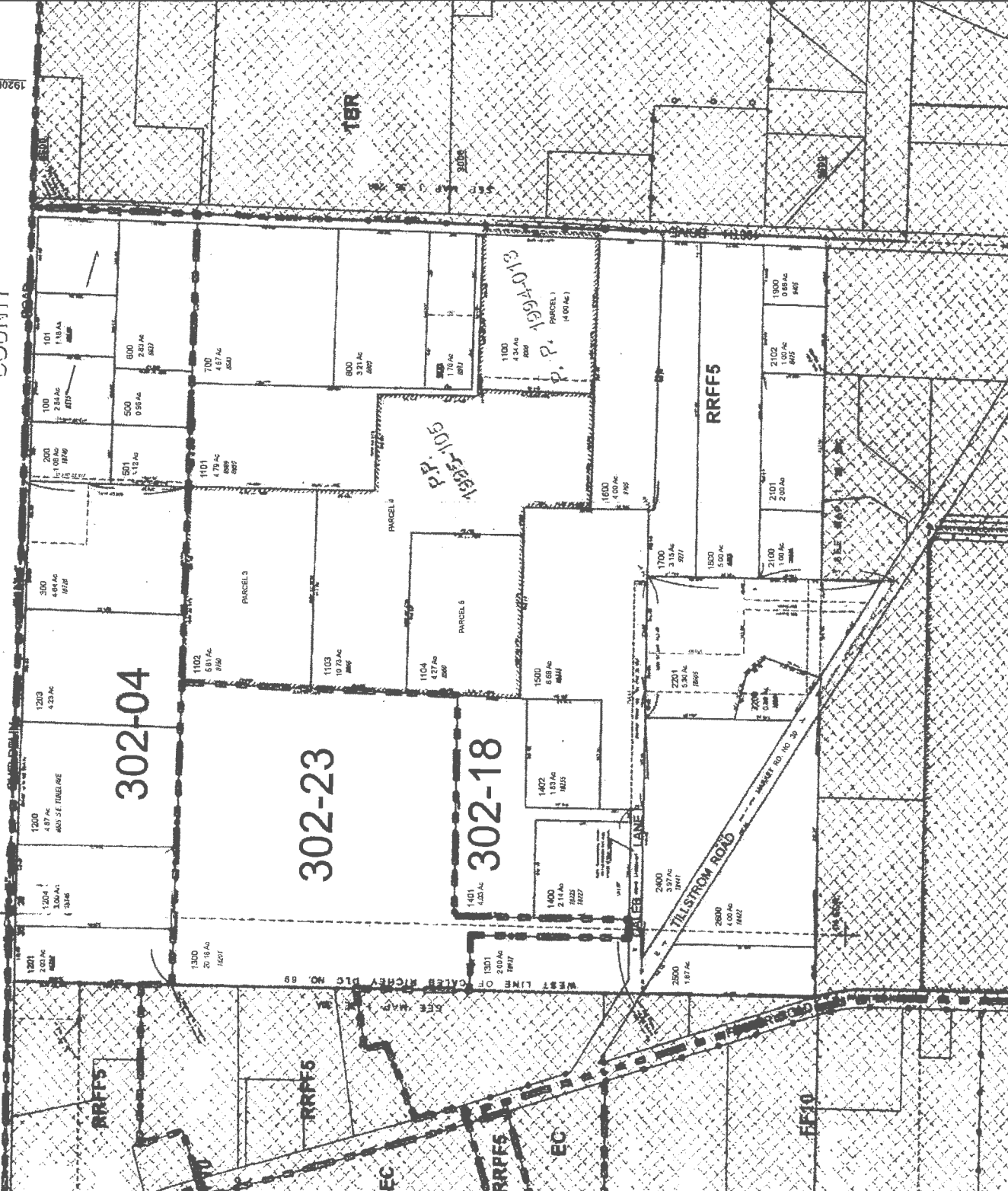
160

170

180

190

200



Mayor
Honorable Lori DeRemer



City Manager
Jason A. Tuck

CITY OF HAPPY VALLEY
STAFF REPORT TO THE CITY COUNCIL

March 1, 2016

ANNEXATION APPLICATION
(Local File Number: ANN-08-15/ /CPA-15-15/LDC-17-15)
Seven tax lots (and a portion of an eighth) totaling approximately 27 acres in size.

I. GENERAL INFORMATION

PROPOSAL:

The applicants seek approval of the annexation of seven whole properties (and a small portion of an eighth property), with a cumulative area of approximately 27 acres, and the amending of the City's Comprehensive Plan Map/Zoning Map to include the subject properties within the city limits of the City of Happy Valley. Staff has determined that the proposed annexation complies with the applicable requirements of the Statewide Planning Goals, Oregon Revised Statutes (ORS), Metro Code, and the City's Comprehensive Plan and LDC. **Therefore, staff recommends the City Council APPROVE the proposed annexation subject to the findings and conclusions in this report.**

APPLICANTS/PROPERTY OWNERS:

Jeffrey and Jessica Bailey
11790 SE Southern Lites Drive
Clackamas, OR 97086

Theodore and Jean Ann Holboke
17797 SE Hemrich Road
Damascus, OR 97089

US Capital Trust LLC
18346 SE Cheldelin Road
Damascus, OR 97089

Environment Vision Group, LLC
No Situs Address

J&S Investment Properties LLC
14330 SE Sunnyside Road
Clackamas, OR 97015

Kip and Jean Petersen
9333 SE 129th Avenue
Happy Valley, OR 97086

James Lisac
14860 SE Monner Road
Happy Valley, OR 97086

APPLICANT:

City of Happy Valley
16000 SE Misty Drive
Happy Valley, OR 97086

EXHIBITS:

Exhibit A – Annexation Area Maps
Exhibit B – Property Data/Owner List
Exhibit C – Annexation Petitions
Exhibit D – Public Notice

APPLICABLE CRITERIA:

Applicable Statewide Planning Goals; ORS 222.111 and 222.125; Metro Code 3.09.045; and applicable policies and sections of the City of Happy Valley Comprehensive Plan and Municipal Code, Title 16 (Land Development Code) - including Section 16.67.070 (Annexations).

BACKGROUND:

The City of Happy Valley makes available petitions for annexation to area property owners and received signed petitions requesting annexation from the owners of the subject properties (Exhibit C).

GENERAL DISCUSSION:

The proposed annexations are initiated by petitions signed by the owners of 100 percent of the property owners that represent 100 percent of the assessed value, and that represent at least 50 percent of the electors within the area being annexed. The proposal meets the requirements of Metro Ordinance Number 98-791, Chapter 3.09.045, and ORS 222.125.

The properties proposed to be annexed are located in an area that is adjacent to the existing city limits or reachable by public right-of-way, as noted on Exhibit A. The legal descriptions for the

areas proposed for annexation are included as exhibits to the ordinance accompanying this file (Ordinance Number 490) and the annexation application data forms for the areas to be annexed are attached as Exhibit B.

The proposed annexation incorporates seven whole properties and a small portion of an eighth property consisting of approximately 27 acres of land located adjacent to the existing boundary of the City of Happy Valley or reachable by public right-of-way. The desire of the property owners to obtain city services/permit review and/or land use regulations for the subject properties have prompted the proposed annexation requests. Two other annexation petitions were received and originally listed in the Public Notice (Loffink and Myklebust properties). Unfortunately, it was discovered (after the noticing) that although these lands have been de-annexed from the City of Damascus, they have not been accepted by the Oregon Dept. of Revenue as being “fully released” – thus, staff has removed these two properties from the current annexation request. Future actions by either property owners, the City of Damascus or the City of Happy Valley will most likely correct this issue.

This staff report outlines the subject properties as to their specific configuration, existing land use, population, assessed value and other criteria for approval of boundary changes. See attached Exhibits A, B and C. The proposed annexation boundaries have been drawn up to include only the properties represented by the property owners or their representatives who signed the annexation petitions and any applicable public right-of-way.

The subject properties proposed for annexation consist of distinctly different lands located in a variety of sectors of the City’s Urban Planning Area, including one property (Environmental Vision Group, LLC) which has the capacity for a portion of the land to have future industrial zoning.

This proposed annexation complies with the present agreements the City has with various urban service providers. All of the subject properties are currently located within Clackamas County Service District #1 (CCSD #1), which provides sanitary sewer and stormwater management services to the City and other urbanized areas of Clackamas County. All of the subject properties are provided water service by Sunrise Water Authority (SWA), one of the City’s service providers of potable water. SWA will continue to provide water services to these properties subsequent to the approval of this annexation. Also subsequent to the approval of this annexation, the owners of the subject properties will continue to be provided street lighting services by Clackamas County Service District #5 (CCSD #5). The subject properties are also currently within the North Clackamas Parks and Recreation District (NCPRD) and would continue to be with the approval of this annexation proposal. The subject properties will need to be removed from the Clackamas County Enhanced Law Enforcement District and will be provided law enforcement services by the Happy Valley Police Department. Also, the subject properties are within Clackamas Fire District #1 (CFD #1). CFD #1 provides the subject properties with fire protection and will continue to provide this service following the approval of this annexation.

The Metro Regional Framework Plan contains standards and criteria guiding the management and expansion of the Urban Growth Boundary (UGB), but most are not directly applicable to this

annexation application. The Framework Plan does address the issues of annexation of properties to cities as appropriate to ensure adequate government jurisdiction and public facilities review and approvals.

The Metro Urban Growth Management Functional Plan (UGMFP) contains population and household growth figures for each jurisdiction in the region, including the City of Happy Valley. These figures should be accommodated over the next 20 years. The approval of this annexation request will work to provide housing and employment opportunities to current and future residents of the City as specified in the functional plan.

II. FINDINGS OF FACT

STATEWIDE PLANNING GOALS (DLCD)

“Goal 1: Citizen Involvement (660-015-0000(1))

Goal 1 specifies that each city adopt a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the ongoing land-use planning process. This program shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues.

Staff Response:

The City of Happy Valley provided notice to all interested parties, necessary parties and land owners within 300 feet. This criterion has been satisfied.

Goal2: Land Use Planning (660-015-0000(2))

Goal 2 specifies the need to establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Staff Response:

The City’s LDC establishes provisions for the annexation process and county to city zoning conversion. This staff report and findings demonstrate compliance with applicable policies and regulations of all local, regional and state regulations. This criterion has been satisfied.

Goal 10: Housing (660-015-0000(10))

Goal 10 specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Staff Response:

The subject properties are located within an area that has already been comprehensively planned for by Clackamas County. The proposed annexation will provide additional lots for residential

construction within the City that would be located near areas that are currently utilized for residential purposes and public parks. The annexation is compliant with the City's Comprehensive Plan goals and policies pertaining to Goal 10 and the UGMFP (see Compliance with Regional Goals) and therefore, this criterion has been satisfied.

Goal 11: Public Facilities and Services ((660-015-0000(11))

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that the public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

Staff Response:

Metro Code (3.09.045.d) requires that boundary change proposals meet minimum criteria that include addressing the capacity for urban services. Boundary changes must be consistent with ORS 195.065 and regional and statewide land use goals, including Goal 11.

Clackamas County has provided the comprehensive planning for public services in the area of the subject properties. Prior to the installation of infrastructure related to public services such as sanitary sewer, stormwater management, potable water, and transportation systems Clackamas County and their service providers provided analysis as to how the subject properties (along with other adjacent properties) would best be served by public services.

If the proposed annexation is approved, the subject properties will continue to be provided public services by many of the same agencies that currently serve the annexation area. The subject properties will continue to be provided sanitary sewer and stormwater management services by CCSD #1. Fire protection will continue to be provided to the subject properties by CFD #1. Also, CCSD #5 will continue to administer street lighting to the subject properties.

All of the subject properties are provided water service by SWA, one of the City's service providers of potable water. SWA will continue to provide water services to these properties subsequent to the approval of this annexation. Therefore, this criterion is satisfied.

Goal 12: Transportation ((660-015-0000(12))

Goal 12 calls for the provision of "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged.

Staff Response:

The Happy Valley Transportation System Plan (TSP) has been updated to include the areas proposed for annexation. The TSP was adopted in December 1998; and amended in 2001, 2006, 2009 and 2010. The TSP includes an inventory of the existing transportation system, addresses current problem areas, and evaluates future needs for both motorized and non-motorized transportation options. The TSP is consistent with the Transportation Planning Rule (TPR), the Metro Regional Transportation Plan (RTP), the Clackamas County Comprehensive Plan and Pedestrian and Bicycle Master Plan, and the Oregon Department of Transportation Oregon Transportation Plan (OTP). This criterion has been satisfied.

Goal 14: Urbanization ((660-015-0000(14))

Goal 14 requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an “urban growth boundary” (UGB) to “identify and separate urbanizable land from rural land.” It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.”

Staff Response:

The Happy Valley Comprehensive Plan (1984) and East Happy Valley Comprehensive Plan Update (2009) established a UGB based on the seven criteria outlined in Goal 14. UGB expansions are also regulated regionally through the Metro Regional Framework Plan and UGMFP. The Regional Framework Plan stipulates that cities plan for growth and utilize available land in a manner that is consistent with the regional goals contained in the plan. The City is proposing to apply city zoning designations to the subject properties that are equivalent to the existing Clackamas County zoning designation, to be consistent with the existing Clackamas County Comprehensive Plan. The Clackamas County Comprehensive Plan was established in compliance with Goal 14. Therefore, this criterion is satisfied.

Oregon Revised Statutes (ORS)

“ORS 222.111 – [...] (2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.

Staff Response:

This annexation was the result of petitions filed by the property owners or their representatives who own properties that are contiguous or reachable by public right-of-way to the city limits of the City of Happy Valley. The criterion has been satisfied.

ORS 222.125 - Annexation by consent of all owners of land and majority of electors; proclamation of annexation. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.”

Staff Response:

The application was initiated by petitions from owners of 100 percent of the land in the territory to be annexed and 50 percent of the electors in the territory to be annexed. The criterion has been satisfied.

REGIONAL LAND USE REQUIREMENT

“Metro Code 3.09.045 – Expedited Decisions

(a) The governing body of a city or Metro may use the process set forth in this section for minor boundary changes for which the petition is accompanied by the written consents of one hundred percent of property owners and at least fifty percent of the electors, if any, within the affected territory. No public hearing is required.

Staff Response:

The City of Happy Valley established an expedited decision process through the adoption of Resolution Number 05-13. The City has received written consent in the form of petitions from 100 percent of the property owners and 50 percent the electors within the affected territory. The criterion has been satisfied.

(b) The expedited process must provide for a minimum of 20 days' notice prior to the date set for decision to all necessary parties and other persons entitled to notice by the laws of the city or Metro. The notice shall state that the petition is subject to the expedited process unless a necessary party gives written notice of its objection to the boundary change.

Staff Response:

The City of Happy Valley provided notice to all interested parties, necessary parties and land owners within 300 feet of the subject properties. The notice stated that the process would be expedited. This criterion has been satisfied.

(c) At least seven days prior to the date of decision the city or Metro shall make available to the public a report that includes the following information:

- (1) The extent to which urban services are available to serve the affected territory, including any extra-territorial extensions of service;***
- (2) Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and***
- (3) The proposed effective date of the boundary change.***

Staff Response:

The draft Staff Report to the City Council, addressing the applicable criteria in Section 3.09.045 was available to the public on Tuesday, February 23, 2016. This criterion has been satisfied.

(d) To approve a boundary change through an expedited process, the city shall:

- (1) Find that the change is consistent with expressly applicable provisions in:***
 - (A) Any applicable urban service agreement adopted pursuant to ORS 195.065;***

Staff Response:

The proposed annexation is consistent with ORS 195.065. As stated above, the subject properties would generally remain within service districts already serving the annexation areas. All of the subject properties are currently located within CCSD #1, which provides sanitary sewer and stormwater management services to the City and other urbanized areas of Clackamas County. All of the subject properties are provided water service by SWA, one of the City's service providers of potable water. SWA will continue to provide water services to these properties subsequent to the approval of this annexation. The subject properties are also currently within NCPRD and would continue to be with the approval of this annexation proposal. The subject properties will need to be removed from the Clackamas County Enhanced Law Enforcement District and will be provided law enforcement services by the Happy Valley Police Department. Also, the subject properties are within CFD #1. CFD #1 provides the subject properties with fire protection and will continue to provide this service following the approval of this annexation. This criterion has been satisfied.

(B) Any applicable annexation plan adopted pursuant to ORS 195.205;

Staff Response:

An applicable annexation plan adopted pursuant to ORS 195.205 does not exist. Therefore, this criterion does not apply.

(C) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;

Staff Response:

An applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) does not exist. Therefore, this criterion does not apply.

(D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and

Staff Response:

The proposed annexation would not interfere with the provision, quality, or quantity of public facilities and services. The subject properties are located in areas where urban services have already been installed. This criterion has been satisfied.

(E) Any applicable comprehensive plan; and

Staff Response:

Although a specific Comprehensive Plan does not exist for the subject properties outside of the current Clackamas County Comprehensive Plan, if annexed, the subject properties will be

subject to the City's overall Comprehensive Plan, including all relevant policies. Therefore, this criterion is satisfied.

(2) Consider whether the boundary change would:

(A) Promote the timely, orderly and economic provision of public facilities and services;

(B) Affect the quality and quantity of urban services; and

(C) Eliminate or avoid unnecessary duplication of facilities or services.

Staff Response:

The proposed annexation would not interfere with the provision, quality, or quantity of public facilities and services. The subject properties are located in an area where urban services have already been installed. The criterion has been satisfied.

(e) A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and outside the UGB. Neither a city nor a district may extend water or sewer services from inside a UGB to territory that lies outside the UGB."

Staff Response:

The subject properties having petitioned for annexation are within the existing Metro UGB. The criterion has been satisfied.

CITY OF HAPPY VALLEY COMPREHENSIVE PLAN

Comprehensive Plan Policies

"Policy 4: To insure orderly development in the City of Happy Valley through formulation of growth management policies and guidelines which will determine that development can occur only when adequate levels of services and facilities are or will be available.

Staff Response:

The subject properties are located where urban services are currently available. In fact, the subject properties currently are served by all Level 1 services. Therefore, this criterion is satisfied.

Policy 5: To encourage controlled development while maintaining and enhancing the physical resources which make Happy Valley a desirable place to live.

Staff Response:

The subject properties are located within an area that has been comprehensively planned for by Clackamas County. This plan was created with preservation and enhancement of physical resources as a goal. Therefore, this criterion is satisfied.

Policy 7: To coordinate with the Metropolitan Service District (Metro) on any proposed changes or adjustments of the Urban Growth Boundary in the immediate vicinity of the City.”

Staff Response:

There are no proposed changes or adjustments to the UGB associated with this annexation application. This criterion is not applicable.

CITY OF HAPPY VALLEY MUNICIPAL CODE

Happy Valley Land Development Code

“16.67 Comprehensive Plan Map, Specific Area Plans, Land Use District Map and Text Amendments

[...]

16.67.070 Annexations.

A. Except as provided in subsection B of this section, when a property or area is annexed to the City from unincorporated Clackamas County with an accompanying Clackamas County Comprehensive Plan designation and zone, the action by the City Council to annex the property or area shall include an ordinance to amend the City’s Comprehensive Plan map/zoning map to reflect the conversion from the County designation/zone to a corresponding City designation/zone, as shown in Table 16.67.070-1 below.

Table 16.67.070-1 Land Designation Conversion Table

Clackamas County Zone	City of Happy Valley Zone
Urban/Rural Residential	
<i>R-2.5</i>	<i>SFA</i>
<i>R-5</i>	<i>R-5</i>
<i>R-7</i>	<i>R-7</i>
<i>R-8.5</i>	<i>R-8.5</i>
<i>R-10</i>	<i>R-10</i>
<i>R-15</i>	<i>R-15</i>
<i>R-20</i>	<i>R-20</i>
<i>MR-1</i>	<i>MUR-M1</i>
<i>MR-2</i>	<i>MUR-M2</i>
<i>HDR</i>	<i>MUR-M3</i>
<i>RA-2</i>	<i>R-15</i>
<i>FU-10</i>	*
Natural Resources	
<i>EFU</i>	*

<i>Commercial</i>	
<i>NC</i>	<i>MUE</i>
<i>C-2</i>	<i>MCC</i>
<i>C-3</i>	<i>MCC</i>
<i>RCC</i>	<i>MCC</i>
<i>RCO</i>	<i>MUC</i>
<i>OC</i>	<i>CCC</i>
<i>RCHD</i>	<i>MUR-M2</i>
<i>RTL</i>	<i>MUC</i>
<i>OA</i>	<i>MUC</i>
<i>PMU-6</i>	<i>RCMU</i>
<i>Industrial</i>	
<i>LI</i>	<i>IC</i>
<i>GI</i>	<i>IC</i>
<i>BP</i>	<i>EC</i>
<i>Special Districts</i>	
<i>OSM</i>	<i>IPU</i>
<i>Sunnyside Village</i>	
<i>VR-4/5</i>	<i>R-5</i>
<i>VR-5/7</i>	<i>R-5</i>
<i>VCS</i>	<i>IPU</i>
<i>VA</i>	<i>MUR-M1</i>
<i>VO</i>	<i>VO</i>
<i>VTH</i>	<i>VTH</i>

**Annexation of these zoning districts would require the creation of a new Comprehensive Plan designation/zoning district within the City that would be determined by the Planning Official based on surrounding Comprehensive Plan designations/zoning districts and a Transportation Planning Rule-compliant Traffic Impact Analysis.*

B. *When an unincorporated property within the East Happy Valley Comprehensive Plan area, Aldridge Road Comprehensive Plan area, or the Rock Creek Mixed Employment Comprehensive Plan area is annexed to the City, the property shall be rezoned to the applicable zoning designation in the Comprehensive Plan pursuant to the applicable requirements of the Land Development Code.*

C. *For any proposed annexation to the City, application shall be made directly to the City of Happy Valley on the appropriate forms and accompanied with the required fee. Upon receipt of a copy of the form, the City shall schedule a public hearing before the Planning Commission, which shall make a recommendation to the City Council. The City may utilize any lawful annexation process under state, regional or local law, including the expedited annexation process established in the Metro Code. An expedited annexation process shall be sent directly to the City Council for review. Expedited annexations shall be processed as an ordinance pursuant to the City of Happy Valley Charter.*

D. For any proposed deannexation from the City, application shall be made directly to the City of Happy Valley on the appropriate forms and accompanied with the required fee. Upon receipt of a copy of the form the City shall schedule a public hearing before the Planning Commission, which shall make a recommendation to the City Council.

Response:

Pursuant to Subsection “B” above, the properties associated with this annexation proposal will receive an equivalent city zoning designation per the city’s “conversion matrix”. As a result, if the proposed annexation is approved, an ordinance (Ordinance Number 490) to amend the City’s Comprehensive Plan Map/Zoning Map will be passed that reflects the zoning conversion of the subject properties from their current Clackamas County designation/zone to a City of Happy Valley designation/zone. These criteria have been satisfied.

III. CONCLUSION AND RECOMMENDATION:

Staff has determined that the above findings demonstrate that the proposed annexation and zoning conversion of the subject properties satisfy the requirements of the Statewide Planning Goals, ORS, Metro Code 3.09, and City of Happy Valley Comprehensive Plan and LDC. **Staff, therefore, recommends that the City Council approve application ANN-08-15/CPA-15-15/LDC-17-15.**



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Southeast One-Quarter of Section 34, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Lot 3 Block 4 of the plat "Southern Lites No. 2"; thence along the southerly line of said Lot 3 North $89^{\circ}21'39''$ West 66.84 feet to the southwesterly corner of said Lot 3; thence along the westerly line of said Lot 3 and an extension thereof North $00^{\circ}38'31''$ East 140.00 feet to the northerly right-of-way line of SE Southern Lites Drive (20.00 feet from centerline); thence along said northerly right-of-way line South $89^{\circ}21'29''$ East 59.72 feet; thence continuing along said right-of-way line along a curve to the right with a Radius of 195.00 feet, a Delta of $90^{\circ}30'34''$, a Length of 308.04 feet and a Chord of South $44^{\circ}06'12''$ East 276.99 feet; thence leaving said right of way line along a curve to the left with a Radius of 10.00 feet, a Delta of $91^{\circ}04'34''$, a Length of 15.90 feet and a Chord of South $44^{\circ}23'12''$ East 14.27 feet to the northerly right-of-way line of Nella Way (20.00 feet from centerline); thence along said right-of-way line South $89^{\circ}55'29''$ East 86.04 feet to the southeasterly corner of Lot 8 Block 3 of said plat, also being on the City of Happy Valley city limits line; thence along said City of Happy Valley city limits line South $00^{\circ}04'31''$ West 40.00 feet to the northeasterly corner of Lot 1 Block 6 of said plat, also being the southerly right-of-way of Nella Way (20.00 feet from centerline); thence leaving said City of Happy Valley city limits line along said southerly right-of-way line and an extension thereof North $89^{\circ}55'29''$ West 136.00 feet to the westerly right-of-way line of SE Southern Lites Drive (20.00 feet from centerline); thence along said westerly right-of-way line North $00^{\circ}04'31''$ East 53.85 feet; thence continuing along said right-of-way line along a curve to the left with a Radius of 155.00 feet, a Delta of $82^{\circ}03'44''$, a Length of 222.00 feet and a Chord of North $40^{\circ}57'21''$ West 203.51 feet to the northeasterly corner of said Lot 3 Block 4; thence leaving said right-of-way line along easterly line of said Lot 3 Block 4 South $08^{\circ}00'47''$ West 99.54 feet to the Point of Beginning.

The above described tract of land contains 26,652 square feet, more or less.

2/11/2016

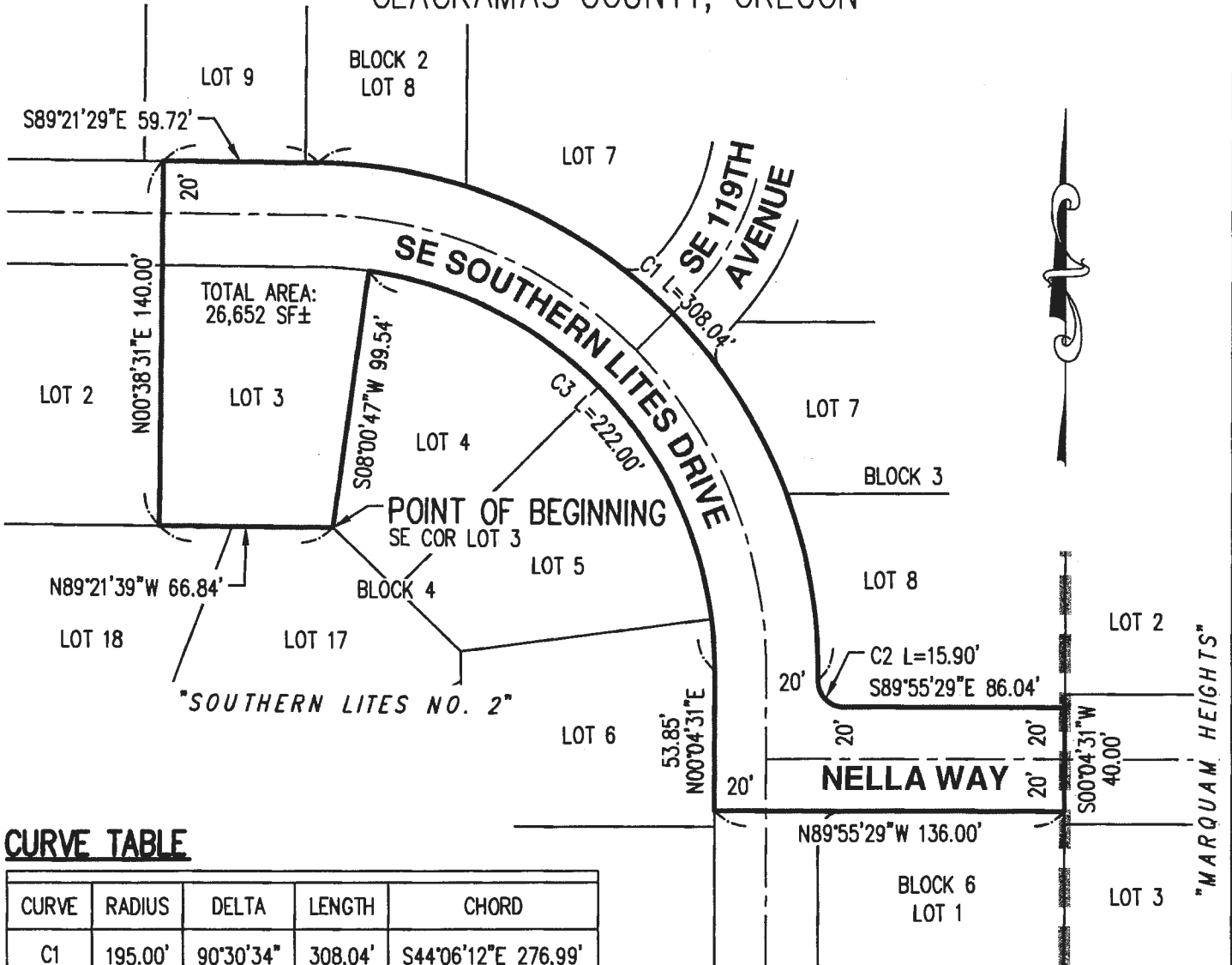
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

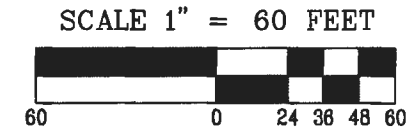
EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	195.00'	90°30'34"	308.04'	S44°06'12"E 276.99'
C2	10.00'	91°04'34"	15.90'	S44°23'12"E 14.27'
C3	155.00'	82°03'44"	222.00'	N40°57'21"W 203.51'



2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/16

PREPARED FOR

CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

LEGEND

--- HAPPY VALLEY CITY LIMITS

CITY OF HAPPY VALLEY ANNEXATIONS
(ANN-08-15)

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152



EXHIBIT
B

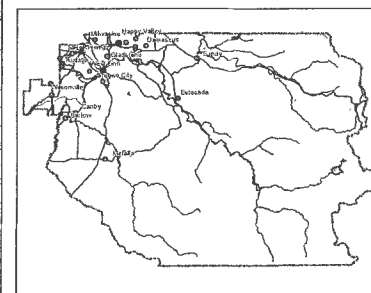
DRWN: WCB
CHKD: NSW
AKS JOB:
2582

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

Cancelled Taxlots

- 8700
- 8900
- 8900
- 12000

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Northeast One-Quarter of Section 9 and the Northwest One-Quarter of Section 10, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southwest corner of Lot 77 of the plat "Highland Summit Subdivision – Phase II", also being the northeasterly corner of Document Number 2014-025280; thence along the northerly line of said deed and an extension thereof North 88°17'22" West 788.56 feet to the westerly right-of-way line of Mather Road (20.00 feet from centerline); thence along said right-of-way line along a non-tangent curve to the left with a Radius of 378.48 feet, a Delta of 33°14'56", a Length of 219.64 feet and a Chord of South 22°07'15" West 216.57 feet; thence South 05°29'46" West 68.27 feet; thence along a curve to the left with a Radius of 326.48 feet, a Delta of 25°08'00", a Length of 143.21 feet and a Chord of South 07°04'14" East 142.07 feet; thence South 19°38'14" East 124.10 feet; thence along a curve to the right with a Radius of 57.39 feet, a Delta of 90°25'30", a Length of 90.58 feet and a Chord of South 25°34'31" West 81.47 feet; thence South 70°47'16" West 2.18 feet; thence South 19°12'44" East 5.00 feet to the northerly right-of-way line of Mather Road (15.00 feet from centerline); thence along said northerly right-of-way line South 70°47'16" West 1024.84 feet; thence North 19°12'44" West 20.00 feet to the northerly right-of-way line of Mather Road (35.00 feet from centerline); thence along said right-of-way line South 70°47'16" West 334.72 feet to the City of Happy Valley city limits line; thence leaving said right-of-way line along said City of Happy Valley city limits line South 19°12'44" East 50.00 feet to the most westerly corner of Document Number 1992-007040, also being the southerly right-of-way of Mather Road (15.00 feet from centerline); thence leaving said City of Happy Valley city limits line along said southerly right-of-way line North 70°47'16" East 1359.56 feet; thence South 19°12'44" East 5.00 feet to the easterly right-of-way line of Mather Road (20.00 feet from centerline); thence along said right-of-way line North 70°47'16" East 2.18 feet; thence along a curve to the left with a Radius of 97.39 feet, a Delta of 52°37'52", a Length of 89.46 feet and a Chord of North 44°28'20" East 86.35 feet to the most northerly corner of Parcel 1 of Document Number 2005-033891, also being the westerly line of Document Number 2014-025280; thence leaving said right-of-way line along said westerly line South 20°59'14" East 61.44 feet the southwesterly corner of said deed; thence along the southerly line of said deed South 88°57'58" East 323.26 feet; thence continuing along said southerly line South 00°57'42" West 213.82 feet; thence South 88°57'58" East 423.28 feet to the southeasterly corner of said deed; thence along the easterly line of said deed North 00°56'35" East 837.28 feet to the Point of Beginning.

The above described tract of land contains 15.31 acres, more or less.

2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

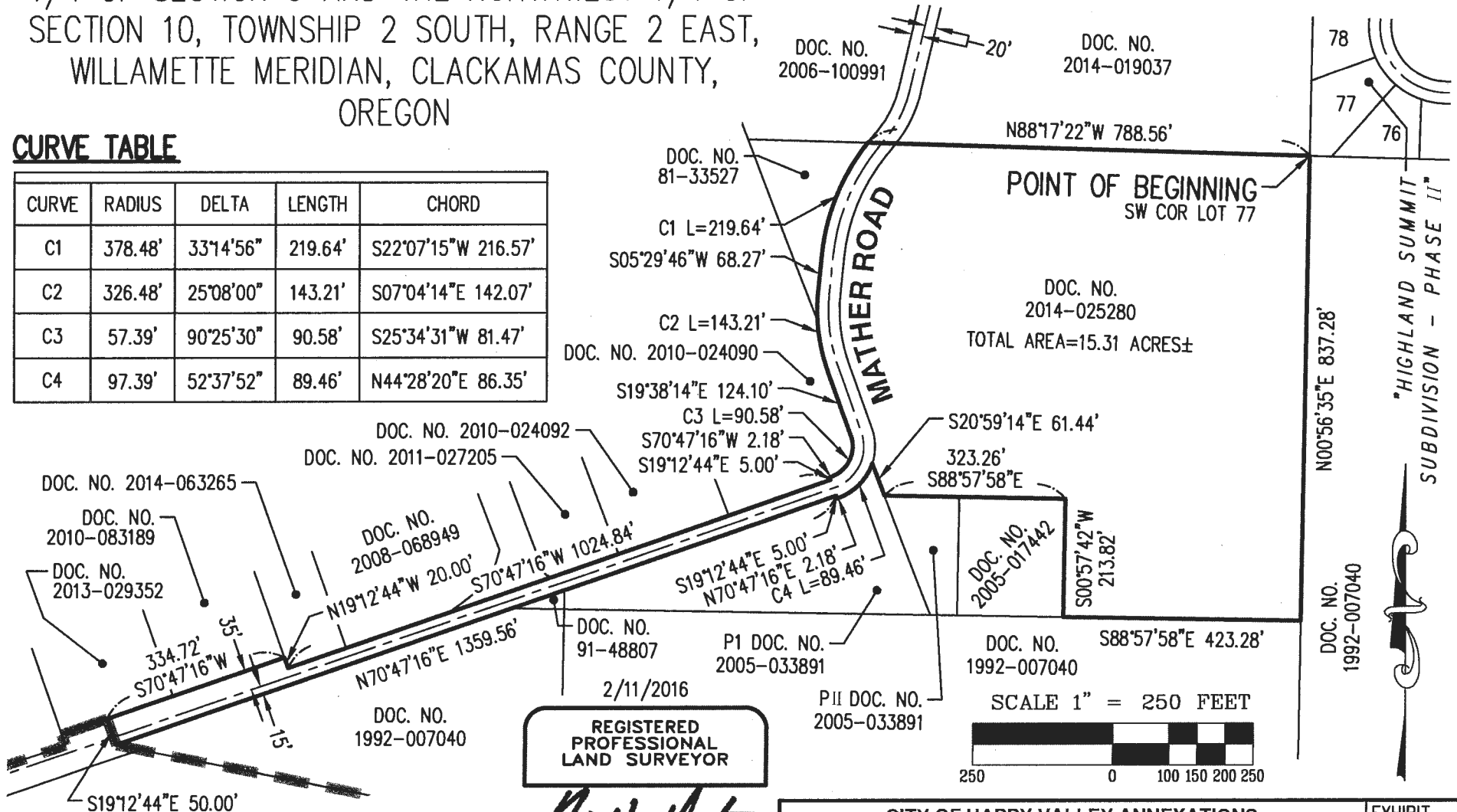
EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 9 AND THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

PREPARED FOR
 CITY OF HAPPY VALLEY
 16000 SE MISTY DRIVE
 HAPPY VALLEY, OR 97086

CURVE TABLE

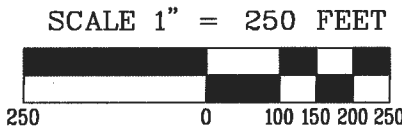
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	378.48'	33°14'56"	219.64'	S22°07'15"W 216.57'
C2	326.48'	25°08'00"	143.21'	S07°04'14"E 142.07'
C3	57.39'	90°25'30"	90.58'	S25°34'31"W 81.47'
C4	97.39'	52°37'52"	89.46'	N44°28'20"E 86.35'



LEGEND
 HAPPY VALLEY CITY LIMITS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Nick White
 OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS
 RENEWS: 6/30/16



CITY OF HAPPY VALLEY ANNEXATIONS (ANN-08-15)		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: WCB CHKD: NSW AKS JOB: 2582



SECTION 10 T.2S. R.2E. WM.
CLACKAMAS COUNTY

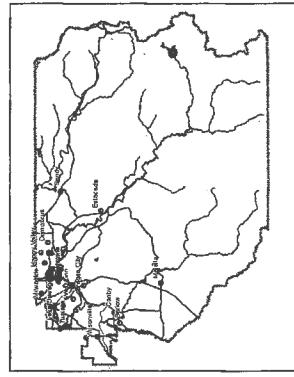
1" = 400'

D. L. C.
WILLIAM T. MATLOCK NO. 37
SAMUEL L. CAMPBELL NO. 64

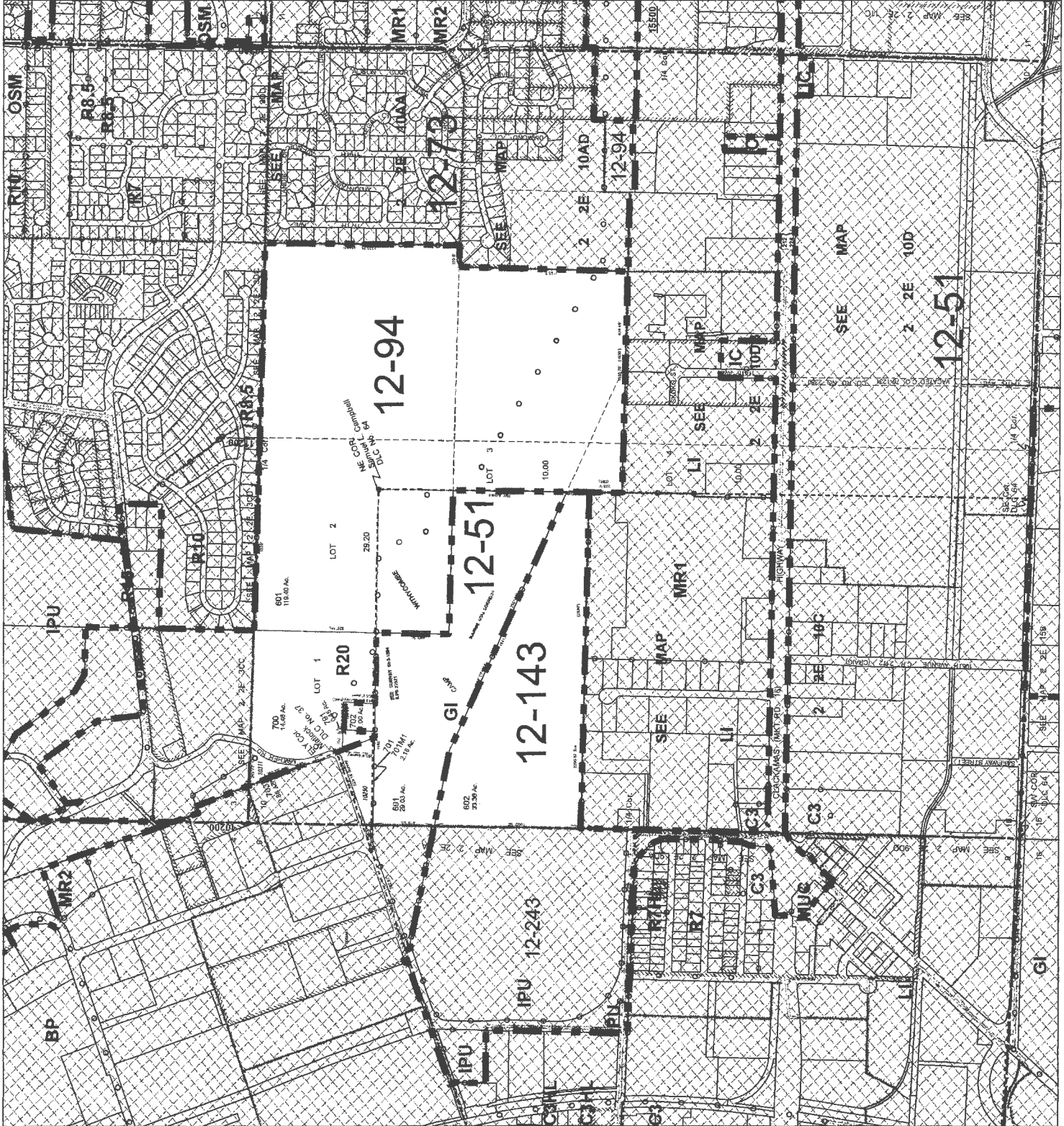
Cancelled Taxlots

- 800
- 1001
- 1002
- 1003
- 1004
- 1005
- 1006
- 1007
- 1008
- 1009
- 1010
- 1011
- 1012
- 1013
- 1014
- 1015
- 1016
- 1017
- 1018
- 1019
- 1020
- 1021
- 1022
- 1023
- 1024
- 1025
- 1026
- 1027
- 1028
- 1029
- 1030
- 1031
- 1032
- 1033
- 1034
- 1035
- 1036
- 1037
- 1038
- 1039
- 1040
- 1041
- 1042
- 1043
- 1044
- 1045
- 1046
- 1047
- 1048
- 1049
- 1050
- 1051
- 1052
- 1053
- 1054
- 1055
- 1056
- 1057
- 1058
- 1059
- 1060
- 1061
- 1062
- 1063
- 1064
- 1065
- 1066
- 1067
- 1068
- 1069
- 1070
- 1071
- 1072
- 1073
- 1074
- 1075
- 1076
- 1077
- 1078
- 1079
- 1080
- 1081
- 1082
- 1083
- 1084
- 1085
- 1086
- 1087
- 1088
- 1089
- 1090
- 1091
- 1092
- 1093
- 1094
- 1095
- 1096
- 1097
- 1098
- 1099
- 1100
- 1101
- 1102
- 1103
- 1104
- 1105
- 1106
- 1107
- 1108
- 1109
- 1110
- 1111
- 1112
- 1113
- 1114
- 1115
- 1116
- 1117
- 1118
- 1119
- 1120
- 1121
- 1122
- 1123
- 1124
- 1125
- 1126
- 1127
- 1128
- 1129
- 1130
- 1131
- 1132
- 1133
- 1134
- 1135
- 1136
- 1137
- 1138
- 1139
- 1140
- 1141
- 1142
- 1143
- 1144
- 1145
- 1146
- 1147
- 1148
- 1149
- 1150
- 1151
- 1152
- 1153
- 1154
- 1155
- 1156
- 1157
- 1158
- 1159
- 1160
- 1161
- 1162
- 1163
- 1164
- 1165
- 1166
- 1167
- 1168
- 1169
- 1170
- 1171
- 1172
- 1173
- 1174
- 1175
- 1176
- 1177
- 1178
- 1179
- 1180
- 1181
- 1182
- 1183
- 1184
- 1185
- 1186
- 1187
- 1188
- 1189
- 1190
- 1191
- 1192
- 1193
- 1194
- 1195
- 1196
- 1197
- 1198
- 1199
- 1200
- 1201
- 1202
- 1203
- 1204
- 1205
- 1206
- 1207
- 1208
- 1209
- 1210
- 1211
- 1212
- 1213
- 1214
- 1215
- 1216
- 1217
- 1218
- 1219
- 1220
- 1221
- 1222
- 1223
- 1224
- 1225
- 1226
- 1227
- 1228
- 1229
- 1230
- 1231
- 1232
- 1233
- 1234
- 1235
- 1236
- 1237
- 1238
- 1239
- 1240
- 1241
- 1242
- 1243
- 1244
- 1245
- 1246
- 1247
- 1248
- 1249
- 1250
- 1251
- 1252
- 1253
- 1254
- 1255
- 1256
- 1257
- 1258
- 1259
- 1260
- 1261
- 1262
- 1263
- 1264
- 1265
- 1266
- 1267
- 1268
- 1269
- 1270
- 1271
- 1272
- 1273
- 1274
- 1275
- 1276
- 1277
- 1278
- 1279
- 1280
- 1281
- 1282
- 1283
- 1284
- 1285
- 1286
- 1287
- 1288
- 1289
- 1290
- 1291
- 1292
- 1293
- 1294
- 1295
- 1296
- 1297
- 1298
- 1299
- 1300
- 1301
- 1302
- 1303
- 1304
- 1305
- 1306
- 1307
- 1308
- 1309
- 1310
- 1311
- 1312
- 1313
- 1314
- 1315
- 1316
- 1317
- 1318
- 1319
- 1320
- 1321
- 1322
- 1323
- 1324
- 1325
- 1326
- 1327
- 1328
- 1329
- 1330
- 1331
- 1332
- 1333
- 1334
- 1335
- 1336
- 1337
- 1338
- 1339
- 1340
- 1341
- 1342
- 1343
- 1344
- 1345
- 1346
- 1347
- 1348
- 1349
- 1350
- 1351
- 1352
- 1353
- 1354
- 1355
- 1356
- 1357
- 1358
- 1359
- 1360
- 1361
- 1362
- 1363
- 1364
- 1365
- 1366
- 1367
- 1368
- 1369
- 1370
- 1371
- 1372
- 1373
- 1374
- 1375
- 1376
- 1377
- 1378
- 1379
- 1380
- 1381
- 1382
- 1383
- 1384
- 1385
- 1386
- 1387
- 1388
- 1389
- 1390
- 1391
- 1392
- 1393
- 1394
- 1395
- 1396
- 1397
- 1398
- 1399
- 1400
- 1401
- 1402
- 1403
- 1404
- 1405
- 1406
- 1407
- 1408
- 1409
- 1410
- 1411
- 1412
- 1413
- 1414
- 1415
- 1416
- 1417
- 1418
- 1419
- 1420
- 1421
- 1422
- 1423
- 1424
- 1425
- 1426
- 1427
- 1428
- 1429
- 1430
- 1431
- 1432
- 1433
- 1434
- 1435
- 1436
- 1437
- 1438
- 1439
- 1440
- 1441
- 1442
- 1443
- 1444
- 1445
- 1446
- 1447
- 1448
- 1449
- 1450
- 1451
- 1452
- 1453
- 1454
- 1455
- 1456
- 1457
- 1458
- 1459
- 1460
- 1461
- 1462
- 1463
- 1464
- 1465
- 1466
- 1467
- 1468
- 1469
- 1470
- 1471
- 1472
- 1473
- 1474
- 1475
- 1476
- 1477
- 1478
- 1479
- 1480
- 1481
- 1482
- 1483
- 1484
- 1485
- 1486
- 1487
- 1488
- 1489
- 1490
- 1491
- 1492
- 1493
- 1494
- 1495
- 1496
- 1497
- 1498
- 1499
- 1500
- 1501
- 1502
- 1503
- 1504
- 1505
- 1506
- 1507
- 1508
- 1509
- 1510
- 1511
- 1512
- 1513
- 1514
- 1515
- 1516
- 1517
- 1518
- 1519
- 1520
- 1521
- 1522
- 1523
- 1524
- 1525
- 1526
- 1527
- 1528
- 1529
- 1530
- 1531
- 1532
- 1533
- 1534
- 1535
- 1536
- 1537
- 1538
- 1539
- 1540
- 1541
- 1542
- 1543
- 1544
- 1545
- 1546
- 1547
- 1548
- 1549
- 1550
- 1551
- 1552
- 1553
- 1554
- 1555
- 1556
- 1557
- 1558
- 1559
- 1560
- 1561
- 1562
- 1563
- 1564
- 1565
- 1566
- 1567
- 1568
- 1569
- 1570
- 1571
- 1572
- 1573
- 1574
- 1575
- 1576
- 1577
- 1578
- 1579
- 1580
- 1581
- 1582
- 1583
- 1584
- 1585
- 1586
- 1587
- 1588
- 1589
- 1590
- 1591
- 1592
- 1593
- 1594
- 1595
- 1596
- 1597
- 1598
- 1599
- 1600
- 1601
- 1602
- 1603
- 1604
- 1605
- 1606
- 1607
- 1608
- 1609
- 1610
- 1611
- 1612
- 1613
- 1614
- 1615
- 1616
- 1617
- 1618
- 1619
- 1620
- 1621
- 1622
- 1623
- 1624
- 1625
- 1626
- 1627
- 1628
- 1629
- 1630
- 1631
- 1632
- 1633
- 1634
- 1635
- 1636
- 1637
- 1638
- 1639
- 1640
- 1641
- 1642
- 1643
- 1644
- 1645
- 1646
- 1647
- 1648
- 1649
- 1650
- 1651
- 1652
- 1653
- 1654
- 1655
- 1656
- 1657
- 1658
- 1659
- 1660
- 1661
- 1662
- 1663
- 1664
- 1665
- 1666
- 1667
- 1668
- 1669
- 1670
- 1671
- 1672
- 1673
- 1674
- 1675
- 1676
- 1677
- 1678
- 1679
- 1680
- 1681
- 1682
- 1683
- 1684
- 1685
- 1686
- 1687
- 1688
- 1689
- 1690
- 1691
- 1692
- 1693
- 1694
- 1695
- 1696
- 1697
- 1698
- 1699
- 1700
- 1701
- 1702
- 1703
- 1704
- 1705
- 1706
- 1707
- 1708
- 1709
- 1710
- 1711
- 1712
- 1713
- 1714
- 1715
- 1716
- 1717
- 1718
- 1719
- 1720
- 1721
- 1722
- 1723
- 1724
- 1725
- 1726
- 1727
- 1728
- 1729
- 1730
- 1731
- 1732
- 1733
- 1734
- 1735
- 1736
- 1737
- 1738
- 1739
- 1740
- 1741
- 1742
- 1743
- 1744
- 1745
- 1746
- 1747
- 1748
- 1749
- 1750
- 1751
- 1752
- 1753
- 1754
- 1755
- 1756
- 1757
- 1758
- 1759
- 1760
- 1761
- 1762
- 1763
- 1764
- 1765
- 1766
- 1767
- 1768
- 1769
- 1770
- 1771
- 1772
- 1773
- 1774
- 1775
- 1776
- 1777
- 1778
- 1779
- 1780
- 1781
- 1782
- 1783
- 1784
- 1785
- 1786
- 1787
- 1788
- 1789
- 1790
- 1791
- 1792
- 1793
- 1794
- 1795
- 1796
- 1797
- 1798
- 1799
- 1800
- 1801
- 1802
- 1803
- 1804
- 1805
- 1806
- 1807
- 1808
- 1809
- 1810
- 1811
- 1812
- 1813
- 1814
- 1815
- 1816
- 1817
- 1818
- 1819
- 1820
- 1821
- 1822
- 1823
- 1824
- 1825
- 1826
- 1827
- 1828
- 1829
- 1830
- 1831
- 1832
- 1833
- 1834
- 1835
- 1836
- 1837
- 1838
- 1839
- 1840
- 1841
- 1842
- 1843
- 1844
- 1845
- 1846
- 1847
- 1848
- 1849
- 1850
- 1851
- 1852
- 1853
- 1854
- 1855
- 1856
- 1857
- 1858
- 1859
- 1860
- 1861
- 1862
- 1863
- 1864
- 1865
- 1866
- 1867
- 1868
- 1869
- 1870
- 1871
- 1872
- 1873
- 1874
- 1875
- 1876
- 1877
- 1878
- 1879
- 1880
- 1881
- 1882
- 1883
- 1884
- 1885
- 1886
- 1887
- 1888
- 1889
- 1890
- 1891
- 1892
- 1893
- 1894
- 1895
- 1896
- 1897
- 1898
- 1899
- 1900
- 1901
- 1902
- 1903
- 1904
- 1905
- 1906
- 1907
- 1908
- 1909
- 1910
- 1911
- 1912
- 1913
- 1914
- 1915
- 1916
- 1917
- 1918
- 1919
- 1920
- 1921
- 1922
- 1923
- 1924
- 1925
- 1926
- 1927
- 1928
- 1929
- 1930
- 1931
- 1932
- 1933
- 1934
- 1935
- 1936
- 1937
- 1938
- 1939
- 1940
- 1941
- 1942
- 1943
- 1944
- 1945
- 1946
- 1947
- 1948
- 1949
- 1950
- 1951
- 1952
- 1953
- 1954
- 1955
- 1956
- 1957
- 1958
- 1959
- 1960
- 1961
- 1962
- 1963
- 1964
- 1965
- 1966
- 1967
- 1968
- 1969
- 1970
- 1971
- 1972
- 1973
- 1974
- 1975
- 1976
- 1977
- 1978
- 1979
- 1980
- 1981
- 1982
- 1983
- 1984
- 1985
- 1986
- 1987
- 1988
- 1989
- 1990
- 1991
- 1992
- 1993
- 1994
- 1995
- 1996
- 1997
- 1998
- 1999
- 2000

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCadaLine
- Map Index
- WaterLine
- Land Use Zoning
- Plat
- Water
- Corner
- Section Corner
- 1716th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



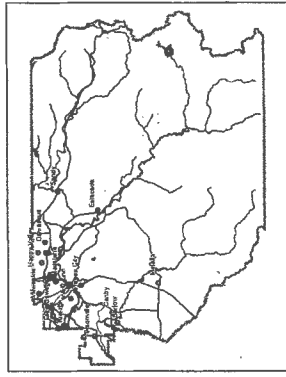
N.E. 1/4 SEC. 9 T2S. R.2E. W.M.
CLACKAMAS COUNTY

WM. T. MATLOCK NO. 37
SAMUEL CAMPBELL NO. 64

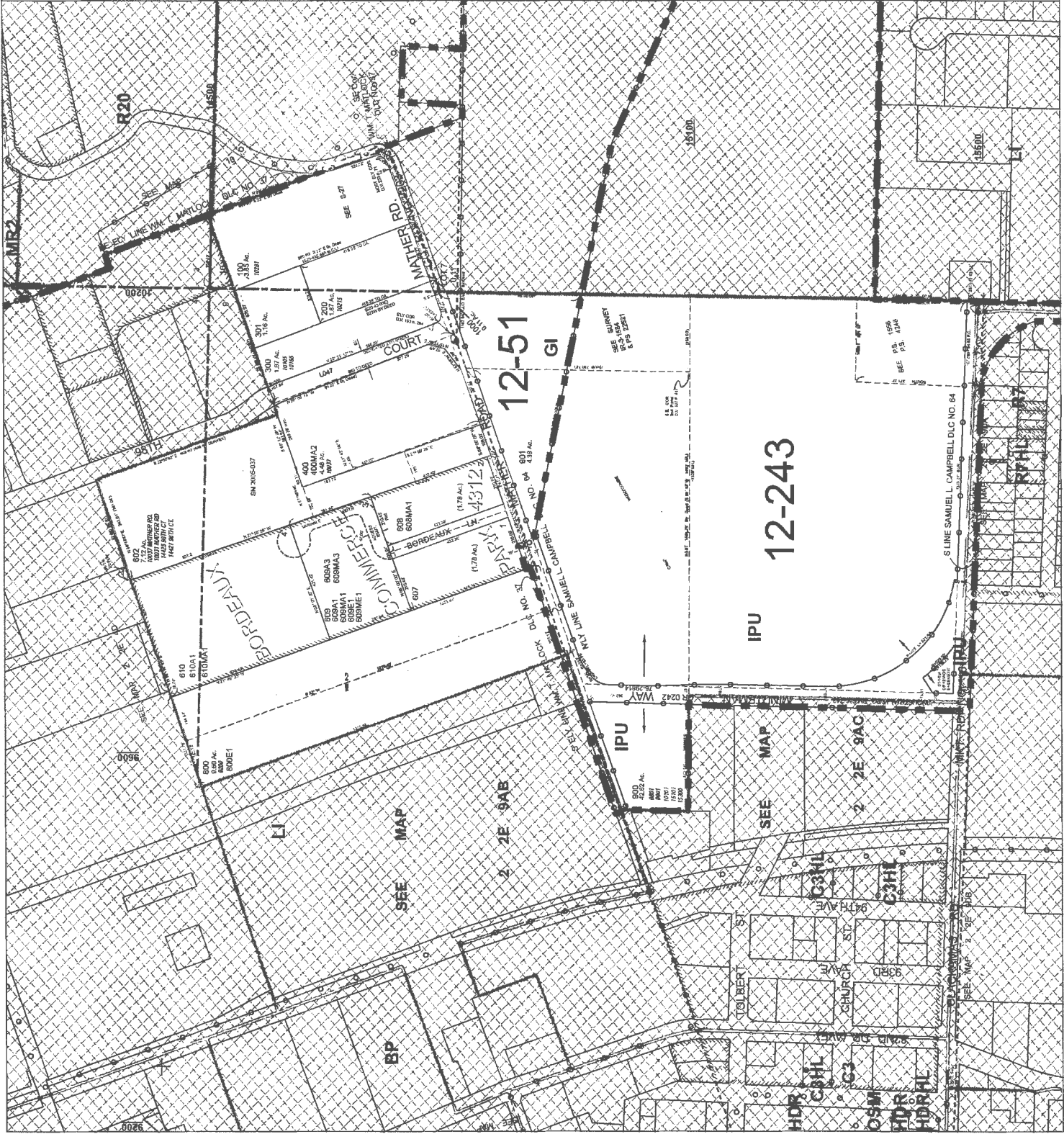
Canceled Taxlots

30
307
308
420A1
520
601
603
605
700
702
800A2
800A3
800A5

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centreline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Southeast One-Quarter of Section 30, Township 1 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northwest corner of Parcel 1 of the Partition Plat 1995-137, also being the easterly right-of-way line of SE Foster Road (30.00 feet from centerline); thence along said right-of-way line North 11°34'36" West 159.11 feet; thence leaving said right-of-way line South 78°25'35" West 60.00 feet to the northeasterly corner of Document Number 74-33751; thence along the northerly line of said deed North 89°48'55" East 599.17 feet to the northeasterly corner of Document Number 72-32778 and the True Point of Beginning; thence along the easterly line of said deed South 00°25'57" East 212.11 feet to the southeasterly corner of said deed; thence along the southerly line of said deed South 89°15'45" West 284.00 feet to the northeasterly corner of Document Number 2010-052274; thence along the easterly line of said deed South 00°09'15" East 1036.00 feet to the northerly line of Document Number 82-195, also being the City of Happy Valley city limits line; thence along said northerly line and city limits line South 89°15'45" West 13.11 feet to the southerly right-of-way line of SE Hemrich Road (30.00 feet from centerline); thence along said southerly right-of-way line South 75°45'45" West 1.95 feet to the southerly extension of Document Number 2004-042760; thence leaving said right-of-way line and city limits line along the southerly extension and easterly line of said deed North 00°09'15" West 551.46 feet to the northeasterly corner of said deed; thence along the northerly line of said deed South 89°15'45" West 239.00 feet to the northwesterly corner of said deed; thence along the westerly line of Document Number 2010-052274, and the westerly line of Document Number 72-32778 North 00°09'15" West 702.30 feet to the northwesterly corner of Document Number 72-32778; thence along the northerly line of said deed North 89°48'55" East 536.95 feet to the True Point of Beginning.

The above described tract of land contains 5.67 acres, more or less.

2/11/2016

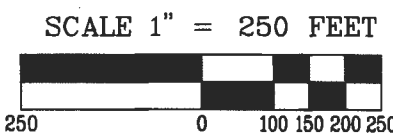
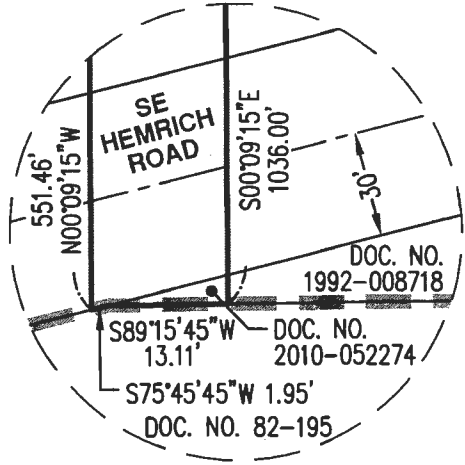
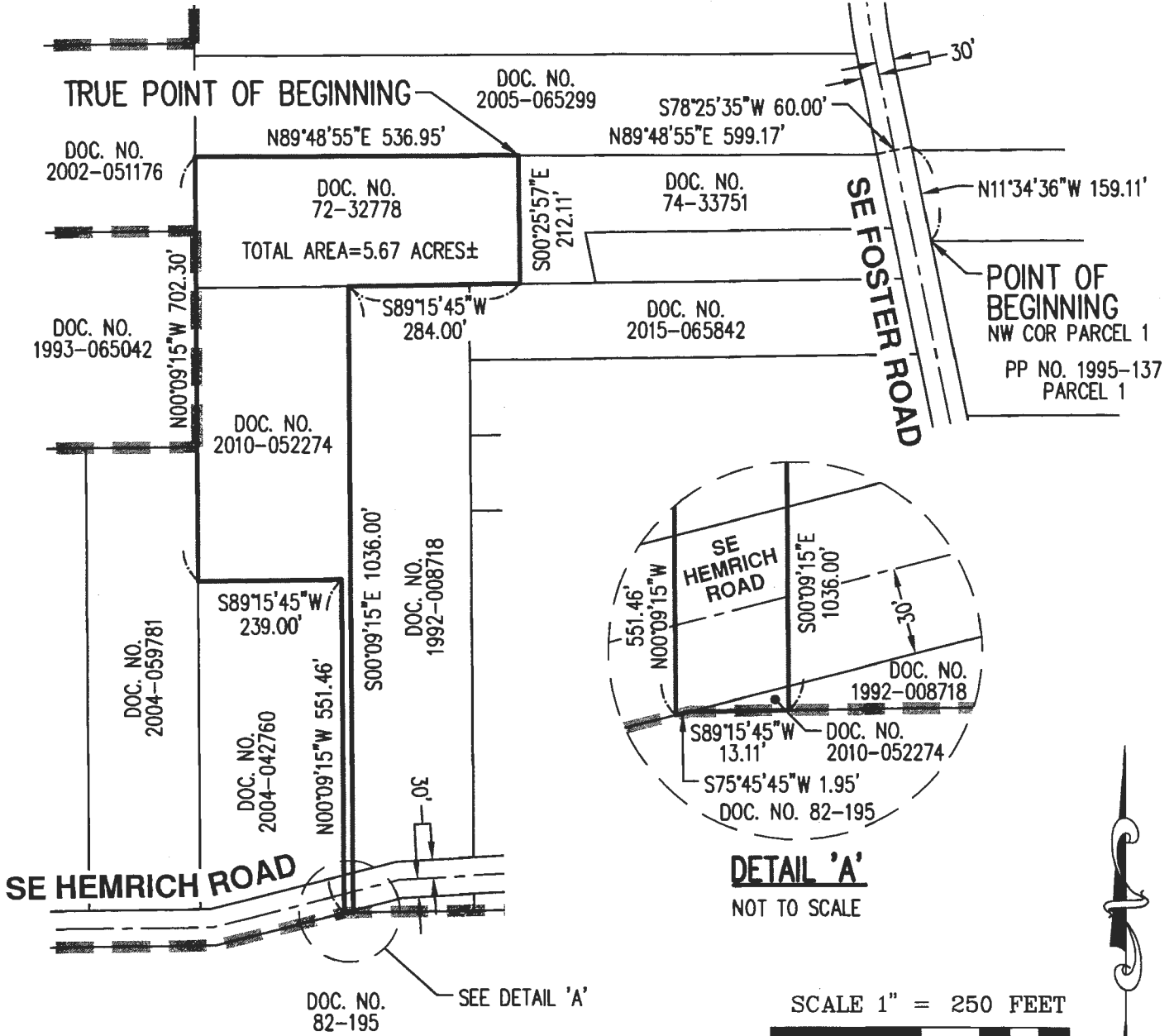
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



2/11/2016

REGISTERED PROFESSIONAL LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/16

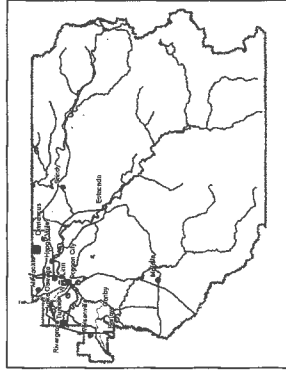
PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

LEGEND
HAPPY VALLEY CITY LIMITS

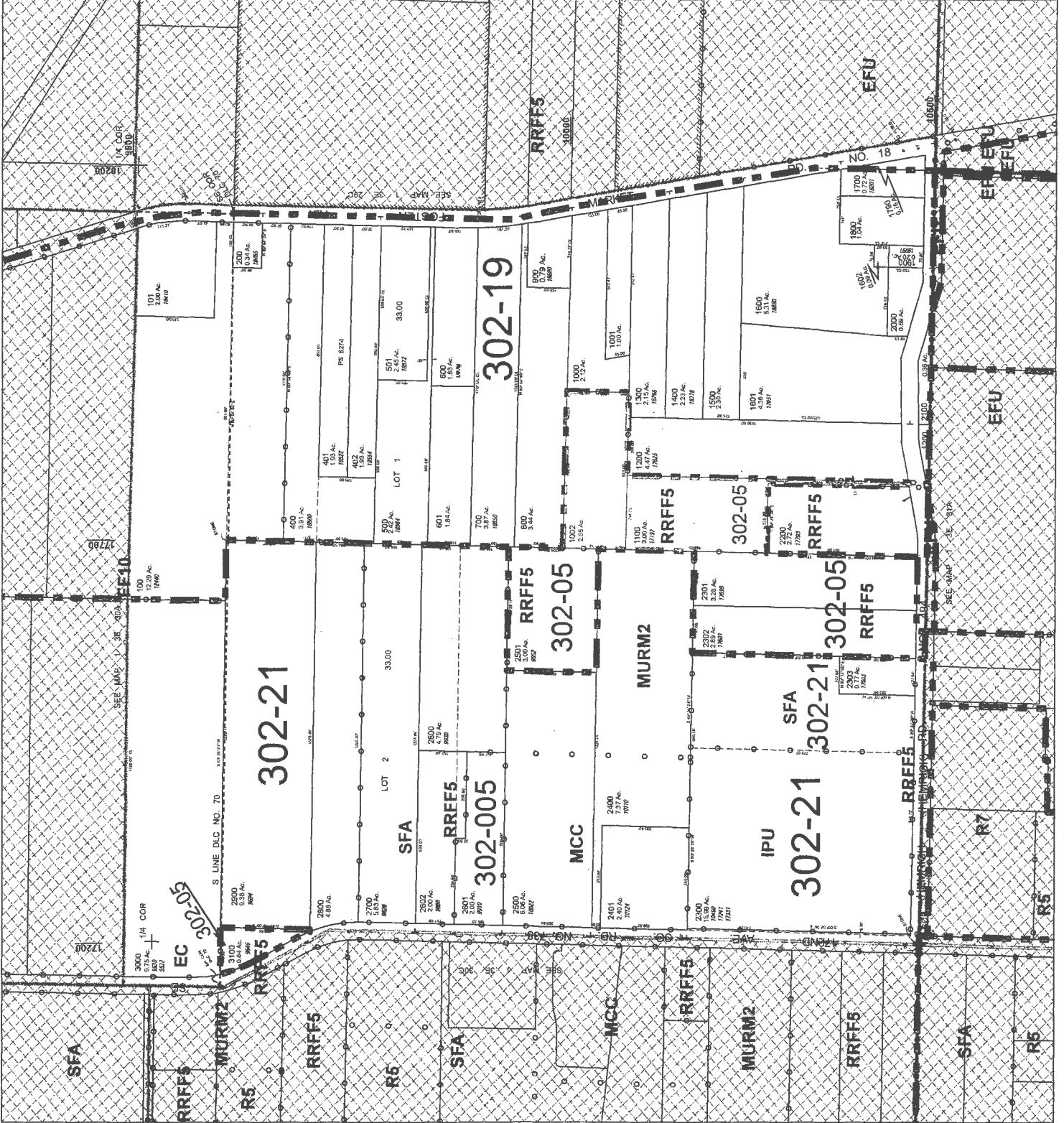
CITY OF HAPPY VALLEY ANNEXATIONS (ANN-08-15)		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: WCB CHKD: NSW
AKS		AKS JOB: 2582

Cancelled Texts:
200
200E
200E1
204

- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- ▬ Tax Code Lines
- Map Index
- Water Lines
- O.D. Land Use Zoning
- ▨ Pits
- Water
- ⊙ Corner
- Section Corner
- 1/8th Line
- Govt Lot Line
- DLC Line
- - - Meander Line
- PLSS Section Line
- ⊗ Historic Corridor 40'
- ⊗ Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Southwest One-Quarter of Section 1, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northeast corner of Parcel 1 of the Partition Plat 2001-053, also being the southerly right-of-way line of SE Sunnyside Road (56.00 feet from centerline) and the northwesterly corner of Document Number 2008-048562; thence leaving said right-of-way line along the westerly line of deed South 00°03'08" East 386.67 feet to the southwesterly corner of said deed, also being the northerly right-of-way line of SE Princeton Village Avenue (6.50 feet from centerline); thence along said right-of-way line South 89°36'12" East 232.23 feet to the southeasterly corner of said deed; thence along the easterly line of said deed North 00°02'24" East 386.07 feet to the northeasterly corner of said deed, also being the southerly right-of-way line of SE Sunnyside Road (56.00 feet from centerline); thence along said right-of-way line North 89°27'29" West 232.86 feet to the Point of Beginning.

The above described tract of land contains 2.06 acres, more or less.

2/11/2016

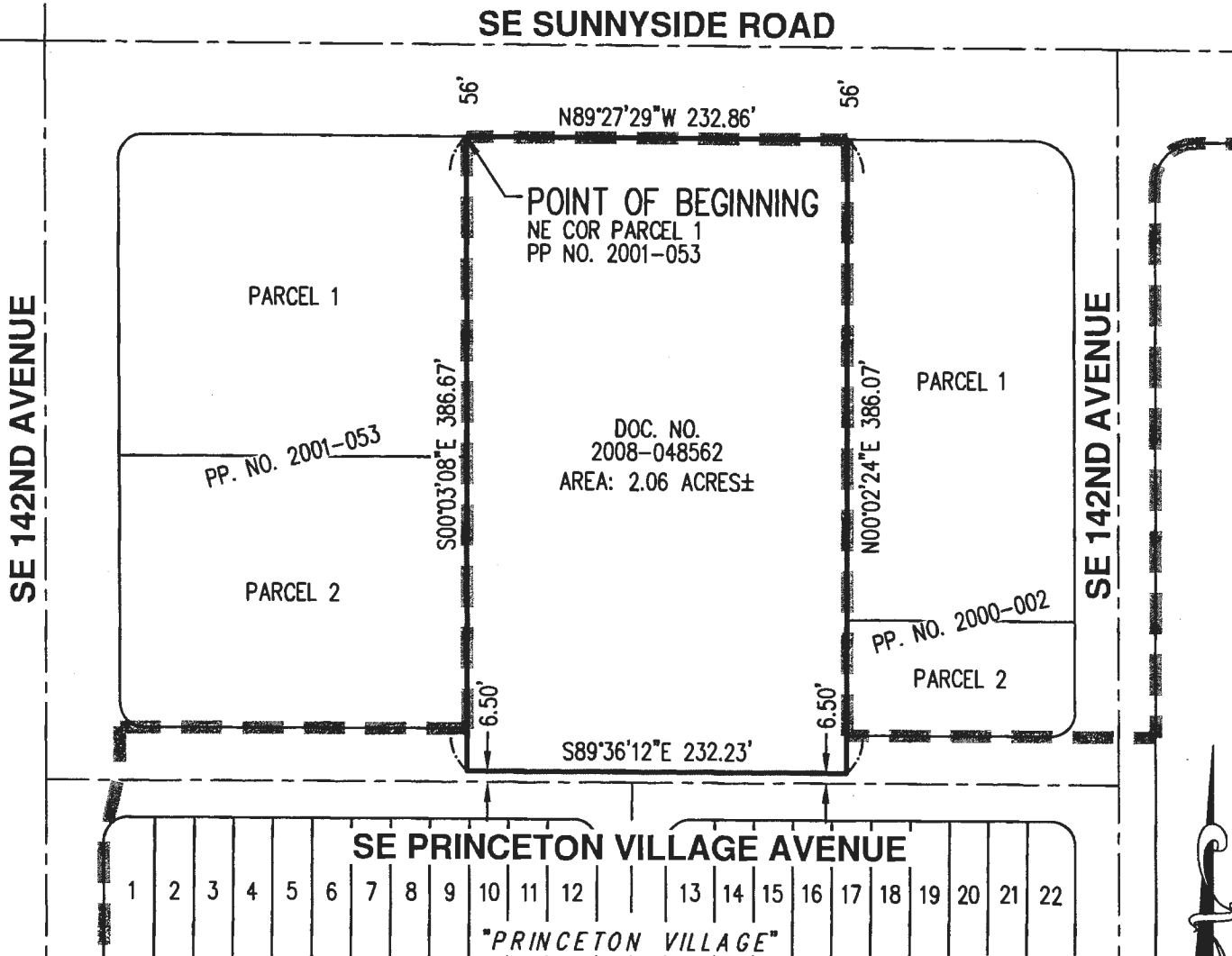


Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

PREPARED FOR

CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

LEGEND

--- HAPPY VALLEY CITY LIMITS

CITY OF HAPPY VALLEY ANNEXATIONS
(ANN-08-15)

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.563.6151 FAX: 503.563.6152



EXHIBIT
B

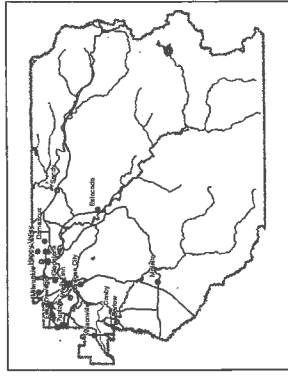
DRWN: WCB
CHKD: NSW
AKS JOB:
2582

1" = 100'

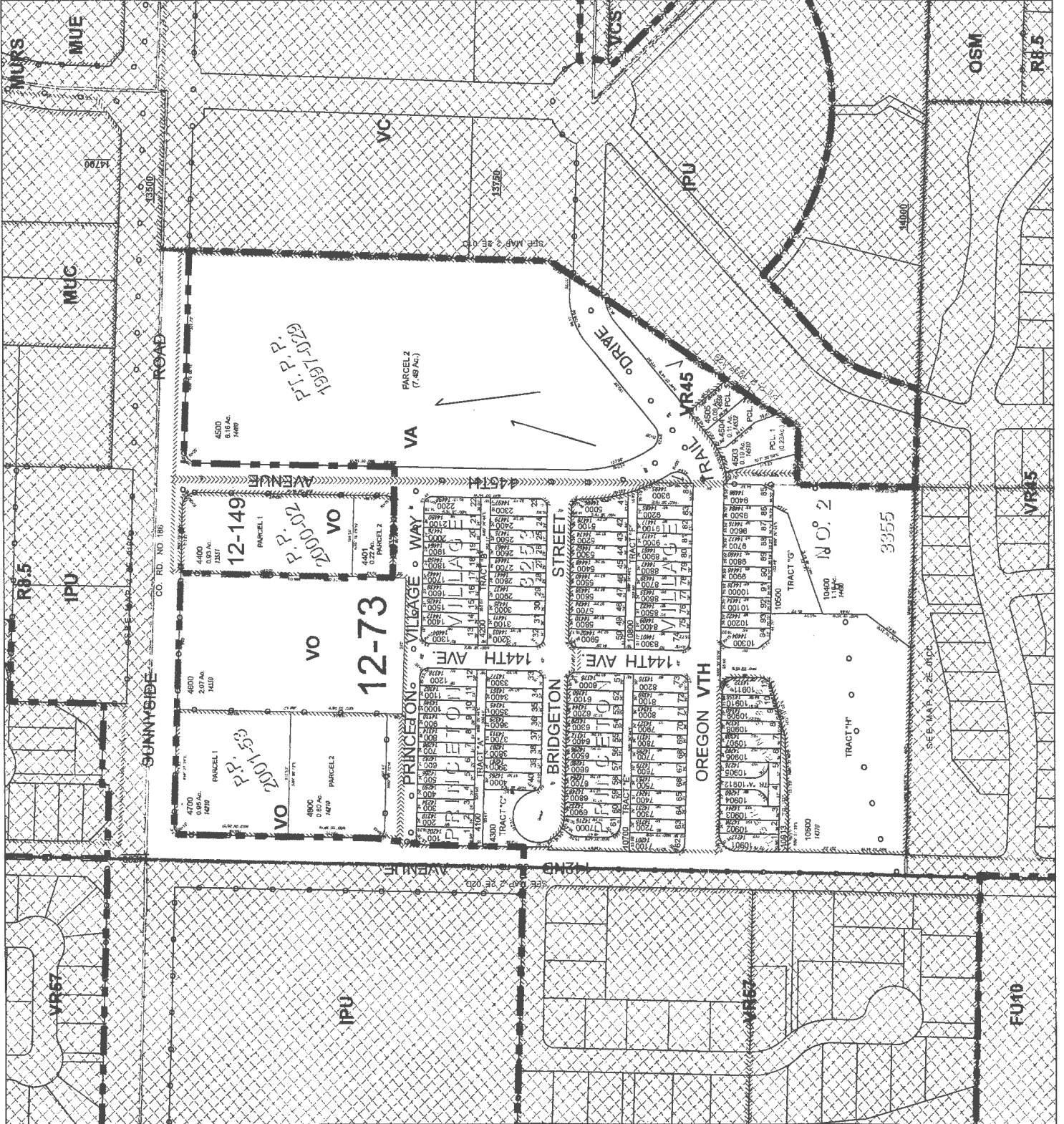
Cancelled Taxlots

- 4601
- 4602
- 4603
- 4701
- 4800
- 10800

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Value Lines
- Land Use Zoning
- Plat
- Water
- Corner
- Section Corner
- 1/16th Line
- Geot. Lot Line
- DLC Line
- Measur. Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





AKS ENGINEERING & FORESTRY, LLC
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 F: (503) 563-6152

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Annexation Description

A tract of land located in the Southwest One-Quarter of Section 36, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Commencing at the northwest corner of Parcel 2 of Partition Plat 1991-062, also being the southerly right-of-way line of Monner Road (30.00 feet from centerline); thence along said right-of-way line North $81^{\circ}49'27''$ West 12.27 feet to the Point of Beginning and a point on the boundary of the city of Happy Valley; thence leaving said right-of-way line and the west boundary of said city limits South $00^{\circ}52'53''$ West 158.90 feet to an angle point of said city limits and the southeast corner of Document Number 2002-110559; thence along said city limits and the southerly line of Document Number 2002-110559 North $84^{\circ}34'32''$ West 20.39; thence leaving said southerly line and the city limits boundary North $01^{\circ}03'45''$ East 159.82 feet to the southerly right-of-way line of Monner Road (30.00 feet from centerline and the north boundary of said city limits); thence along said right-of-way line South $81^{\circ}49'27''$ East to the Point of Beginning.

The above described tract of land contains 3,199 square feet, more or less.

1/4/16

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

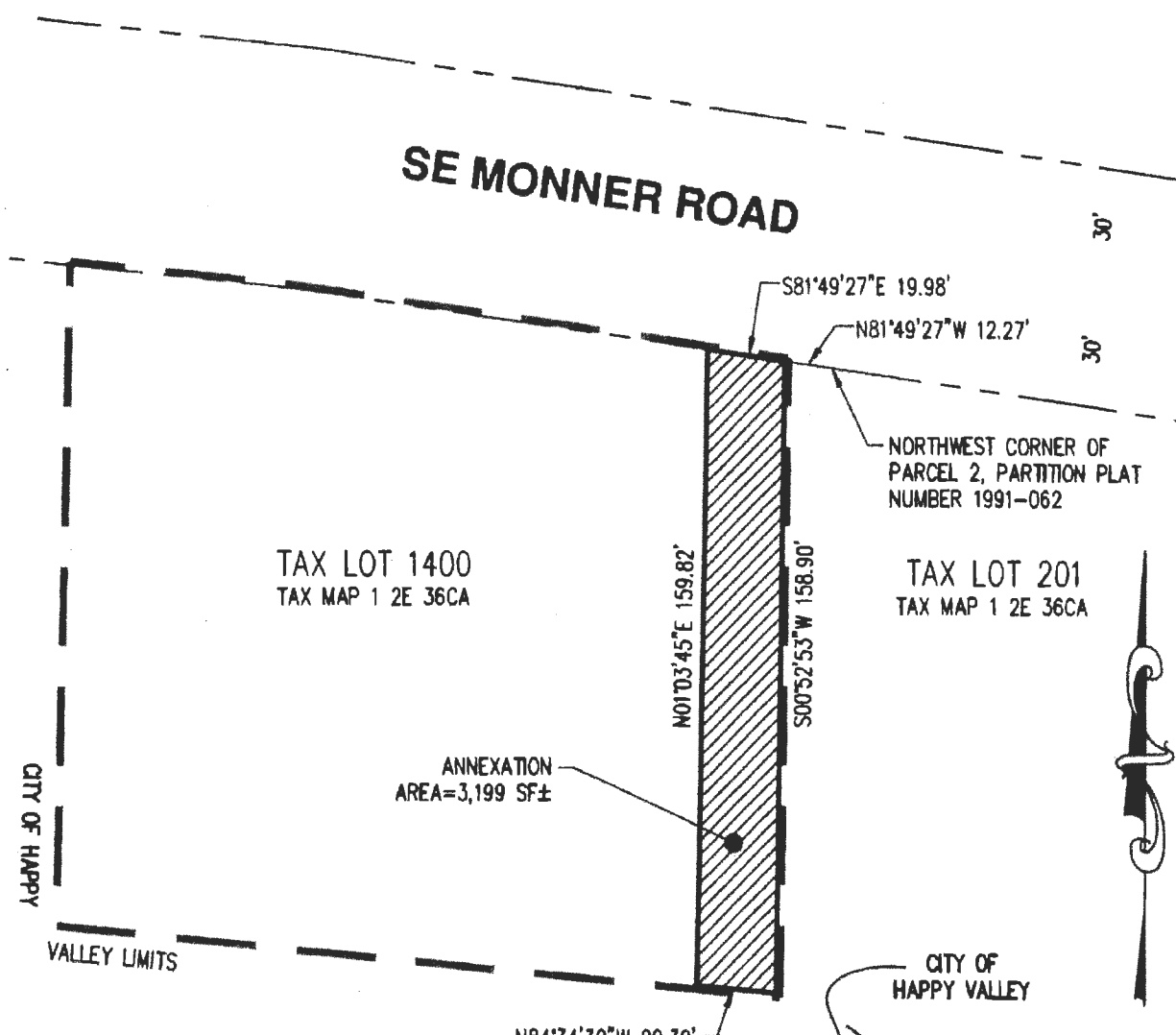
OREGON
 JANUARY 11, 2005
 ROBERT D. RETTIG
 80124LS

RENEWS: 12/31/16

EXHIBIT B

MAP OF ANNEXATION DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/16

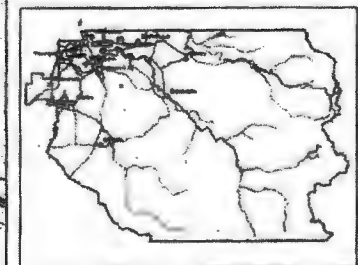
ANNEXATION MAP	
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com	
AKS	

EXHIBIT B
DRWN: BRH CHKD: RDR
AKS JOB: 4975

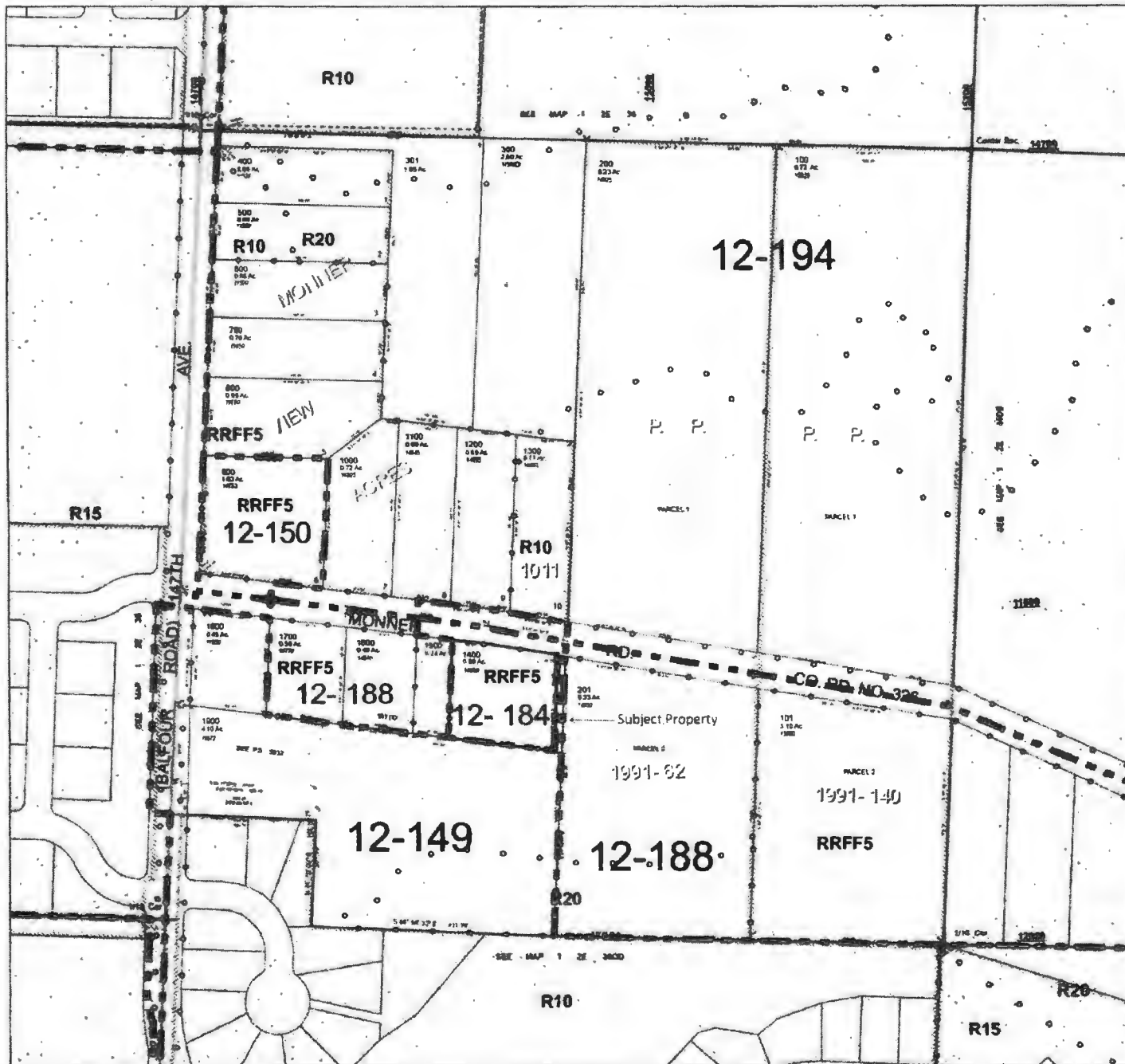
N.E. 1/4 S.W. 1/4 SEC. 36 T.1S. R.2E. W.M.
CLACKAMAS COUNTY
1" = 100'

Consolidated Taxlots

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Roadway Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plat
- Water
- Center
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corner 40'
- Historic Corner 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Northwest One-Quarter of Section 26, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Lot 1 of the plat "Scott Crest East #3", also being on the westerly right-of-way line of SE 129th Avenue (25.00 feet from centerline) and the City of Happy Valley city limits line; thence along said right-of-way line and city limits line South 00°17'40" West 125.00 feet to the southeasterly corner of Document Number 2014-019722 and the True Point of Beginning; thence leaving said city limits line and along the southerly line of said deed North 89°42'50" West 268.89 feet to the easterly line of Document Number 1994-051737 and the City of Happy Valley city limits; thence along said easterly line and said city limits line South 01°01'40" West 145.00 feet to the northwesterly corner of Document Number 2010-004069; thence along the northerly line of said deed and the northerly line of Document Number 2002-116820 and the city of Happy Valley city limits line South 89°42'50" East 270.76 feet to the westerly vacated right-of-way line of SE 129th Avenue, as vacated in Document Number 2006-071437; thence leaving said northerly line and along said vacated right-of-way line and the City of Happy Valley city limits line North 00°17'10" East 144.99 feet to the True Point of Beginning.

The above described tract of land contains 39,121 square feet, more or less.

2/11/2016

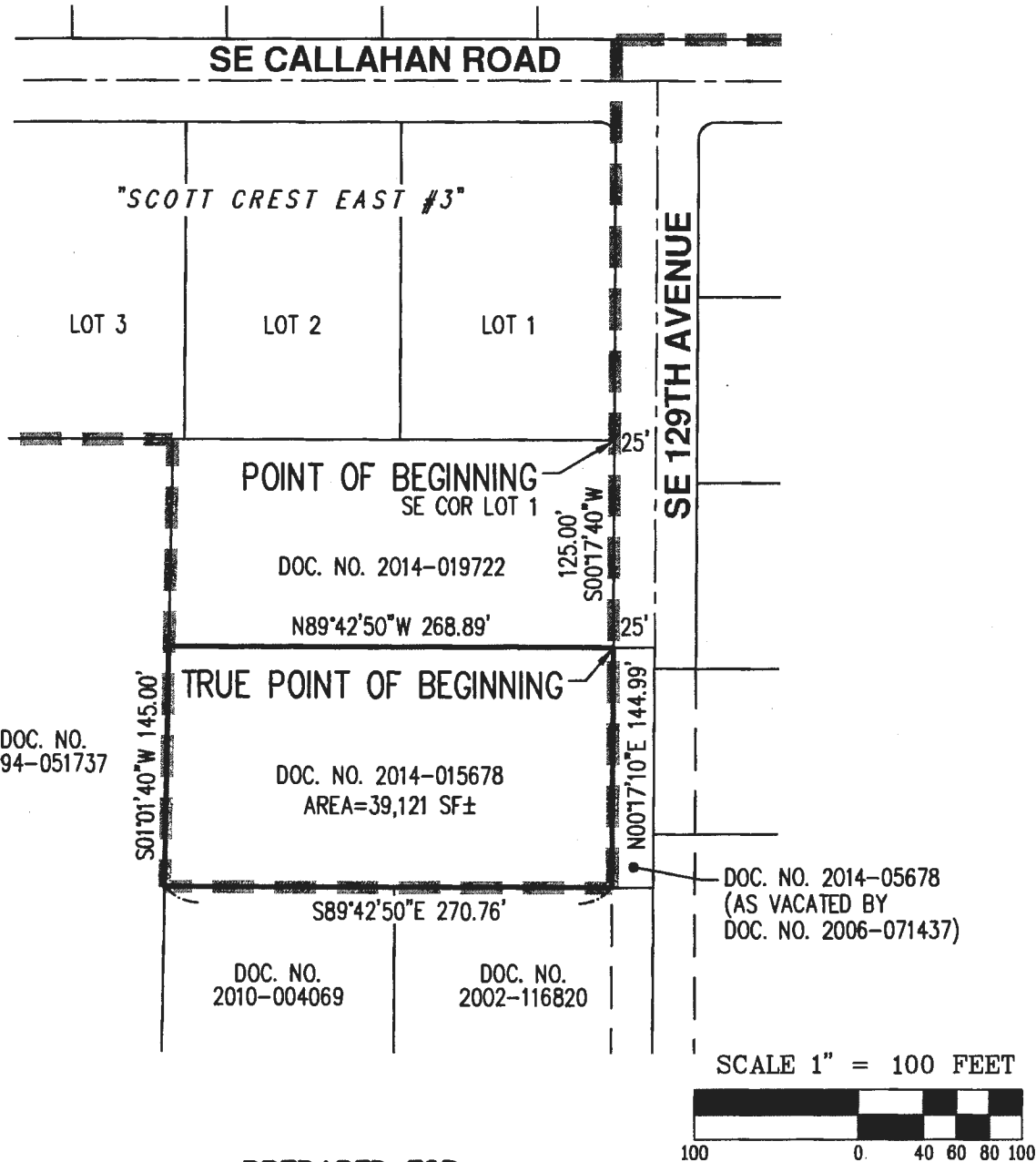
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



DOC. NO.
1994-051737

DOC. NO. 2014-019722

N89°42'50"W 268.89'

TRUE POINT OF BEGINNING

DOC. NO. 2014-015678
AREA=39,121 SF±

DOC. NO.
2010-004069

DOC. NO.
2002-116820

DOC. NO. 2014-05678
(AS VACATED BY
DOC. NO. 2006-071437)

SCALE 1" = 100 FEET



2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/16

PREPARED FOR

CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

LEGEND

--- HAPPY VALLEY CITY LIMITS

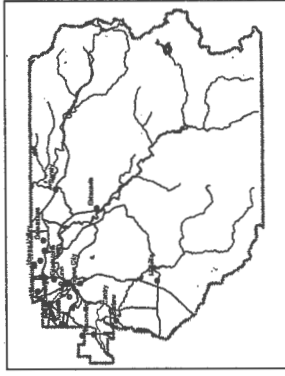
CITY OF HAPPY VALLEY ANNEXATIONS (ANN-08-15)		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD SUITE 100 TUALATIN, OR 97062 www.aks-eng.com PHONE: 503.563.6151 FAX: 503.563.6152		DRWN: WCB CHKD: NSW AKS JOB: 2582



1 2 E 268D
 HAPPY VALLEY
 PORTLAND
 S.E. 1/4 N.W. 1/4 SEC. 26 T. 1S. R. 2E. W.M.
 CLACKAMAS COUNTY
 1" = 100'

Contour Elevations
 100
 200
 300
 1300

- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- Tax Code Lines
- Map Index
- Vicinity Lines
- Land Use Zoning
- ▨ Pkls
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
 PURPOSES ONLY

1 2 E 268D
 HAPPY VALLEY
 PORTLAND

4/2015





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

A tract of land located in the Northwest One-Quarter of Section 29 and the Northeast One-Quarter of Section 30, Township 1 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northwesterly corner of Parcel 3 of Partition Plat 1995-105, also being the northeasterly corner of Document Number 2003-137160 and on the City of Happy Valley city limits line; thence along the northerly line of said deed and said city limits line North 89°21'00" West 528.86 feet to the southeasterly corner of Document Number 2007-014651 and the True Point of Beginning; thence leaving said northerly line and city limits line along the easterly line of said deed North 00°14'49" West 502.13 feet to the southerly right-of-way line of SE Cheldelin Road (20.00 feet from centerline); thence along said right-of-way line North 89°20'10" West 217.26 feet; thence South 89°38'07" West 42.73 feet to the northwesterly corner of said deed; thence along the westerly line of said deed South 00°14'49" East 501.42 feet to the southwest corner of said deed, also being the northerly line of Document Number 2003-137160 and the City of Happy Valley city limits line; thence along the northerly line of said deed and said city limits line South 89°21'00" East 259.99 feet to the True Point of Beginning.

The above described tract of land contains 3.00 acres, more or less.

2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

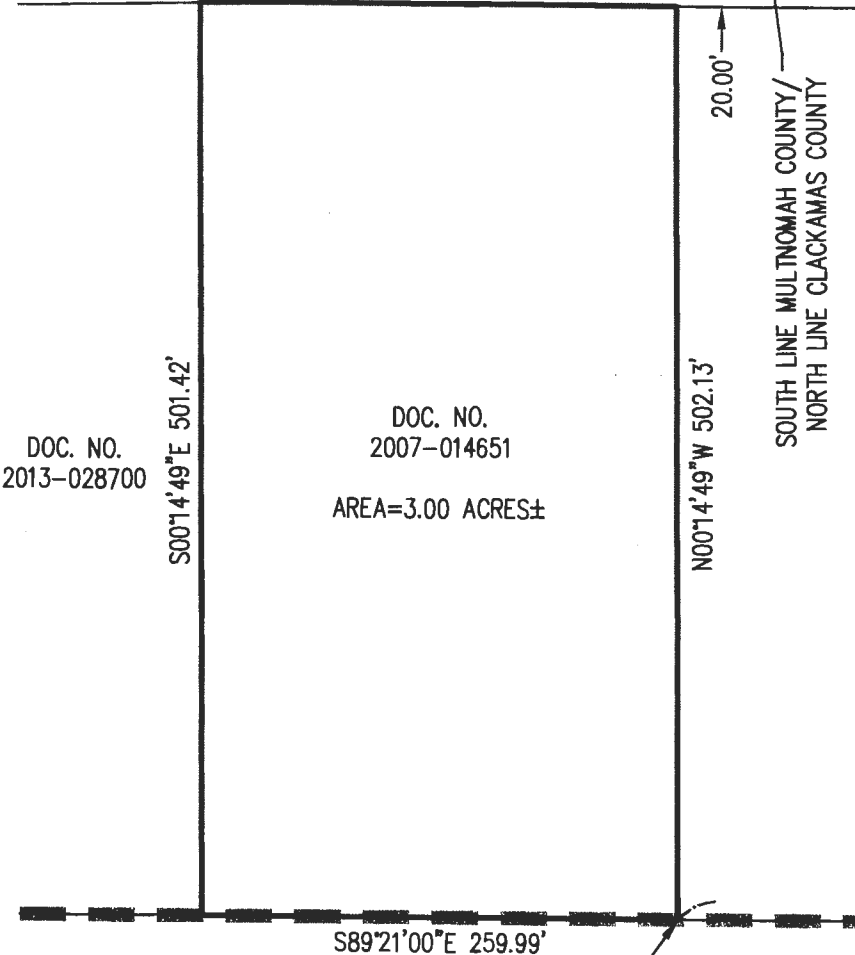
RENEWS: 6/30/16

SE CHELDELIN ROAD

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

S89°38'07"W 42.73'
N89°20'10"W 217.26'



DOC. NO.
2013-028700

DOC. NO.
2007-014651

AREA=3.00 ACRES±

S00°14'49"E 501.42'

N00°14'49"W 502.13'

SOUTH LINE MULTNOMAH COUNTY/
NORTH LINE CLACKAMAS COUNTY

2/11/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

SCALE 1" = 100 FEET



DOC. NO.
95-080612

DOC. NO.
2005-099883

N89°21'00"W 528.86'

S89°21'00"E 259.99'

TRUE POINT OF BEGINNING

DOC. NO.
2003-137160

POINT OF BEGINNING
NW COR PARCEL 3

PARCEL 3
PP NO. 1995-105

PREPARED FOR

CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

CITY OF HAPPY VALLEY ANNEXATIONS
(ANN-08-15)

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com



EXHIBIT
B

DRWN: WCB
CHKD: NSW
AKS JOB:
2582

LEGEND

HAPPY VALLEY CITY LIMITS

13 E 29B

N.W. 1/4 SEC. 29 T.1S. R.3E. W.M.
CLACKAMAS COUNTY

1" = 200'

D.L.C. CALEB RICHEY NO. 69

Cancelled Taxlots
100
101
102
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

COUNTY

MULTI IOMAH

18200

19

20

18200

19

20

18200

19

20

18200

19

20

18200

19

20

18200

19

20

18200

19

20

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

18200

19700

19200

18700

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	ANN-08-15	ANN-08-15												
2	PROPERTY OWNER	TAX MAP/LOT	SITE ADDRESS	CITY	MAILING ADDR	MAILING CITY	STATE	ZIP	ACRES	ASSESED VALUE	# DU	# PEOPLE	EXISTING ZONING	PROPOSED ZONE
3														
4	Bailey, Jeffrey & Jessica	12E34DA03300	11790 SE Southern Lites DR	Clackamas	Same	Same	OR	97086	0.61	290,917.00	1	4	R-10	R-10
5														
6	Holboke, Theodore & Jean Ann	13E30D 01100	17797 SE Hemrich Rd	Damascus	Same	Same	OR	97089	3	261,069.00		2	RRFF5	RRFF5
7	Holboke, Theodore & Jean Ann	13E30D 01002	No Situs				OR	97089	2.65	67,960.00		0	RRFF5	RRFF5
8														
9	Environment Vision Group, LLC	22E10 00700	No Situs	Clackamas	Same	Same	OR	97015	14.46	215,544.00	0	0	R-20	R-20
10														
11	J&S Investment Properties LLC	22E01CB04600	14330 SE Sunnyside Rd	Clackamas	Same	Same	OR	97015	2.07	665,320.00		0	VO	VO
12														
13	US Capital Trust LLC	13E29B 01204	18346 SE Cheldelin Rd	Damascus	Same	Same	OR	97089	3	140,984.00		0	RRFF5	RRFF5
14														
15	Petersen, Kip & Jean	12E26BD02101	9333 SE 129th Ave	Clackamas	Same	Same	OR	97086	0.89	344,387.00		2	R-20	R-20
16														
17	Lisac, James	12E36CA01400	14860 SE Monner Rd	Clackamas	Same	Same	OR	97086	0.07	83,411.00	1	1	RRFF5	RRFF5
18		(portion)												
19														
20														
21														
22														
23														
24														
25														
26														
27														
28														
29														
30														
31														
32	TOTAL								26.75	2,069,592.00		9		



CITY OF HAPPY VALLEY
 16000 SE Misty Drive
 Happy Valley, OR 97086
 Phone: 503-783-3800 Fax: 503-658-5174
PETITION TO ANNEX

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

ANNEX 15

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:

11790 SE Southern Lites
 Street Address of Property (if address has been assigned)

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

12E340A 3300
 Tax Map and Tax Lot Number 12E340A 3300

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

<u>[Signature]</u> Signature	<u>SUS</u> Owner Initial	<u>SUS</u> Voter Initial	<u>12-1-2015</u> Date
<u>[Signature]</u> Signature	<u>A</u> Owner Initial	<u>A</u> Voter Initial	<u>12/1/2015</u> Date
_____ Other Authorized Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
<u>11790 SE</u> Street Address	<u>503-454-0694</u> Home Phone	<u>503-522-6282</u> Work Phone	

SE Southern Lites P
 Mailing Address

Happy Valley OR 97086
 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] 12-1-2015 [Signature] 12/1/2015
 Signature Date Signature Date

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

Number of housing unit on above lot _____
 Types of housing units Single family _____ Multi-family _____ Mobile home or trailer
 Number of people occupying these units 4



CITY OF HAPPY VALLEY
 16000 SE Misty Drive
 Happy Valley, OR 97086
 Phone: 503-783-3800 Fax: 503-658-5174
PETITION TO ANNEX

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

ANN-08-15

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:

17797 Q.E. HEMRICH _____
 Street Address of Property (if address has been assigned)

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

13E30D 0100 _____ 13E30D 01002
 Tax Map and Tax Lot Number

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

Theodore J. Holboke TJH TJH 3/12/15
 Signature Owner Initial Voter Initial Date

Jean A. Holboke JAH JAH 3/12/15
 Signature Owner Initial Voter Initial Date

 Other Authorized Signature Owner Initial Voter Initial Date

 Street Address Home Phone Work Phone

 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

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

Number of housing unit on above lot: _____
 Types of housing units: _____ Single family _____ Multi-family _____ Mobile home or trailer
 Number of people occupying these units: 2



CITY OF HAPPY VALLEY
 16000 SE Misty Drive
 Happy Valley, OR 97086
 Phone: 503-783-3800 Fax: 503-658-5174
PETITION TO ANNEX

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

ANN CS/AS

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:

N/A COMMERCIAL PROPERTY
 Street Address of Property (if address has been assigned) _____
T2S R2E Sec 10 Lot 8
 Legal Description (Subdivision Name, Lot number(s)) _____

Tax Map and Tax Lot Number R2E10 10770

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

<u>W. Bruce Bond</u> Signature	_____	_____	_____
Owner Initial	Voter Initial	Date	
<u>Maria F. Bond</u> Signature	_____	_____	_____
Owner Initial	Voter Initial	Date	
<u>[Signature]</u> Other Authorized Signature	_____	_____	_____
Owner Initial	Voter Initial	Date	
<u>12470 SE Mathews Rd</u> Street Address	<u>360-607-6418</u> Home Phone	_____	_____ Work Phone

Same
 Mailing Address
Clackamas, Or 97
 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>W. Bruce Bond</u> Signature	_____	<u>Maria F. Bond</u> Signature	_____
Date	_____	Date	<u>12/04/15</u>

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

Number of housing unit on above lot: 2
 Types of housing units: Single family Multi-family Mobile home or trailer
 Number of people occupying these units: 2

ANN 0005



16000 SE Misty Drive
Happy Valley, OR 97086
Phone: 503-783-3800 Fax: 503-658-5174

PETITION TO ANNEX APPLICATION

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:

11330 SE Sunnyside Road
Street Address of Property (if address has been assigned)

SECTION 01 TOWNSHIP 25 RANGE 2E Quarter CB
Legal Description (Subdivision Name, Lot number(s))

04600
Tax Map and Tax Lot Number

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

<u>Mary King</u>	<u>MA</u>	<u>MA</u>	<u>1/11/16</u>
Signature	Owner Initial	Voter Initial	Date

_____	_____	_____	_____
Signature	Owner Initial	Voter Initial	Date

_____	_____	_____	_____
Other Authorized Signature	Owner Initial	Voter Initial	Date

6521 SE Crosswhite Way
Street Address

(503) Home Phone (503) 761-4523 Work Phone

_____ Mailing Address
Portland, 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 _____.

<u>Mary King</u>	<u>1-11-16</u>	_____	_____
Signature	Date	Signature	Date



CITY OF HAPPY VALLEY
 16000 SE Misty Drive
 Happy Valley, OR 97086
 Phone: 503-783-3800 Fax: 503-658-5174
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:

14860 SE Monner Road
 Street Address of Property (if address has been assigned)

N/A
 Legal Description (Subdivision Name, Lot number(s))

Portion of Tax Map 12E36CA Tax Lot 01400
 Tax Map and Tax Lot Number

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

[Signature] [Initials] [Initials] 1-5-16
 Signature Owner Initial Voter Initial Date

 Signature Owner Initial Voter Initial Date

 Other Authorized Signature Owner Initial Voter Initial Date

Mimi Doukas, AICP, RLA - AKS Engineering & Forestry, LLC - 503-563-6151

14860 SE Monner Road
 Street Address Home Phone Work Phone

14860 SE Monner Road
 Mailing Address

Happy Valley, OR 97086
 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] 1-5-16 _____ _____
 Signature Date Signature Date

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

Number of housing unit on above lot: 1
 Types of housing units: Single family ___ Multi-family ___ Mobile home or trailer
 Number of people occupying these units: 1



CITY OF HAPPY VALLEY
 16000 SE Misty Drive
 Happy Valley, OR 97086
 Phone: 503-783-3800 Fax: 503-658-5174
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:

9333 SE 129th HAPPY VALLEY OREGON 97086
 Street Address of Property (if address has been assigned)

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

12E26B0 2101
 Tax Map and Tax Lot Number

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

<u>[Signature]</u> Signature	<u>JP</u> Owner Initial	<u> </u> Voter Initial	<u>12-17-15</u> Date
<u>[Signature]</u> Signature	<u>JD</u> Owner Initial	<u> </u> Voter Initial	<u>12-17-15</u> Date
<u> </u> Other Authorized Signature	<u> </u> Owner Initial	<u> </u> Voter Initial	<u> </u> Date

 Street Address Home Phone Work Phone

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 _____

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

Number of housing unit on above lot: _____
 Types of housing units: Single family _____ Multi-family _____ Mobile home or trailer
 Number of people occupying these units: _____

CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OREGON 97086
PH. 503.783.3800
FAX 503.658.5174

NOTICE

NOTICE IS HEREBY GIVEN that the Happy Valley City Council will hold a public hearing to consider the annexation of territory pursuant to Section 16.67.070 of the City's Municipal Code in the City Hall Council Chambers, 16000 SE Misty Drive, Happy Valley, Oregon on **Tuesday, March 1, 2016, at 7:00 p.m.**

DOCKET NUMBER

ANN-08-15/CPA-15-15/LDC-17-15

The affected area consists of multiple properties located in various sectors of land surrounding the existing city limits and total approximately 32 acres of real property. The properties are generally located on Southern Lites Drive, Sunnyside Road, 129th Avenue, Monnor Road and east of 172nd Avenue and are further described as Clackamas County Assessor Map Nos:

12E-34DA-03300; 13E-30D: 01002 and 01100; 22E-10-00700; 22E-01CB-04600; 13E-29B-01204; 23E-06A: 00300 and 00501; 12E-26BD-02101; and 12E-36CA-01400.

The City Council intends to decide on the application for annexation of the above property at the public hearing. The Council may approve or deny an application for annexation in accordance with the applicable criteria of the City of Happy Valley Comprehensive Plan, and Section 16.67.070 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 5:00 p.m. weekdays), please call for an appointment. For additional information, contact Michael D. Walter, AICP 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.

Michael D. Walter, AICP
Economic & Community Development Director

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	ANN-08-15	ANN-08-15												
2	PROPERTY OWNER	TAX MAP/LOT	SITE ADDRESS	CITY	MAILING ADDR	MAILING CITY	STATE	ZIP	ACRES	ASSESED VALUE	# DU	# PEOPLE	EXISTING ZONING	PROPOSED ZONE
3														
4	Bailey, Jeffrey & Jessica	12E34DA03300	11790 SE Southern Lites DR	Clackamas	Same	Same	OR	97086		290,917.00	1	4	R-10	R-10
5														
6	Holboke, Theodore & Jean Ann	13E30D 01100	17797 SE Hemrich Rd	Damascus	Same	Same	OR	97089	3	261,069.00		2	RRFF5	RRFF5
7	Holboke, Theodore & Jean Ann	13E30D 01002	No Situs				OR	97089	2.65	67,960.00		0	RRFF5	RRFF5
8														
9	Environment Vision Group, LLC	22E10 00700	No Situs	Clackamas	Same	Same	OR	97015	14.46	215,544.00	0	0	R-20	R-20
10														
11	J&S Investment Properties LLC	22E01CB04600	14330 SE Sunnyside Rd	Clackamas	Same	Same	OR	97015	2.07	665,320.00		0	VO	VO
12														
13	US Capital Trust LLC	13E29B 01204	18346 SE Cheldelin Rd	Damascus	Same	Same	OR	97089	3	140,984.00		0	RRFF5	RRFF5
14														
15	Loffink, John & Barbara	23E06A 00300	17666 SE Vogel Rd	Damascus	Same	Same	OR	97089	4.69	458,391.00	1	2	RRFF5	RRFF5
16														
17	Myklebust, Monica	23E06A 00501	No Situs	Damascus	Same	Same	OR	97089	1	14,828.00		0	RRFF5	RRFF5
18														
19	Petersen, Kip & Jean *	12E26BD02101	9333 SE 129th Ave	Clackamas	Same	Same	OR	97086	0.89	344,387.00		2	R-20	R-20
20														
21	Lisac, James *	12E36CA01400	14860 SE Monner Rd	Clackamas	Same	Same	OR	97086	0.69	83,411.00	1	1	RRFF5	RRFF5
22														
23														
24														
25														
26														
27														
28														
29														
30														
31														
32														
33														
34														
35														
36	TOTAL								32.45	2,542,811.00		11		

TY OF HAPPY VALLEY
16000 SE MISTY DRIVE
PY VALLEY, OREGON 97086



Plan Amendment Specialist – Angela Houck
Dept. of Land Conservation & Development
635 Capital Street NE, Suite 150
Salem, OR 97301-2540

DEPT OF
MAR 08 2016
LAND CONSERVATION
AND DEVELOPMENT